



PROGRAM COMPARISON MATRIX

AMWEST ADVANTAGE SERIES

	ADVANTAGE	ADVANTAGE INVESTOR	ADVANTAGE INVESTOR PLUS	ADVANTAGE BANK STATEMENT
Product Codes	AAA / AAF	AIA	AIP	AAB
Amortization Term	30 Year Fixed 7/6 ARM 7/6 ARM Interest Only * Temporary Buydown available	30 Year Fixed 7/6 ARM 7/6 ARM Interest Only * Temporary Buydown available	30/15 Year Fixed 7/6 ARM 7/6 ARM Interest Only	30/15 Year Fixed 7/6 ARM 7/6 ARM Interest Only * Temporary Buydown available
Minimum Loan Amount	\$75,000	\$75,000	\$75,000	\$75,000
Maximum Loan Amount	\$3,000,000	\$2,500,000	\$2,500,000	\$3,000,000
Minimum FICO	620	620	640	620
Maximum LTV	80% LTV	80% LTV	65% LTV	80% LTV
Maximum DTI	49% DTI	≥ 0.85	N/A	50% DTI
Income Doc Types	WVOE / P&L / 1-Year 1099	DSCR Ratio	No Ratio	12 Months Bank Statements
Property Types	SFR, 2-4 Units, PUDs, and Condos (warrantable and non-warrantable)	SFR, 2-4 Units, PUDs, and Condos (warrantable and non-warrantable)	SFR, 2-4 Units, PUDs, and Condos (warrantable only)	SFR, 2-4 Units, PUDs, and Condos (warrantable and non-warrantable)
Occupancy	Primary, Second Home, and Investment	Investment	Investment	Primary, Second Home, and Investment
Tradeline Requirement	None (with 3 reporting FICO)	None (with 3 reporting FICO)	None (with 3 reporting FICO)	None (with 3 reporting FICO)
Bankruptcy / Foreclosure	3 years / 5 years from discharge date	2 years / 4 years from discharge date 2 years BK, 4 years FC	2 years / 4 years from discharge date 2 years BK, 4 years FC	3 years / 5 years from discharge date
DIL, Pre-Foreclosure, Short Sale	2 years from completion date	2 years from completion date	2 year from completion date	2 years from completion date
Mortgage/Rental History	1x30 within 12 months	1x30 within 12 months	1x30 within 12 months	1x30 within 12 months
Prepayment Penalty (applies to N/O/O only)	PPP: 0 - 3 years option	PPP: 0 - 3 years option	PPP: 0 - 3 years option	PPP: 0 - 3 years option
Foreign Nationals	Allowed	Allowed	Allowed	Not Allowed
Appraisal Requirement (by LTV and/or Loan Amount)	≤ \$1.5MM = 1 Full Appraisal > \$1.5MM & ≤ \$2.5MM = 1 Full Appraisal and CDA > \$2.5MM = 1 Full Appraisal + Field Review	≤ \$1.5 MM = 1 Full appraisal > \$1.5MM = 2 Full Appraisals	≤ \$1.5 MM = 1 Full appraisal > \$1.5MM = 2 Full Appraisals	≤ \$1.5MM = 1 Full Appraisal > \$1.5MM & ≤ \$2.5MM = 1 Full Appraisal + CDA > \$2.5MM = 1 Full Appraisal + Field Review
Reserves	≤ \$1.0 MM = 6 months PITIA ≤ \$2.0 MM = 9 months PITIA ≤ \$3.0 MM = 12 months PITIA	≤ \$1.0 MM = 3 months PITIA > \$1.0 MM = 6 months PITIA DSCR < 1.00 = 6 months PITIA	≤ \$1.0 MM = 3 months PITIA > \$1.0 MM = 6 months PITIA	≤ \$1.0 MM = 6 months PITIA ≤ \$2.0 MM = 9 months PITIA ≤ \$3.0 MM = 12 months PITIA
Business Funds (towards down payment, closing costs and reserves)	Allowed for ≤ 100% of account balances up to the % of borrower's ownership of business	Allowed for ≤ 100% of account balances up to the % of borrower's ownership of business	Allowed for ≤ 100% of account balances up to the % of borrower's ownership of business	Allowed for ≤ 100% of account balances up to the % of borrower's ownership of business
Assets	2 months asset document/Large Deposit source not required	2 months asset document/Large Deposit source not required	2 months asset document/Large Deposit source not required	2 months asset document/Large Deposit source not required
Gift Funds	Allowed	Allowed	Allowed	Allowed

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	ADVANTAGE ONE	ASSET QUALIFIER	ADVANTAGE ITIN	CLOSED-END SECOND
Product Codes	AAO	AAQ	AAI	CES
Amortization Term	30 Year Fixed 7/6 ARM	30 Year Fixed 7/6 ARM 7/6 ARM Interest Only * Temporary Buydown available	30/15 Year Fixed 7/6 ARM 7/6 ARM Interest Only * Temporary Buydown available	30 Year Fixed, 20 Year Fixed
Minimum Loan Amount	\$1 over the current one-unit conforming loan limit	\$75,000	\$75,000	\$75,000
Maximum Loan Amount	\$3,000,000	\$2,000,000	\$1,500,000	\$500,000
Minimum FICO	680	660	620	660
Maximum LTV	80% LTV	80% LTV	80%	75% CLTV
Maximum DTI	Per DU Finding	50% DTI	49%	50% DTI / DSCR: >=1.00
Income Doc Types	1 Yr. Tax Return	3 Months Asset Documents	Full, 12 months Bank Statement, 1-Year 1099	WVOE, P&L, 12 mo. Bk Statement, DSCR
Property Types	SFR, 2-4 Units, PUDs, and Condos	SFR, 2-4 Units, PUDs, and Condos (warrantable and non-warrantable)	SFR, 2-4 Units, PUDs, and Condos	SFR, 2-4 Units, PUDs, and Warrantable Condos
Occupancy	Primary, Second Home, and Investment	Primary, Second Home, and Investment	Primary, Second Home, and Investment	Primary, Second Home, and Investment
Tradelines Requirement	Per DU Finding	3 tradelines with 12 months rating (May be opened or closed.)	3 open and active tradelines with 12 months rating, or 2 open and active tradelines with 18 months rating	None (with 3 reporting FICO)
Bankruptcy / Foreclosure	Per DU Finding	3 years / 5 years from discharge date	3 Years from Discharge / Considered Case-by- case	3 years / 5 years from discharge date
DIL, Pre-Foreclosure, Short Sale	Per DU Finding	2 years from completion date	Considered Case-by-case	2 years from completion date
Mortgage/Rental History	0x30 within 12 months	1x30 within 12 months	0x30x12	0x30 within 12 months
Prepayment Penalty (applies to N/O/O only)	N/A	PPP: 0 - 3 years option	PPP: 0 - 3 years option	PPP: 0 - 2 years option
Foreign Nationals	Not Allowed	Not Allowed	Not Allowed	Allowed (except for Bk Statement option)
Appraisal Requirement (by LTV and/or Loan Amount)	≤ \$1 MM = 1 Full appraisal > \$1 MM = 1 Full Appraisal + Field Review	≤ \$1.5MM = 1 Full Appraisal > \$1.5MM & ≤ \$2.0MM = 1 Full Appraisal + CDA	1 Full Appraisal	1 Full Appraisal or prior full appraisal completed within 6 months
Reserves	Per DU Finding	≤ \$1.0 MM = 6 months PITIA ≤ \$2.0 MM = 9 months PITIA	≤ \$1.0 MM = 6 months PITIA > \$1.0 MM = 9 months PITIA	None
Business Funds (towards down payment, closing costs and reserves)	Allowed for ≤ 100% of account balances up to the % of borrower's ownership of business	Not Allowed	Allowed for ≤ 100% of account balances up to the % of borrower's ownership of business	N/A
Assets	2 months asset document	3 months asset documents	2 months asset document/Large Deposit source not required	N/A unless borrower requires >\$3,000 for closing
Gift Funds	Allowed	Not Allowed	Allowed on Primary Residence and Second Homes	N/A