theLender

11.12.26

EquityX

Occupancy	Minimum Credit Score	Maximum Loan Amount	Maximum HCLTV[2]	Lien Position	DTI
Primary Residence	700	$750,000[1]	75%	1-2	50%
	720	$500,000	90%	1-2	50%
	680	$500,000	85%	1-2	50%
	660	$500,000	85%	1-2	45%
	640	$500,000	80%	1-2	45%
	620	$400,000	70%	1-2	45%
	600	$400,000	60%	1-2	45%
Second Home	720	$500,000	90%	1-2	50%
	680	$500,000	85%	1-2	50%
	660	$500,000	80%	1-2	45%
	640	$500,000	75%	1-2	45%
Investment Property	720	$500,000	90%	1-2	50%
	700	$500,000	85%	1-2	50%
	680	$500,000	75%	1-2	50%
	640	$500,000	75%	1-2	45%

[1]Loan Amount > $500,000: Full appraisal, primary residence only

[2] State Restrictions: Texas — Primary residence: 80% max CLTV. Second home and investment: 90% max CLTV with 720+ FICO; follow matrix for CLTV limits < 720 FICO.

Program Requirements	
Appraisal	• AVM used on loan amounts between $25,000 and $500,000 ○ Higher CLTV may require secondary valuation • Minimum property value is $100,000

Borrower Eligibility	• US Citizens
	• Permanent Resident Aliens
	• Non-Permanent Resident Aliens (with established U.S. credit)
	• Individuals classified under Diplomatic Immunity, Temporary Protected Status, Deferred Enforced Departure or Humanitarian Parole are not eligible
	• Co-borrowers are permitted
	  ○ Non-occupant co-borrowers allowed
	  ○ Borrower #1 must be an owner
	  ○ Primary income earner credit score is used

Credit	• Experian FICO 8 is used
	• 600 minimum FICO
	• The primary wage earners Experian FICO 8 score is used
	• Credit report may not be more than 90 days old at the time of closing
	• Debt consolidation is permitted to reduce DTI
	
	<u>Late Payments, Collections, & Derogatory Events</u>
	• Mortgage/rent history requires 0X30 in past 6 months and maximum 1X30 in last 12 months
	• Past-due consumer debt can be no more than 90 days past due at closing. Debts > 90 days must be paid off prior to or at closing
	• Bankruptcies (7, 11, 13) must be 4 years from discharge or 4 years from dismissal
	• Housing Event: Foreclosures/ Deed-in-lieu/ Short sale: Charge-off of a Mortgage Account, Deed-in-Lieu, Pre-Foreclosure Sale or Short sale, and Short payoff of any Mortgage is ineligible, regardless of the property involved
	• Judgments and tax liens must be paid off prior to or at closing
	• Collections may remain open as follows:
	  ○ < 24 months old with a maximum balance of $2,000
	  ○ > 24 months old with a maximum balance of $2,500 per occurrence
	  ○ Charge-offs and collections that exceed the above balances must be paid prior to or at closing
	• Medical collections may remain open regardless of balance

DTI	• 680+ Maximum 50% DTI • 600-679 Maximum 45% DTI
Geographic Restrictions	• Eligible in all states except HI • Brokers must be licensed in the state where their subject property is located • **NY, RI, DC, IL, MA, UT, NM, DE, HI, OH** ○ CLTV cap dependent on credit score • **Tennessee**

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	○ CLTV cap dependent on credit score ○ Draw Terms and Structure: 3-year interest only; 12- year repayment period • **Texas** ○ There is a required minimum 12 day "cooling off" period between signing the initial disclosures to the closing date- Primary only ○ 2.00% max origination fee ○ If the borrower pulled out cash via a 50(a)(6) loan is ineligible ○ Maximum site size: 10 acres ○ Primary residences must be a Homestead ○ The borrower cannot have had a home equity loan in the last 12 months • **Maine, Rhode Island, Vermont** ○ No origination fees allowed • **Michigan** ○ Minimum loan amount $10,000
Income	• Wage earner, self-employed, fixed income, other income • Income is validated using one of the following options: ○ Plaid or The Work Number ○ Business Bank Statements allowed with > 680 FICO and must be connected through Plaid, no manual upload permitted **Note:** If the Work Number or Plaid are unsuccessful, income documentation may be uploaded.
Lien Position	• 1st or 2nd lien position ○ Hazard insurance not required on second liens
Listed Property	• Properties currently listed for sale or listed within the last 60 days are ineligible
Loan Amount	• 1st and 2nd Lien HELOC: $25,000 - $750,000 • Loan amounts over $500,000 are subject to a high balance qualifier **Note:** State exceptions apply, refer to Geographic Restrictions
Loan Exposure	• EquityX loans to one borrower may not exceed 3 properties and/or $2,000,000
Loan Terms/Draws	• Minimum 75% initial draw disbursed at closing • 3-year interest only draw period; 17-year repayment period • **NOTE:** Tennessee Exception: 3-year interest-only; 12-year repayment period • Interest rate is indexed to Wall Street Journal Prime Rate plus the Margin
Maximum Finance Properties	• Financed Properties: Maximum 15, reporting on the credit report, including the subject property
Occupancy	• Primary Residence • Second Homes • Investment Properties
Ownership Interest	• Fee Simple • Leasehold (in individual name only)
Prepayment Penalty	• No prepayment penalty applies

Property Types	**Eligible**	**Ineligible**
	• SFR • 2-4 units • PUDs • Condos	• Co-ops • Condotels • Log Homes • Manufactured housing • Mixed Use • Properties zoned Agricultural

Title	• $25,000-$350,000: Legal and vesting report • > $350,000: Full ALTA policy • **Title & Signature Requirements:** All individuals in title to the subject property must sign the Security Instrument. Signing the loan application and Note is not required unless their income is used for qualifying.
Vesting	• Individuals • Inter Vivos Revocable Trust

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