

Select Prime Full Doc

Maximum LTV/CLTVs		Standard Doc - Primary Residence		
Credit Score	Loan Amount	Purchase / Rate & Term	Debt Consolidation	Cash-Out Refinance
760	<=1,500,000	90	80	80
	1,500,001 – 2,000,000	90	80	80
	2,000,001 – 2,500,000	80	75	75
	2,500,001 – 3,000,000	80	75	70
	3,000,001 – 3,500,000	75	70	70
740	<=1,500,000	90	80	80
	1,500,001 – 2,000,000	90	80	80
	2,000,001 – 2,500,000	80	75	75
	2,500,001 – 3,000,000	80	75	70
	3,000,001 – 3,500,000	75	70	70
720	<=1,500,000	85	80	80
	1,500,001 – 2,000,000	80	80	80
	2,000,001 – 2,500,000	80	75	75
	2,500,001 – 3,000,000	80	75	70
	3,000,001 – 3,500,000	75	70	70
700	<=1,500,000	85	80	80
	1,500,001 – 2,000,000	80	75	75
	2,000,001 – 2,500,000	80	75	70
	2,500,001 – 3,000,000	75	70	70
	3,000,001 – 3,500,000	75	70	70
680	<=1,500,000	80	75	75
	1,500,001 – 2,000,000	80	75	75
	2,000,001 – 2,500,000	75	70	70
	2,500,001 – 3,000,000	70	65	65
660	<=1,000,000	80	75	75
	1,000,001 – 1,500,000	75	70	70
	1,500,001 – 2,500,000	70	65	65
640	<= 1,000,000	75	70	70
	1,000,001 – 1,500,000	75	70	65
	1,500,001 – 2,000,000	70	65	60
Occupancy Restrictions - 2nd Home		Occupancy Restrictions – Investment (Business Purpose)		
760+	<i>Purchase or Rate & Term</i> Lesser of LTV in above matrix or 85%	760+	<i>Purchase or Rate & Term</i> Lesser of LTV in above matrix or 85%	
700-759	<i>Purchase or Rate & Term</i> Lesser of LTV in above matrix or 80%	700-759	<i>Purchase or Rate & Term</i> Lesser of LTV in above matrix or 80%	
700+	<i>Cash Out</i> Lesser of LTV in above matrix or 80%	700+	<i>Cash Out</i> Lesser of LTV in above matrix or 80%	
640-699	<i>Purchase or Rate & Term</i> Reduce OO LTV by 5% to a Max of 80%	640-699	<i>Purchase or Rate & Term</i> Reduce OO LTV by 5% to a Max of 80%	
	<i>Cash Out</i> Reduce OO LTV by 5%		<i>Cash Out</i> Reduce OO LTV by 5%	
Housing History and Housing Event Seasoning Restrictions				
Past due balloon: considered a delinquency (1x30) not a housing event, only within 180 days of maturity. <i>Ch.13: use filing date if discharged; use dismissal date if dismissed</i>				
Housing History	1x30x12	2 x 30 x 12	0x60x12	0x90x12 O/O Only
BK/FC/SS/DIL/Mod:	>=48 Mo	>= 36 Mo	>= 24 Mo	>= 12 Mo
Max LTV/CLTV:	90	80	70	65
Max LTV Cash-out	80	75	70	NA
Max Loan Amt:	\$3,500,000	\$3,000,000	2,000,000	\$2,000,000

State Restrictions
Not permitted for OO and SH in IL counties: Cook, Kane, Peoria and Will – Does not apply to Correspondents. Non-Permanent Resident Aliens from China are ineligible in the State of Florida. With the exception of condotels, Short Term Rentals are ineligible in New York City. NY: No 5/6 ARMs on OO loans below the FNMA loan limits. NY: Subprime permitted on Fixed rate only. See guidelines for full details. NY High Cost not allowed.

LTVs must be reduced by 5% for loans in MS Non-licensed States: HI	
General Requirements	
Product Type	<ul style="list-style-type: none"> 40 Yr Fixed; 40-yr Fixed I/O = Max 80% LTV 30-Yr Fixed, 15-Yr Fixed, 5/6 ARM, 5/6 ARM 30-yr I/O, 5/6 ARM 40-yr I/O ARMs not available in MS
Interest Only	<ul style="list-style-type: none"> Min Credit Score: 680 Max LTV: 80% 10 year I/O period Must qualify off fully amortizing payment
Loan Amounts	<ul style="list-style-type: none"> Min: \$125,000 Max: \$3,500,000 Loan Amounts \$125,000 - \$149,999 require a 5% reduction in LTV
Occupancy	<ul style="list-style-type: none"> Primary, Second Home, Investment Property (Business Purpose)
Loan Purpose	<ul style="list-style-type: none"> Purchase, Rate/Term, Debt Consolidation and Cash Out
Cash Out	<ul style="list-style-type: none"> Minimum of 6 (six) months seasoning from most recent transaction Max cash-out (defined as cash in hand): <ul style="list-style-type: none"> If LTV <= 60% = Unlimited If LTV > 60% = Max \$750K or unlimited with 18 months reserves exclusive of cash back. If Express (DU) approved, may waive the 18 months reserves for loans < 2M. Condos – Max 75% LTV
Debt Consolidation	<ul style="list-style-type: none"> Primary Residence only Max \$5000 cash in hand Minimum 3 months reserves after closing (no additional reserves required for other loan features) Non-occupant co-borrowers not permitted Consumer debt max 0x60x6 Total debt savings 10% or greater Recoup closing costs in 60 months
2-1 Temporary Buydown Purchase Option	<ul style="list-style-type: none"> Minimum Score 680 Max LTV 80% Max DTI 50% Qualify off Full Payment (Note Rate) O/O, 2nd Home and Investment Properties. Eligible w/Select Prime Full & Alt Doc, ITIN to 80% LTV and DSCR 1-4 Units only. Not eligible for Mixed Use, or FN. Available on 30-Yr Fixed Term only. Seller or Builder Funded Only for Wholesale Broker Clients. Lender Paid or 3rd Party Buydowns (Excluding Real Estate Agents, Brokerages, Borrower, or relatives) are permitted for Correspondent Clients only. See Guides for Max Interested Party Contribution Limits.
Appraisals	<ul style="list-style-type: none"> FNMA Form 1004, 1025, 1073 with interior/exterior inspection. 2nd Appraisal required for loans > \$2,000,000. Appraisal Review Product to be ordered on all loans with an SSR over 2.5 with the exception of those with a full second appraisal.
Property Type	<ul style="list-style-type: none"> Single Family, Attached, Detached, Condominiums, 2-4 Unit Condotels
Condo and 2-4 Unit LTV Limits	<ul style="list-style-type: none"> Warrantable Condos 85% LTV, 2-4 Units Max 80%, Non-Warrantable Condominium: Max LTV/CLTV 85%. Cash out on a condo – Max 75%.
Condotel	<ul style="list-style-type: none"> <u>NOO Purchase or Rate/Term</u> <ul style="list-style-type: none"> 700+ Max 75%LTV 680-699 Max 70% LTV <u>NOO Cash Out</u> <ul style="list-style-type: none"> 700+ Max 65% LTV 680-699 Max 60% LTV Max Loan Amount \$1,500,000 Max Cash Out \$250,000 Minimum 6 months reserves Minimum 400 square feet Must have full kitchen & 1 separate bedroom. Must be in a resort area or affiliated with a national hotel chain.
Declining Markets	<ul style="list-style-type: none"> Declining markets, as identified by the appraiser, require a 5% LTV reduction off Matrix Max LTV.
Rural Property	<ul style="list-style-type: none"> Rural properties (as defined in the Guides) permitted up to 80% LTV; Max 20 acres

Income Requirements	
Income	<ul style="list-style-type: none"> Wage/Salary: Paystubs, W-2, 2 Years or 1 Year of Tax Returns, IRS Form 4506 Self-Employed: 2 Years or 1 Year of Personal and Business Tax Returns, YTD P&L, IRS Form 4506, 2 months of most recent bank statements Verbal VOE required within 10-days of Note Date for wage earners; 30 days for self-employed borrowers
Underwriting Requirements	
Credit Score	<ul style="list-style-type: none"> Middle of 3 scores or lower of 2 for Primary Income- Earner. Additional borrowers must have a minimum score of 540.
Tradelines	<ul style="list-style-type: none"> Primary wage earner has 3 scores; or 2 open and reporting 24-months; or 3 open and reporting 12-months; or 24-months mortgage rating reporting on credit NOTE: ITINs must follow trade requirements in ITIN section of guide
DTI Requirements	<ul style="list-style-type: none"> Max 50% 40 Yr Fixed Must Qualify as a 30-Yr at <=55% DTI.
Residual OO and 2 nd Homes only	<ul style="list-style-type: none"> Defined as Gross Monthly Income – Total Monthly Obligations. Requirement based on # in household. Applies to HPML loans or when the DTI > 43% on OO and 2nd homes only: <ul style="list-style-type: none"> 1 person = \$1,500 2 persons = \$2,500

			<ul style="list-style-type: none"> • Add \$150 per additional household member
Assets	<ul style="list-style-type: none"> • 30-day asset verification required • Deposits > 50% of gross income must be documented on purchases 	Reserves	LTVs > 85%: <ul style="list-style-type: none"> • 740 Score 12 months PITIA • 760 Score & Loan Amt <= \$1.5M: 6 months PITIA • 760 Score & Loan Amt > \$1.5M: 12 months PITIA LTVs <= 85%: <ul style="list-style-type: none"> • <= \$500K and <= 80% LTV = 3 months PITIA • > 80% LTV to 85% or > \$500K to <= \$1.5M: 6 months PITIA • Loan Amount > \$1.5M: 9 months PITIA • Loan Amount > 2.5M: 12 months • Debt Consolidation: 3 months • Cash out may be used to satisfy requirement
Gift Funds	Gift funds permitted provided borrower meets minimum contribution: <ul style="list-style-type: none"> • 5% primary • 10% second home/investment • Gift funds not permitted to be used towards reserves 		
FTHB	<ul style="list-style-type: none"> • Permitted to a maximum loan size of \$1.5m on O/O, 2nd Home, and NOO. 	Document Age	<ul style="list-style-type: none"> • 90-days
Prepayment Penalty	<ul style="list-style-type: none"> • Required on Investment Properties when permitted. • See PPP Requirements Matrix • No PPP – Correspondent Only 		
Select Prime Express Full Doc			
Underwriting Method	<ul style="list-style-type: none"> • DU Approve Eligible and Approve/Ineligible • Ineligibility only due to loan size or feature, such as IO. • Loan may not be ineligible due to risk factors 	Income	<ul style="list-style-type: none"> • Follow program documentation requirements • Follow program DTI restrictions • Transcripts required for number of years of income used to qualify on Full Doc loans.
Credit	<ul style="list-style-type: none"> • Follow AUS with the exception of housing history must be 0x30x12 and no extenuating circumstances for BK/Housing event 	Residual OO and 2 nd Homes only	<ul style="list-style-type: none"> • Defined as Gross Monthly Income – Total Monthly Obligations. • Requirement based on # in household. • Applies to HPML loans or when the DTI > 43% on OO and 2nd homes only: <ul style="list-style-type: none"> • 1 person = \$1,500 • 2 persons = \$2,500 • Add \$150 per additional household member
Loans with a Non-Occupant Co-Borrower	<ul style="list-style-type: none"> • Ratios for the Occupying Borrower and Non-Occupant Co-Borrower may be blended provided FNMA requirements are met. 		
FTHB	<ul style="list-style-type: none"> • Permitted to a maximum loan size of \$1.5m on O/O, 2nd Home, and NOO. 	Reserves	Loan with LTVs > 85%: <ul style="list-style-type: none"> • Max \$1.5M & 760+ Score: 6 months PITIA All Others: <ul style="list-style-type: none"> • Loans <= \$2,000,000 follow DU Findings • Loans > \$2,000,000 must meet product reserve requirements.
Eligibility	<ul style="list-style-type: none"> • 740-759 Score > 85% not eligible; follow standard program requirements 		
Document Age	<ul style="list-style-type: none"> • 90-days 	Appraisals / Property	<ul style="list-style-type: none"> • Appraisal Waiver not permitted. • 2 appraisals required for loan amounts > \$2,000,000. • Reduced Condo Reviews not permitted

ITIN – FULL DOC MATRIX				
Maximum LTV/CLTVs		Primary Residence		
Credit Score	Loan Amount	Purchase & R/T	Cash-Out	Number of Units
740	125,000 – 1,500,000	80	80	1-Unit SFR, Condo, PUD
	1,500,001 – 2,000,000	80	80	
	2,000,001 - 2,500,000	75	70	
720	125,000 – 1,500,000	80	80	
	1,500,001 - 2,000,000	80	75	
	2,000,001 – 2,500,000	60	60	
700	125,000 - 1,500,000	80	80	
	1,500,001 - 2,000,000	70	70	
660	125,000 - 1,500,000	80	75	
640	125,000 - 1,500,000	75	70	
720	125,000 - 1,500,000	80	75	2-4-Units Family Housing
	1,500,001 - 2,000,000	75	60	
700	125,000 - 1,500,000	80	70	
	1,500,001 - 2,000,000	70	60	
680	125,000 - 1,500,000	75	70	
Notes	<ul style="list-style-type: none"> • Non-Warrantable Projects: Max 70% LTV 			
Maximum LTV/CLTVs		Second Home		
Credit Score	Loan Amount	Purchase & R/T	Cash-Out	Number of Units
720	125,000 - 1,500,000	75	70	1-Unit
	1,500,001 – 2,000,000	75	60	

700	125,000 – 1,500,000	75	70	SFR, Condo, PUD
	1,500,001 – 2,000,000	70	60	
660-699	125,000 - 1,500,000	70	65	

Notes	<ul style="list-style-type: none"> • Second Homes: 2-4 Unit Properties are Ineligible • Non-Warrantable Projects: Max 70% LTV 			
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Maximum LTV/CLTVs		Investment Property (Business Purpose)		
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Credit Score	Loan Amount	Purchase & R/T	Cash-Out	Number of Units
700	125,000 – 1,500,000	75	70	1-4-Units, Condo, PUD
	1,500,001 – 2,000,000	75	70	
	2,000,001 – 2,500,000	70	65	
680	125,000 – 1,500,000	70	65	
	1,500,001 – 2,000,000	70	65	
	2,000,001 – 2,500,000	65	60	
660	125,000 – 1,500,000	70	65	
	1,500,001 – 2,000,000	60	N/A	

Notes	• Non-Warrantable Condos: Max 70% LTV			
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ITIN – Full Doc Requirements				
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<ul style="list-style-type: none"> • Max DTI: 50% • Min Loan Amount: \$125,000 • Max Loan Amount: \$2,500,000 • Eligible Products/Terms: <ul style="list-style-type: none"> ○ 5/6 SOFR ARM 30-Yr Term ○ 5/6 I/O SOFR ARM 30-Yr ○ 30-Yr FRM Full Am & I/O ○ 15-Year Fixed Fully Amortizing • I/O: ARMs and 30-Yr FRM/30-yr term only • Housing/Rental History: 0x30x12 + VOR or VOM • Credit Event Seasoning: 4 -years for BK, SS, DIL and 7-years for FCL • Income Doc Type: <ul style="list-style-type: none"> ○ WVOE, VVOE w/in 10 days from closing, 12- or 24- months 1040s & transcripts. If FNMA DU Validation electronic vendor VOE w/Income is provided, then transcript is not required. ○ S/E Borrower: 12- or 24- months Tax Returns, YTD P&L, plus transcripts ○ Not eligible for Express • Max Cash-Out: <ul style="list-style-type: none"> ○ If LTV <= 60% = Unlimited ○ If LTV > 60% = Max \$750K 	<ul style="list-style-type: none"> • Ratios and Qualifying: <ul style="list-style-type: none"> ○ See Residual Income in the guidelines. • Assets: <ul style="list-style-type: none"> ○ Must be sourced and verified for 30-days. • Gift Funds: <ul style="list-style-type: none"> ○ Allowed with 5% minimum contribution from own funds for OO. ○ Allowed with 10% minimum contribution from own funds for 2nd Home. ○ 100% of down payment and closing cost may come from a gifted funds for OO and SH to 75% LTV. ○ Gift funds not permitted on NOO. ○ May not be used to meet reserves. • Reserves: <ul style="list-style-type: none"> ○ <= \$500,000 = 3 months PITIA ○ \$500,001 - \$1,500,000 = 6 months PITIA ○ > \$1,500,000 = 12 months PITIA ○ OO/SH: Cash-out proceeds may not be used to meet reserves. ○ NOO: Cash Out may be used for reserves. • Eligible Properties: <ul style="list-style-type: none"> ○ 1-4 Family ○ Condo Warrantable ○ Condo Non-Warrantable 70% LTV ○ PUDs
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Select Prime – Alt Doc

Maximum LTV/CLTVs		Bank Statements and 1099 - Primary Residence		
Credit Score	Loan Amount	Purchase/Rate and Term	Debt Consolidation	Cash-Out Refinance
760	<=1,500,000	90	80	80
	1,500,001 – 2,000,000	90 85	80	80
	2,000,001 – 2,500,000	80	75	75
	2,500,001 – 3,000,000	80	75	70
	3,000,001 – 3,500,000	75	70	70
740	<= \$1,000,000	90	80	80
	<=1,500,000	90 85	80	80
	1,500,001 – 2,000,000	90 85	80	80
	2,000,001 – 2,500,000	80	75	75
	2,500,001 – 3,000,000	80	75	70
720	<=1,500,000	85	80	80
	1,500,001 – 2,000,000	80	80	80
	2,000,001 – 2,500,000	80	75	75
	2,500,001 – 3,000,000	80	75	70
	3,000,001 – 3,500,000	75	70	70
700	<=1,500,000	85	80	80
	1,500,001 – 2,000,000	80	75	75
	2,000,001 – 2,500,000	80	75	70
	2,500,001 – 3,000,000	75	70	70
	3,000,001 – 3,500,000	75	70	70
680	<=1,500,000	80	75	75
	1,500,001 – 2,000,000	80	75	75
	2,000,001 – 2,500,000	75	70	70
	2,500,001 – 3,000,000	70	65	65
660	<=1,000,000	80	75	75
	1,000,001 – 1,500,000	75	70	70
	1,500,001 – 2,500,000	70	65	65
640	<= 1,000,000	75	70	70
	1,000,001 – 1,500,000	75	70	65
	1,500,001 – 2,000,000	70	65	60
Occupancy Restrictions - 2 nd Home		Occupancy Restrictions – Investment (Business Purpose)		
760+	<i>Purchase or Rate & Term</i> Lesser of LTV in above matrix or 85%	760+	<i>Purchase or Rate & Term</i> Lesser of LTV in above matrix or 85%	
700-759	<i>Purchase or Rate & Term</i> Lesser of LTV in above matrix or 80%	700-759	<i>Purchase or Rate & Term</i> Lesser of LTV in above matrix or 80%	
700+	<i>Cash Out</i> Lesser of LTV in above matrix or 80%	700+	<i>Cash Out</i> Lesser of LTV in above matrix or 80%	
640-699	<i>Purchase or Rate & Term</i> Reduce OO LTV by 5% to a Max of 80%	640-699	<i>Purchase or Rate & Term</i> Reduce NOO LTV by 5% to a Max of 80%	
	<i>Cash Out</i> Reduce OO LTV by 5%		<i>Cash Out</i> Reduce NOO LTV by 5%	
Housing History and Housing Event Seasoning Restrictions Past due balloon: considered a delinquency (1x30) not a housing event, only within 180 days of maturity. Ch.13: use filing date if discharged; use dismissal date if dismissed.				
Housing History	1x30x12	2 x 30 x 12	0x60x12	0x90x12 O/O Only
BK/FC/SS/DIL/Mod:	>=48 Mo	>= 36 Mo	>= 24 Mo	>= 12 Mo
Max LTV/CLTV:	90	80	70	65
Max LTV Cash-out	80	75	70	NA
Max Loan Amt:	\$3,500,000	\$3,000,000	2,000,000	\$2,000,000

State Restrictions	
Not permitted for OO and SH in IL counties: Cook, Kane, Peoria and Will – Does not apply to Correspondents. Non-Permanent Resident Aliens from China are ineligible in the State of Florida. With the exception of condotels, Short Term Rentals are ineligible in New York City. NY: No 5/6 ARMs on OO loans below the FNMA loan limits. NY: Subprime permitted on Fixed rate only. See guidelines for full details. NY High Cost not allowed. LTVs must be reduced by 5% for loans in MS Non-licensed States: HI	
General Requirements	
Product Type	• 40 Yr Fixed, 40-yr Fixed I/O = Max 80% LTV



	<ul style="list-style-type: none"> • 30-Yr Fixed, 15-Yr Fixed • 5/6 ARM, 5/6 ARM 30-yr I/O, 5/6 ARM 40-yr I/O • ARMs not available in MS
Interest Only	<ul style="list-style-type: none"> • Min Credit Score: 680 • Max LTV: 80% • 10 year I/O period • Must qualify off fully amortizing payment
Loan Amounts	<ul style="list-style-type: none"> • Min: \$125,000 exceptions • Maximum Loan Size \$3.5M • Loan Amounts \$125,000 - \$149,999 require a 5% reduction in LTV
Occupancy	<ul style="list-style-type: none"> • Primary, Second Home, Investment Property (Business Purpose)
Loan Purpose	<ul style="list-style-type: none"> • Purchase, Rate/Term, and Cash Out
Cash Out	<ul style="list-style-type: none"> • Minimum of 6 (six) months seasoning from most recent transaction • Condos – Max 75% LTV Max cash-out (defined as cash in hand): <ul style="list-style-type: none"> • LTV <= 60% = Unlimited • LTV > 60% = Max \$750K or unlimited with 18 months reserves exclusive of cash back; or <ul style="list-style-type: none"> • If Express (DU) approved, may waive the 18 months reserves for loans < \$2M.
Debt Consolidation	<ul style="list-style-type: none"> • Primary Residence only • Max \$5,000 cash in hand • Minimum 3 months reserves after closing (no additional reserves required for other loan features) • Non-mtg debt being paid max \$250K • Non-occupant co-borrowers not permitted • Consumer debt max 0x60x6 • Total debt savings 10% or greater • Recoup closing costs in 60 months
2-1 Temporary Buydown Purchase Only Option	<ul style="list-style-type: none"> • Eligible w/Select Prime Full & Alt Doc (Bank Statement Only); ITIN to 80% LTV and Investor DSCR 1-4 Units. • Minimum Score 680 • Max LTV 80% • Max DTI 50%. • Qualify off Full Payment (Note Rate) • O/O, 2nd Home and Investment Properties. • Available on 30-year Fixed Term only • Not eligible for Mixed Use, or FN. • Seller or Builder Funded Only • Lender Paid or 3rd Party Buydowns (Excluding Real Estate Agents, Brokerages, Borrower, or relatives) are permitted for Correspondent Clients only. • See Guides for Max Interested Party Contribution Limits.
Appraisals	<ul style="list-style-type: none"> • FNMA Form 1004, 1025, 1073 with interior/exterior inspection. • 2nd Appraisal required for loans > \$2,000,000. • Appraisal Review Product to be ordered on all loans with an SSR over 2.5 with the exception of those with a full second appraisal.
Property Type	<ul style="list-style-type: none"> • Single Family, Attached, Detached, Condominiums, 2-4 Units, Condotel
Condo and 2-4 Unit LTV Limits	<ul style="list-style-type: none"> • Warrantable Condos 85% LTV, 2-4 Units Max 80%, Non-Warrantable Condominium: Max LTV/CLTV 85%. • Cash out on a condo – Max 75%.
Condotel	<ul style="list-style-type: none"> NOO Purchase or Rate/Term <ul style="list-style-type: none"> • 700+ Max 75%LTV • 680-699 Max 70% LTV NOO Cash Out <ul style="list-style-type: none"> • 700+ Max 65% LTV • 680-699 Max 60% LTV • Max Loan Amount \$1,500,000 • Max Cash Out \$250,000 • Minimum 6 months reserves • Minimum 400 square feet • Must have full kitchen & 1 separate bedroom • Must be in a resort area or affiliated with a national hotel chain
Declining Markets	<ul style="list-style-type: none"> • Declining markets, as identified by the appraiser, require a 5% LTV reduction off Matrix Max LTV.
Rural Property	<ul style="list-style-type: none"> • Rural properties (as defined in the Guides) permitted up to 80% LTV; Max 20 acres
Income Requirements	
Personal Bank Statements	<ul style="list-style-type: none"> • 24 or 12-months of Personal and 2-months of business bank statements. • Qualifying income is determined by the total eligible deposits from the 24 or 12-months of personal statements divided by the number of statements. • The business bank statements must reflect business activity and transfers to the personal account. • Evidence within 30-days of the Note date that the business is active and operating with a minimum 2-year operating history (see below for options with a minimum of one year self-employment)
Business Bank Statements	<ul style="list-style-type: none"> • 24 or 12-months of business bank statements. Qualifying income is determined by ONE of the following analysis methods: <ul style="list-style-type: none"> ○ Fixed Expense Ratio (50%); OR ○ Expense ratio provided by a 3rd party (CPA or EA) min ratio of 10%; OR ○ 3rd party prepared Profit & Loss Statement (CPA or EA) • Evidence within 30-days of the Note date that the business is active and operating with a minimum 2-year operating history (see below for options with a minimum of one year self-employment)
P&L and 2 Months Bank Statements	<ul style="list-style-type: none"> • 24 or 12-month P&L, prepared by CPA or EA or PTIN licensed Tax Preparer • Minimum of 2-months business bank statements • Evidence within 30-days of the Note date that the business is active and operating with a minimum 2-year operating history (see below for options with a minimum of one year self-employment) • Minimum 760 score required for > 85% LTV to Max \$1.5M
P&L Only	<ul style="list-style-type: none"> • Min 700 Score • Max Loan Amount \$1,500,000 • Max LTV 80% Owner Occupied; 75% NOO and 2nd Home • 24- or 12-month P&L; prepared by CPA or EA. CPA must also attest to having prepared the borrower's most recent tax returns. • Evidence within 30-days of the Note date that the business is active and operating with a minimum 2-year operating history. • Not permitted with Express or for licensed professionals with a business in existence for one year.
IRS Form 1099	<ul style="list-style-type: none"> • 2-Years or 1-Year 1099 • > 85% LTV up to \$1.5M • Fixed Expense Ratio of 10% • YTD Documentation to support continued receipt of income from same source

Asset Utilization	<ul style="list-style-type: none"> Eligible assets divided by 60 to determine a monthly income stream; or if <=60% DTI without using assets for income, divide eligible assets by 36 months to determine qualifying income. Purchase/Rate and Term: follow LTV limits in matrix for OO up to 85% LTV and Occupancy Restrictions for SH and NOO. <ul style="list-style-type: none"> OO up to 90% LTV permitted when matrix allows provided the DTI is <= 60% without using assets for income. Cash Out: follow LTV limits in the matrix for OO and Occupancy Restrictions for SH and NOO. Maximum loan amount \$3,000,000 ITIN allowed. See Alt Doc ITIN section for limitations.
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Less than 2 years Self Employment options	<ul style="list-style-type: none"> OPTION 1: S/E 18+ months with 3+yrs prior experience in the same line of business. OPTION 2: Licensed Professional (medical, legal, accounting, etc.) with 12+ months business existence provided 3+yrs prior experience in the same line of work or evidence of formal education in related field. <p>For both Option 1 and Option 2, the following requirements apply:</p> <ul style="list-style-type: none"> Minimum Score: 700 Max LTV: 80% OO / 75% 2nd Home / 70% NOO Not available for P&L only documentation type Not available for Select Prime Express
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Underwriting Requirements

Credit Score	<ul style="list-style-type: none"> Middle of 3 scores or lower of 2 for Primary Income Earner. Additional borrowers must have a min score of 540. 	DTI Requirements	<ul style="list-style-type: none"> Max 50% 40 Yr Fixed Must Qualify as a 30-Yr at <=55% DTI.
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Tradelines	<ul style="list-style-type: none"> Primary wage earner has 3 scores; or Min 2 open & reporting 24-months; or 3 open and reporting 12-months; or 24-months mortgage rating reporting on credit 	Residual OO and 2nd Homes only	<ul style="list-style-type: none"> Defined as Gross Monthly Income – Total Monthly Obligations. Requirement based on # in household. Applies to HPML loans or when the DTI > 43% on OO and 2nd homes only: <ul style="list-style-type: none"> 1 person = \$1,500 2 persons = \$2,500 Add \$150 per additional household member.
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Assets	<ul style="list-style-type: none"> 30-days asset verification required Deposits > 50% of gross income or average deposits on a bank statement loan must be documented on purchases. 	Reserves	<p>LTVs > 85%:</p> <ul style="list-style-type: none"> 760 Score & Loan Amt <= \$1.5M: 6 months PITIA 760 Score & Loan Amt > \$1.5M: 12 months PITIA 12- or 24-Months Bank Statements Only: 740 Score 12 months PITIA <p>LTVs <= 85%:</p> <ul style="list-style-type: none"> <= \$500K and <= 80% LTV = 3 months PITIA > 80% LTV to 85% or > \$500K to <= \$1.5M: 6 months PITIA Loan Amount > \$1.5M: 9 months PITIA Loan Amount > 2.5M: 12 months Debt Consolidation: 3 months Cash out may be used to satisfy requirement.
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Gift Funds	<p>Gift funds permitted provided borrower meets minimum contribution:</p> <ul style="list-style-type: none"> 5% primary 10% second home/investment Gift funds not permitted to be used towards reserves. 	Reserves	<p>LTVs <= 85%:</p> <ul style="list-style-type: none"> <= \$500K and <= 80% LTV = 3 months PITIA > 80% LTV to 85% or > \$500K to <= \$1.5M: 6 months PITIA Loan Amount > \$1.5M: 9 months PITIA Loan Amount > 2.5M: 12 months Debt Consolidation: 3 months Cash out may be used to satisfy requirement.
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FTHB	<ul style="list-style-type: none"> Permitted to a maximum loan size of \$1.5m on O/O, 2nd Home and NOO. 	Document Age	90-days
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Prepayment Penalty	<ul style="list-style-type: none"> Required on Investment Properties when permitted. See PPP Requirements Matrix No PPP – Correspondent Only 		
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Select Prime Express Alt Doc

Underwriting Method	<ul style="list-style-type: none"> DU Approve Eligible and Approve/Ineligible Ineligibility only due to loan size or feature, such as IO 	Income	<ul style="list-style-type: none"> Follow program documentation requirements. Follow program DTI restrictions. P&L Only not permitted. One-Year Self Employed professionals not permitted.
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Credit	<ul style="list-style-type: none"> Follow AUS with the exception of housing history must be 0x30x12 and no extenuating circumstances for BK/Housing event. 	Residual OO and 2nd Homes only	<ul style="list-style-type: none"> Defined as Gross Monthly Income – Total Monthly Obligations. Requirement based on # in household. Applies to HPML loans or when the DTI > 43% on OO and 2nd homes only: <ul style="list-style-type: none"> 1 person = \$1,500 2 persons = \$2,500 Add \$150 per additional household member.
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Loans with a Non-Occupant Co-Borrower	<ul style="list-style-type: none"> Ratios for the Occupying Borrower and Non-Occupant Co-Borrower may be blended provided FNMA requirements are met. 	Residual OO and 2nd Homes only	<ul style="list-style-type: none"> Defined as Gross Monthly Income – Total Monthly Obligations. Requirement based on # in household. Applies to HPML loans or when the DTI > 43% on OO and 2nd homes only: <ul style="list-style-type: none"> 1 person = \$1,500 2 persons = \$2,500 Add \$150 per additional household member.
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FTHB	<ul style="list-style-type: none"> Permitted to a maximum loan size of \$1.5m on O/O, 2nd Home, and NOO. 	Reserves	<ul style="list-style-type: none"> Loans with LTVs > 85%: <ul style="list-style-type: none"> Max \$1.5M & 760+ Score: 6 months PITIA LTV <= 85%: <ul style="list-style-type: none"> Loans <= \$2,000,000 follow DU Findings Loans > \$2,000,000 must meet product reserve requirements.
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Eligibility	<ul style="list-style-type: none"> 740-759 Score > 85% not eligible; follow standard program requirements. 	Reserves	<ul style="list-style-type: none"> Loans with LTVs > 85%: <ul style="list-style-type: none"> Max \$1.5M & 760+ Score: 6 months PITIA LTV <= 85%: <ul style="list-style-type: none"> Loans <= \$2,000,000 follow DU Findings Loans > \$2,000,000 must meet product reserve requirements.
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Document Age	<ul style="list-style-type: none"> 90-days 	Reserves	<ul style="list-style-type: none"> Loans with LTVs > 85%: <ul style="list-style-type: none"> Max \$1.5M & 760+ Score: 6 months PITIA LTV <= 85%: <ul style="list-style-type: none"> Loans <= \$2,000,000 follow DU Findings Loans > \$2,000,000 must meet product reserve requirements.
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Appraisals / Property	<ul style="list-style-type: none"> Appraisal Waiver not allowed. Reduced Condo Reviews not allowed 	<ul style="list-style-type: none"> 2 appraisals required for loan amounts > \$2,000,000. 	
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ITIN – ALT DOC Matrix

Maximum LTV/CLTVs		Primary Residence		
Credit Score	Loan Amount	Purchase & R/T	Cash-Out	Number of Units
	125,000 - 1,500,000	80	80	

740	1,500,001 – 2,000,000	80	80	1-Unit SFR, Condo, PUD
	2,000,001 - 2,500,000	75	70	
720	125,000 - 1,500,000	80	80	
	1,500,001 - 2,000,000	80	75	
	2,000,001 – 2,500,000	60	60	
700	125,000 - 1,500,000	80	80	
	1,500,001 - 2,000,000	70	70	
660	125,000 - 1,500,000	80	75	
640	125,000 - 1,500,000	75	70	
720	125,000 - 1,500,000	80	75	
	1,500,001 - 2,000,000	75	60	
700	125,000 - 1,500,000	80	70	
	1,500,001 - 2,000,000	70	60	
680	125,000 - 1,500,000	75	70	
Notes	• Non-Warrantable Projects: Max 70% LTV			
Maximum LTV/CLTVs		Second Home		
Credit Score	Loan Amount	Purchase & R/T	Cash-Out	Number of Units
720	125,000 – 1,500,000	75	70	1-Unit SFR, Condo, PUD
	1,500,001 – 2,000,000	75	60	
700	125,000 – 1,500,000	75	70	
	1,500,001 – 2,000,000	70	60	
660-699	125,000 – 1,500,000	70	65	
Notes	• Second Homes: 2-4 Unit Properties are Ineligible • Non-Warrantable Projects: Max 70% LTV			

Maximum LTV/CLTVs		Investment Property (Business Purpose)		
Credit Score	Loan Amount	Purchase & R/T	Cash-Out	Number of Units
700	125,000 – 1,500,000	75	70	1-4-Units, Condo, PUD
	1,500,001 – 2,000,000	75	70	
	2,000,001 – 2,500,000	70	65	
680	125,000 – 1,500,000	70	65	
	1,500,001 – 2,000,000	70	65	
	2,000,001 – 2,500,000	65	60	
660	125,000 – 1,500,000	70	65	
	1,500,001 – 2,000,000	60	N/A	
Notes	• Non-Warrantable Condos: Max 70% LTV			
ITIN – Alt Doc Requirements				
ITIN Requirements	<ul style="list-style-type: none"> • Max DTI: 50% • Min Loan Amount: \$125,000 • Max Loan Amount: \$2,500,000 • Eligible Products/Terms: <ul style="list-style-type: none"> ○ 5/6 SOFR ARM 30-Yr Term ○ 5/6 I/O SOFR ARM 30-Yr ○ 30-Yr FRM Full Am & I/O ○ 15-Year Fixed Fully Amortizing • I/O: ARMs and 30-Yr FRM/30-yr term only • Housing/Rental History: 0x30x12 and VOR/VOM • Credit Event Seasoning: 4 -years for BK, SS, DIL and 7-years for FCL • Income Doc Type: <ul style="list-style-type: none"> ○ 12- or 24- months personal or business bank statements ○ CPA/Tax Prep/EA 12-Month P&L + 2 months bank statements ○ 12- or 24- months 1099s ○ Not eligible for Express ○ Asset Utilization (60 months) • Assets: <ul style="list-style-type: none"> ○ Must be sourced and verified for 30-days. • Max Cash-Out: <ul style="list-style-type: none"> ○ LTV <= 60% = Unlimited ○ LTV > 60% = Max \$750K • Ratios and Qualifying: <ul style="list-style-type: none"> ○ See Residual Income in the guidelines. • Gift Funds: <ul style="list-style-type: none"> ○ Allowed with 5% minimum contribution from own funds for OO. ○ Allowed with 10% minimum contribution from own funds for 2nd Home. ○ 100% of down payment and closing cost may come from a gifted funds for OO and SH to 75% LTV. ○ Gift funds not permitted on NOO. ○ May not be used to meet reserves. • Reserves: <ul style="list-style-type: none"> ○ <= \$500,000 = 3 months PITIA ○ \$500,001 - \$1,500,000 = 6 months PITIA ○ > \$1,500,000 = 12 months PITIA ○ OO/SH: Cash-out proceeds may not be used to meet reserves. ○ NOO: Cash Out may be used for reserves. • Eligible Properties: <ul style="list-style-type: none"> ○ 1-4 Family ○ Condo Warrantable ○ Condo Non-Warrantable 70% LTV ○ PUDs 			

Select Prime Super Jumbo – Full Doc

Maximum LTV/CLTVs		Full Documentation – Primary Residence			
Credit Score	Loan Amount	Purchase	Rate & Term	Cash-Out	Max DTI
740	\$3,500,001 - \$4,000,000	70	70	60	38%
720		65	65	55	
740	\$4,000,001 - \$4,500,000	65	65	55	
720		60	60	50	
740	\$4,500,001 - \$5,000,000	65	65	55	
720		60	60	50	
State Restrictions					
Not permitted for OO in the following counties in IL: Cook, Kane, Peoria, Will - Does not apply to Correspondents. Non-Permanent Resident Aliens from China are ineligible in the State of Florida. LTVs must be reduced by 5% for loans in MS Non-licensed States: HI					
Program Description					
Program Description	<ul style="list-style-type: none"> The Super Jumbo Program is a specialty product for high-net-worth borrowers (Solid and stable income and credit, considerable assets to cover down payment, closing costs and reserves). The collateral must be a prime real estate property within a prime real estate market for the property type. 				
Underwriting	<ul style="list-style-type: none"> Manual Underwriting Express (DU) is not permitted. 				
General Requirements					
Products	<ul style="list-style-type: none"> 30-Year Fixed Fully Amortizing 40-Year Fixed IO 				
Interest Only	<ul style="list-style-type: none"> Purchase, R/T and Cash-Out: allowed per LTV limits in Matrix 				
Loan Amounts	<ul style="list-style-type: none"> Minimum Loan Amount: \$3,500,001 				
Income Documentation	<ul style="list-style-type: none"> 1-Yr Full Documentation 2-Yrs Full Documentation 				
Borrower Eligibility	<ul style="list-style-type: none"> Non-Occupant Co-Borrowers are not permitted. First Time Home Buyers are not permitted. ITIN borrowers are not permitted. 				
Occupancy	<ul style="list-style-type: none"> Primary Residence 				
Property Types	<ul style="list-style-type: none"> SFD/PUD 1-Unit Condo (Warrantable/Non-Warrantable) 	<ul style="list-style-type: none"> Max 2 acres No farms/rural properties 			
Appraisal Requirements	<ul style="list-style-type: none"> Two (2) Full Appraisals (interior/exterior) FNMA Form 1004, 1073 with interior/exterior inspection 				
Declining Markets	<ul style="list-style-type: none"> Purchase and R/T: the lesser of matrix LTV or max 65% Cash-Out: the lesser of matrix LTV or max 55% 				
Cash-Out	Max cash-out (defined as cash in hand): <ul style="list-style-type: none"> Max \$1,500,000 Cash-Out proceeds may not be used to meet reserves 				
Income Requirements					
Full Doc Income	<ul style="list-style-type: none"> W-2, 2 Years or 1 Year, IRS Form 4506 Self-Employed: 2 Years or 1 Year of Personal and Business Tax Returns, YTD P&L, IRS Form 4506, 2 months of most recent bank statements. S/E Borrower must have a minimum of 2 full years in the current business. The business must be in existence and operating for a minimum of 2 full years. Verbal VOE required within 10-days of Note Date for wage earners; 30 days for self-employed borrowers 				

Underwriting Requirements		
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<ul style="list-style-type: none"> • Middle of 3 scores or lower of 2 for Primary Income Earner. • All borrowers must meet the 720 minimum score. 	DTI Requirements	<ul style="list-style-type: none"> • Max 38%
<ul style="list-style-type: none"> • 30-day asset verification required • Deposits > 50% of gross income must be documented on purchases 	Housing History	<ul style="list-style-type: none"> • 0x30x24
<ul style="list-style-type: none"> • Primary wage earner has 3 scores; or • 2 open and reporting 24-months; or • 3 open and reporting 12-months; or • 24-months mortgage rating reporting on credit 	Reserves	<ul style="list-style-type: none"> • > \$3.5M to \$4.0M: 12 months min reserves • > \$4.0M to \$5.0M: 18 months min reserves • Cash-Out proceeds may not be used to meet reserves.
	Escrow Waivers	<ul style="list-style-type: none"> • Not permitted
<ul style="list-style-type: none"> • >= 48 months. 	Age of Documentation	<ul style="list-style-type: none"> • 90 days
<p>Permitted after 20% contribution towards down payment, closing costs, prepaid and reserves are met from Borrower's own funds.</p>	Prepayment Penalty	<ul style="list-style-type: none"> • Not permitted

Select Prime Super Jumbo – Alt Doc

Maximum LTV/CLTVs		Alt Documentation – Primary Residence			
Credit Score	Loan Amount	Purchase	Rate & Term	Cash-Out	Max DTI
740	\$3,500,001 - \$4,000,000	70	70	60	38%
720		65	65	55	
740	\$4,000,001 - \$4,500,000	65	65	55	
720		60	60	50	
740	\$4,500,001 - \$5,000,000	65	65	55	
720		60	60	50	
State Restrictions					
Not permitted for OO in the following counties in IL: Cook, Kane, Peoria, Will - Does not apply to Correspondents. Non-Permanent Resident Aliens from China are ineligible in the State of Florida. LTVs must be reduced by 5% for loans in MS Non-licensed States: HI					
Program Description					
Program Description	<ul style="list-style-type: none"> The Super Jumbo Program is a specialty product for high-net-worth borrowers (Solid and stable income and credit, considerable assets to cover down payment, closing costs and reserves). The collateral must be a prime real estate property within a prime real estate market for the property type. 				
Underwriting	<ul style="list-style-type: none"> Manual Underwriting Express (DU) is not permitted 				
General Requirements					
Products	<ul style="list-style-type: none"> 30-Year Fixed Fully Amortizing 40-Year Fixed IO 				
Loan Amounts	<ul style="list-style-type: none"> Minimum Loan Amount: \$3,500,001 				
Interest Only	<ul style="list-style-type: none"> Purchase, R/T and Cash-Out: allowed per LTV limits in Matrix 				
Borrower Eligibility	<ul style="list-style-type: none"> Non-Occupant Co-Borrowers are not permitted. First Time Home Buyers are not permitted. ITIN borrowers are not permitted. 				
Occupancy	<ul style="list-style-type: none"> Primary Residence only 				
Property Types	<ul style="list-style-type: none"> SFD/PUD- 1=Unit Condo (Warrantable/Non-Warrantable) 	<ul style="list-style-type: none"> Max 2 acres No farms or rural properties 			
Appraisal Requirements	<ul style="list-style-type: none"> Two (2) Full Appraisals (interior/exterior) FNMA Form 1004, 1073 with interior/exterior inspection 				
Declining Markets	<ul style="list-style-type: none"> Purchase and R/T: the lesser of matrix LTV or max 65% Cash-Out: the lesser of matrix LTV or max 55% 				
Cash-Out	Max cash-out (defined as cash in hand): <ul style="list-style-type: none"> Max \$1,500,000 Cash-Out proceeds may not be used to meet reserves 				
Income Requirements					
Self-Employment	<ul style="list-style-type: none"> S/E Borrower must have a minimum of 2 full years in the current business. The business must be in existence and operating for a minimum of 2 full years. 				
Personal BankStatements:	<ul style="list-style-type: none"> 24 months of Personal and 2-months of business bank statements. Qualifying income is determined by the total eligible deposits from the 24 months of personal statements divided by the number of statements. The business bank statements must reflect business activity and transfers to the personal account. Evidence within 30-days of the Note date that the business is active and operating with a minimum 2-year operating history 				
Business BankStatements:	<ul style="list-style-type: none"> 24 months of business bank statements. Qualifying income is determined by ONE of the following analysis methods: <ul style="list-style-type: none"> Fixed Expense Ratio (50%); OR Expense Ratio provided by a 3rd party (CPA or EA) min ratio of 10%, OR 3rd party prepared Profit & Loss Statement (CPA or EA) Evidence within 30-days of the Note date that the business is active and operating with a minimum 2-year operating history 				
Asset Utilization	<ul style="list-style-type: none"> Eligible assets divided by 84 to determine a monthly income stream; DTI before Asset Utilization must be <=50%. Purchase, Rate/Term and Cash-Out: follow LTV limits in matrix. Maximum loan amount \$5,000,000 				
Underwriting Requirements					
Credit Score	<ul style="list-style-type: none"> Middle of 3 scores or lower of 2 for Primary Income Earner. All borrowers must meet the 720 minimum score. 	DTI Requirements	<ul style="list-style-type: none"> Max 38% 		
Assets	<ul style="list-style-type: none"> 30-day asset verification required 	Housing History	<ul style="list-style-type: none"> 0x30x24 		

Tradelines	<ul style="list-style-type: none"> • Primary wage earner has 3 scores; or • Min 2 open & reporting 24-months; or • 3 open and reporting 12-months; or • 24-months mortgage rating reporting on credit 	Reserves	<ul style="list-style-type: none"> • > \$3.5M to \$4.0M: 12 months min reserves • > \$4.0M to \$5.0M: 18 months min reserves • Cash-Out proceeds may not be used to meet reserves.
Credit Events	<ul style="list-style-type: none"> • >= 48 months. 	Age of Documentation	<ul style="list-style-type: none"> • 90 days
Gift Funds	<ul style="list-style-type: none"> • Permitted after 20% contribution towards down payment, closing costs, prepaid and reserves are met from Borrower's own funds. 	Escrow Waivers	<ul style="list-style-type: none"> • Not permitted
		Prepayment Penalty	<ul style="list-style-type: none"> • Not permitted

Select Prime 2nd Lien

FLEX CLOSED END SECOND LIEN 2 Year ALT Doc or 2 Year Full Doc

Occupancy	Transaction Type	Property Type	Min Credit Score	CLTV	Max Loan Amount	Max Exposure w/CLTV > 80%	Max Exposure w/CLTV 70.01-80%	Max Exposure w/CLTV <= 70%
Primary Residence	Purchase & Rate/Term Refinance	SFR	740	85%	\$500,000	\$2,000,000	\$3,500,000	\$4,000,000
			720	80%				
		SFR/Condo ¹	740	85%				
			700	80%				
	Cash Out ²	SFR	740	85%				
			720	80%				
		SFR/Condo ¹	700	80%				
			680	75%				

¹Second Homes and Non-Warrantable Condos: reduce max LTV by 5%

² A minimum of 6 months must have elapsed since the most recent mortgage transaction on the subject property. Delayed Financing allowed as cash-out if < 6 months from purchase.

General Requirements

Restrictions	<ul style="list-style-type: none"> TPO must be approved to deliver second liens. Not permitted in MS, NY, TN or TX Not permitted in IL counties: Cook, Kane, Peoria and Will. Does not apply to Correspondents. Non-Permanent Resident Aliens from China are ineligible in the State of Florida. Non-licensed states: HI
Product Type	<ul style="list-style-type: none"> Fixed Closed End Second
Available Terms	<ul style="list-style-type: none"> 15-Year, 20-Year, 25-Year and 30-Year
Loan Amounts	<ul style="list-style-type: none"> Min: \$125,000
Occupancy	<ul style="list-style-type: none"> Primary and Second Home¹
Borrowers	<ul style="list-style-type: none"> Non-Occupant Co-Borrowers are not permitted.
Loan Purpose	<ul style="list-style-type: none"> Purchase, Rate/Term Refinance and Cash Out
Property Type	<ul style="list-style-type: none"> Single Family, Attached, Detached PUD Townhouse Warrantable Condos ¹Non-Warrantable Condominium with 5% reduction in LTV Condotels not permitted.
Appraisals	<ul style="list-style-type: none"> Full interior/exterior appraisal required.
Declining Markets	<ul style="list-style-type: none"> Declining markets, as identified by the appraiser, require a 5% LTV reduction off Matrix Max LTV.
Rural Property	<ul style="list-style-type: none"> Not permitted

Income Requirements

Full Doc	<ul style="list-style-type: none"> 2-year Full Doc
Personal Bank Statements:	<ul style="list-style-type: none"> 24 months of Personal and 2-months of business bank statements. Qualifying income is determined by the total eligible deposits from the 24 months of personal statements divided by the number of statements. The business bank statements must reflect business activity and transfers to the personal account. Evidence within 30-days of the Note date that the business is active and operating with a minimum 2-year operating history
Business Bank Statements:	<ul style="list-style-type: none"> 24 months of business bank statements. Qualifying income is determined by ONE of the following analysis methods: <ul style="list-style-type: none"> Fixed Expense Ratio (50%); OR Expense ratio provided by a 3rd party (CPA or EA) min ratio of 10%, OR 3rd party prepared Profit & Loss Statement (CPA or EA) Evidence within 30-days of the Note date that the business is active and operating with a minimum 2-year operating history
24 months CPA/EA prepared Profit & Loss Statement	<ul style="list-style-type: none"> 24 months P&L, prepared by CPA or EA Minimum of 2-months business bank statements Evidence within 30-days of the Note date that the business is active and operating with a minimum 2-year operating history
IRS Form 1099	<ul style="list-style-type: none"> 2 Years 1099 Fixed Expense Ratio of 10% YTD Documentation to support continued receipt of income from same source
Asset Utilization	<ul style="list-style-type: none"> Not permitted

Underwriting Requirements

Credit Score	<ul style="list-style-type: none"> Middle of 3 scores or lower of 2 for Primary Income Earner. Additional borrowers must have a minimum score of 540. 	DTI Requirements	<ul style="list-style-type: none"> Max 50% Primary Max 43% Second Home
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Mortgage History	<ul style="list-style-type: none"> • 0x30x24 	I/O First Mortgage Qualifying Requirements	<ul style="list-style-type: none"> • Interest Only (I/O) First Mortgage must be qualified at the fully amortizing P&I payment
Tradelines	<ul style="list-style-type: none"> • If the Primary wage earner has 3 credit scores, there are no further tradeline requirements. <p>Otherwise, trades must meet one of the following:</p> <ul style="list-style-type: none"> • 3 reporting for 12+ months + activity within most recent 12 months (may be closed) • 2 reporting for 24+ with activity within most recent 12 months (may be closed) • 24-months mortgage history reporting on credit report with a score 	Assets	<ul style="list-style-type: none"> • 30-days asset verification required • Deposits > 50% of gross income or average deposits on a bank statement loan must be documented on purchases
		Gift Funds	<p>Gift funds permitted provided borrower meets minimum contribution:</p> <ul style="list-style-type: none"> • 5% primary • 10% second home • Gift funds not permitted to be used towards reserves
		Residual OO and 2 nd Homes only	<ul style="list-style-type: none"> • Defined as Gross Monthly Income – Total Monthly Obligations. • Requirement based on # in household. • Applies to HPML loans or when the DTI > 43% on OO and 2nd homes only: • 1 person = \$1,500 • 2 persons = \$2,500 • Add \$150 per additional household member
Housing Event and BK Seasoning	<ul style="list-style-type: none"> • 4 years 	Reserves	<ul style="list-style-type: none"> • 6 months reserves required. • Cash out may be used to satisfy requirement
Document Age	<ul style="list-style-type: none"> • 90-days 	Prepayment Penalty	<ul style="list-style-type: none"> • Not permitted

Investor – DSCR

Investment Property (Business Purpose)				
Maximum LTV/CLTVs		>=1.00 DSCR*		
Credit Score	Loan Amount	Purchase	R/T Refinance	Cash-Out Refinance
740+	<=1,000,000	80	80	75
	1,000,001 – 1,500,000	75	75	70
	1,500,001 – 2,000,000	75	75	60
	2,000,001 – 2,500,000	70	70	60
	2,500,001 – 3,000,000	70	70	60
720	<=1,000,000	80	75	75
	1,000,001 – 1,500,000	75	75	70
	1,500,001 – 2,000,000	75	75	60
	2,000,001 – 2,500,000	70	70	60
	2,500,001 – 3,000,000	70	70	60
700	<=1,500,000	75	75	70
	1,500,001 – 2,000,000	70	70	60
	2,000,001 – 2,500,000	70	70	60
	2,500,001 – 3,000,000	70	70	60
680	<=1,500,000	75	75	70
	1,500,001 – 2,000,000	70	70	60
	2,000,001 – 2,500,000	70	70	60
660	<=1,000,000	70	70	65
	1,000,001 – 1,500,000	65	65	60
	1,500,001 – 2,000,000	60	60	55
640 - 659	<=1,000,000	65	65	60
	1,000,001 – 1,500,000	60	60	55
	1,500,001 – 2,000,000	55	55	50
Maximum LTV/CLTVs		< 1.00 DSCR* Note Minimum DSCR is .75		
740	<=1,000,000	75	75	70
	1,000,001 – 1,500,000	75	75	70
	1,500,001 – 2,000,000	75	75	60
720	<=1,000,000	75	75	70
	1,000,001 – 1,500,000	70	70	65
	1,500,001 – 2,000,000	65	65	NA
700	<=1,000,000	75	75	70
	1,000,001 – 1,500,000	70	70	65
	1,500,001 – 2,000,000	65	65	NA
680	<=1,000,000	65	65	60
Maximum LTV/CLTV		No Ratio		
740	<=1,000,000	65	65	60
	1,000,001 – 1,500,000	65	65	60
720	<=1,000,000	65	65	60
	1,000,001 – 1,500,000	65	65	60
700	<=1,000,000	65	65	60
	1,000,001 – 1,500,000	65	65	60
Housing History	Housing Event Seasoning		Property Type Restrictions	
<ul style="list-style-type: none"> • 0x30x12 – No reduction • 1x30x12: <ul style="list-style-type: none"> ◦ Max 60% LTV • Past due balloon will be considered a delinquency (1x30) not a housing event, only if within 180 days of maturity. • 1x30 not permitted on No Ratio 	BK/FC/SS/DIL/Mod: <ul style="list-style-type: none"> • >=36 Mo – No reduction • >=24 Mo – Max 75% LTV Purchase & Max 70% LTV Rate/Term & Cash-out • Discharged Ch 13, use filing date; min 1yr discharged. • Dismissed Ch 13, use dismissal date. No Ratio: <ul style="list-style-type: none"> • Requires 3+ years from a housing event. • Multiple BKs not permitted. Chapter 13s must be discharged or dismissed 24+ months.		2-4 Units: <ul style="list-style-type: none"> • Max LTV/CLTV: 80% Condos: <ul style="list-style-type: none"> • 720+ Purchase/R&T: Max 80% • < 720 Purchase/R&T: Max 75% • 720+ Cash Out: Max 75% • < 720 Cash Out: Max 70% 	
State Restrictions				
LTVs must be reduced by 5% for loans in MS. With the exception of condotels, Short Term Rentals are ineligible in New York City. Non-Permanent Resident Aliens originating from China are ineligible in the State of Florida. Non-licensed States: HI				
General Requirements				
Product Type	<ul style="list-style-type: none"> • 40-Year Fixed IO = Max 75% LTV • 30-Yr Fixed, 15-Yr Fixed or 30-Yr Fixed IO. • Interest only not permitted on No Ratio. • When ARMs are reinstated, ARMs are not permitted in MS or with DSCRs < 1 			
Interest Only	<ul style="list-style-type: none"> • Min Credit Score: 640 when DSCR >= 1% • Min Credit Score: 700 when DSCR < 1% • Interest Only not allowed on No Ratio Loans 		<ul style="list-style-type: none"> • Borrower to qualify using the IO payment based on the qualifying rate (Greater of the fully indexed rate or note rate). 	
Loan Amounts	<ul style="list-style-type: none"> • Min: 75,000 • Max \$3,000,000 	Loan Amounts \$75K to < \$100K: <ul style="list-style-type: none"> • Max LTV 65% • 1% DSCR Required 	Loan Amounts >=\$100,000 to < \$125,000: <ul style="list-style-type: none"> • Max LTV 75% Purchase/Rate and Term. • Max LTV 70% Cash Out. • 1% DSCR Required 	
Occupancy	• Investment Properties (Business Purpose)			
Loan Purpose	• Purchase, Rate/Term, and Cash Out			
2-1 Temporary Buydown	<ul style="list-style-type: none"> • Seller Paid Buydown/Concession • Min Score 680 		<ul style="list-style-type: none"> • Borrower qualifies at actual rate (pre-buydown). 	

Purchase Only Option	<ul style="list-style-type: none"> Min DSCR >= .75 	<ul style="list-style-type: none"> Lender Paid or 3rd Party Paid Buydown (Excluding Real Estate Agents, Brokerages, Borrower, or relatives) permitted for Correspondent Clients only. 	
Cash-Out	<ul style="list-style-type: none"> LTV > 60% - \$500,000 or when DSCR is >=.75 unlimited cash out permitted with 18 months reserves exclusive of cash back LTV <=60% - Unlimited 	<ul style="list-style-type: none"> NOTE: that cash out limits do not apply to Delayed Financing Transactions Cash out refinances on properties acquired in the past 12 months require DSCR of .75 Condos in FL max LTV 75% 	
Property Type	<ul style="list-style-type: none"> Single Family, Attached, 2-4 Units, Warrantable Condo and Non-Warrantable Condo. C4 condition rating or better. Condotels Rural Properties are not eligible. 		
Condotel	Purchase or Rate/Term: <ul style="list-style-type: none"> 700 Score / Max LTV 70% 680 Score / Max LTV 65% 	Cash Out: <ul style="list-style-type: none"> 700 Score / Max LTV 65% 680 Score / Max LTV 60% Max C/O: \$250,000 	Max Loan Amount: <ul style="list-style-type: none"> \$1,500,000 Min Reserves: <ul style="list-style-type: none"> 6 months
Appraisals	<ul style="list-style-type: none"> FNMA Form 1004, 1025, 1073 with interior/exterior inspection 2nd Appraisal required for loan amounts > \$2m on loans with a DSCR > .75. No Ratio loans with loan amounts > \$1,500,000 require 2 appraisals. Appraisal Review Product to be ordered on all loans with an SSR over 2.5 with the exception of those with a full second appraisal. 		
Declining Markets	<ul style="list-style-type: none"> Declining markets, as identified by the appraiser, require a 5% LTV reduction off Matrix Max LTV. 		
Rural Property	<ul style="list-style-type: none"> Not allowed (Property up to 2-acres, not meeting the rural definition, eligible) 		
Income Requirements			
Income	<ul style="list-style-type: none"> Use lower of Estimated market rent from 1007 or lease agreement. Two months proof of receipt of existing lease amount required only when using higher amount of rental income from lease to qualify. All refinance transactions require the property to be leased. Vacant property not eligible with the exceptions of properties leased through short term rental agencies or on certain Delayed Financing loans (see guides for details). Property must not be occupied by any member of the borrower's LLC or any family member. Short term rental income permitted with use of a 12-month look back period to determine average monthly rents. Annual or monthly statements from AirBNB or similar service required. AirDNA may be used for DSCR (1-4 Units) Purchase, and Refinances of recently renovated properties. ALL the following apply: <ul style="list-style-type: none"> Subject Property must be located in a vacation, entertainment, tourism destination market. Minimum DSCR >= 1.15 Max LTV: Use the lesser of 75% or the applicable matrix LTV on a purchase and refinance; or max 70% LTV on Foreign Nationals. Form 1007 Single Family Comparable Rent Schedule/Form 1025 Small Residential Income Property Appraisal Report prepared by the appraiser reflecting long-term or short-term market rents. <ul style="list-style-type: none"> AirDNA's "Property Earning Potential" (Rentalizer Report) must meet the following requirements): <ul style="list-style-type: none"> Rentalizer <ul style="list-style-type: none"> Forecast period must cover 12 months from Note date. Occupancy rate must be >= 50%. Income calculation (AirDNA annual gross revenue ÷ 12) Must have five (5) comparison properties. For 2-4 Units, a report must be pulled on each individual unit in AirDNA, and the sum of all combined units' rental income will be used to determine the DSCR ratio. Must be similar in size, room count, amenities, availability, and occupancy. Short term rental are not permitted for No Ratio. Short term rentals are ineligible in New York City effective 9/5/2023. 		
Underwriting Requirements			
Credit Score	<ul style="list-style-type: none"> Lowest Middle score of all borrowers 	DSCR <ul style="list-style-type: none"> Loan amounts < \$125K: 1.00 Cash out refinances on properties acquired in the past 12 months: .75 Minimum DSCR .75 unless qualifying using the No Ratio guides. See matrix for all else 	
Tradelines when DSCR is .75 or greater	<ul style="list-style-type: none"> All borrowers have 3 scores: or Min: 2 open and reporting 24-months; or 3 open and reporting 12-months; or 24-months mortgage rating reporting on credit 	Reserves (>= 1.0 or < 1.0 and > .75) <ul style="list-style-type: none"> Loan Amount >= \$125K to \$500,000 = 3 months of PITIA Loan Amount > \$500K = \$2.0M: 6 months of PITIA Loan Amount > \$2.0M = 12 months of PITIA Cash out may be used to satisfy requirement 	
Tradelines – No Ratio	<ul style="list-style-type: none"> Each borrower must have a minimum of two trades within 24 months that show a 12-month history OR a combined credit profile between both borrowers with a minimum of three tradelines. Tradeline activity is not required. Eligible trades cannot have delinquency in the past 24 months. 	Reserves – No Ratio <ul style="list-style-type: none"> Loan Amount >=\$125K to \$500K – 3 months of PITIA Loan Amount > \$500,000 – \$2.0M = 6 months of PITIA Cash out may be used to satisfy requirement 	
		Gift Funds <ul style="list-style-type: none"> Allowed after min 10% borrower contribution. Cannot be used to meet reserve requirements 	

	<ul style="list-style-type: none"> • Current housing not reporting on credit may count as a trade if cancelled checks/debits are provided. 	Assets	<ul style="list-style-type: none"> • 30-day asset verification required
Investor Experience	<ul style="list-style-type: none"> • Not required 	Document Age	<ul style="list-style-type: none"> • 90-days
Prepayment Penalty	<ul style="list-style-type: none"> • Required on Investment Properties when permitted. • See PPP Requirements Matrix 		

Investor – DSCR (5-10 Units or Mixed Use 2-8 Units)

Investment Property (Business Purpose)				
Maximum LTV/CLTVs		>=1.00 DSCR		
Credit Score	Loan Amount	Purchase	R/T Refinance	Cash-Out Refinance
720+	<=1,500,000	75	75	70
	1,500,001 – 2,000,000	75	70	65
	2,000,001- 2,500,000	70	70	65
	2,500,001 – 3,000,000	70	70	65
700+	<=1,500,000	75	75	65
	1,500,001 – 2,000,000	70	70	65
	2,000,001- 2,500,000	65	65	60
	2,500,001 – 3,000,000	65	65	60
680 - 699	<=1,500,000	70	65	65
	1,500,001 – 2,000,000	65	60	60
	2,000,001- 2,500,000	65	60	60
	2,500,001 – 3,000,000	65	60	60
660-679	<=1,500,000	65	65	60
	1,500,001 – 2,000,000	60	60	55
Housing History		State Restrictions		Investor Experience
• 0x30x24		Reduce LTVs by 5% for loans in MS. Non-Permanent Resident Aliens and Foreign Nationals from China are ineligible in the State of Florida. Non-licensed States: HI		<ul style="list-style-type: none"> • No First Time Investors • Experienced Investor: Borrower must have a history of owning and managing commercial or residential real estate for at least 1 year in the last 3 years
Housing Event Seasoning				
• BK/FC/SS/DIL/Mod: 24 Mos				
General Requirements				
Product Type	• 40-Yr Fixed, 30-Yr Fixed, 15-Yr Fixed, 40 YR I/O, 30 YR I/O.			
Interest Only	<ul style="list-style-type: none"> • Min Credit Score: 660 • Max LTV: 75% 	<ul style="list-style-type: none"> • Borrower to qualify using the IO payment based on the qualifying rate (Greater of the fully indexed rate or note rate). 		
Loan Amounts	<ul style="list-style-type: none"> • Min: \$250,000 • Loan sizes under \$400,000 require a 5% reduction to LTV 	<ul style="list-style-type: none"> • Max: \$3,000,000 		
Occupancy	• Investment Properties (Business Purpose)			
Loan Purpose	• Purchase, Rate/Term, and Cash Out			
Cash-Out	• Max cash-out: \$1,000,000			
Foreign National	<ul style="list-style-type: none"> • Min DSCR >= 1.00 • Min Score: 700 if using US Credit • Foreign Credit is permitted. • Reserves: 12 months PITIA 	LTV requirements: <ul style="list-style-type: none"> • <= \$2.0M = Purch & R/T: 70% LTV or Cash-Out: 65% LTV • > \$2.0M - \$2.5M = Purch & R/T: 65% LTV or Cash-Out: 60% LTV • > \$2.5M - \$3.0M = Purch & R/T: 60% LTV or Cash-Out: 55% LTV 		
Property Type	<ul style="list-style-type: none"> • Residential 5-10 Units • Mixed Use 2-8 units. For properties with less than 5 units, at least 1 unit must be commercial. <ul style="list-style-type: none"> ○ 2-3 Units: Max 1 commercial unit ○ 4-5 Units: Max 2 commercial units ○ 6-8 Units: Max 3 commercial units ○ Commercial space must not exceed 49% of the total building area 			
Property Requirements	<ul style="list-style-type: none"> • Minimum 400 square feet per unit • Be accessible for year-round residential use. • Contain a full kitchen and bath. • Represent highest and best use of the property. • Not contain any health or safety issues 			
Property Condition	<ul style="list-style-type: none"> • No fair or poor ratings • No environmental issues (Storage or use of hazardous material, ex. Dry Cleaners, Laundromat) • No health or safety issues as noted by the appraiser (ex. Broker windows, stairs etc.) • No excessive deferred maintenance that could become a health or safety issue for tenants. • No structural deferred maintenance (ex. Foundation, roof, electrical, plumbing) 			

Unleased Units	<ul style="list-style-type: none"> • Maximum 1 vacant unit on a 2-3 Unit property; 2 vacancies on 4+ units. Note that properties are permitted to be delivered vacant on purchase transactions. • Unleased units must be in lease ready condition; units cannot be undergoing rehab, etc.
Appraisals	<ul style="list-style-type: none"> • Residential 5-10 units <ul style="list-style-type: none"> ○ FHLMC 71A, FNMA 1050 or similar short form appraisal report ○ Narrative report may be used but is not required. • Mixed Use 2-8 Units <ul style="list-style-type: none"> ○ General Purpose Commercial Forms (ex. GP Commercial Summary Form) • The following are required for both 5-10 Residential and Mixed Use 2-8 Unit appraisal reports. <ul style="list-style-type: none"> ○ Full Interior inspection required of each unit. ○ Rent roll. ○ Income and Expense Statement ○ Photos of subject including exterior/interior and street scene ○ Aerial photo ○ Sketch or floor plan of typical units ○ Map

	<ul style="list-style-type: none"> ○ Plot Plan or survey ○ Appraisal Qualifications ● 2nd Appraisal required for loan amounts > \$2m. <ul style="list-style-type: none"> ○ (2nd appraisal not required when Form 71A Multifamily or Commercial Narrative report is provided) BPO to be ordered on all transactions with the exception of those including two full appraisals		
Declining Markets	● Declining markets, as identified by the appraiser, require a 5% LTV reduction off Matrix Max LTV.		
Rural Property	● Up to 2 acres, not meeting the rural definition, permitted		
Income Requirements			
Income	<ul style="list-style-type: none"> ● Use lower of Estimated market rent or lease agreement. ● For leases that have converted to month-to-month, provide 2 months bank statements to support rental income. ● Vacant unit(s) – use 75% of market rents. Max 1 vacancy on 2–3-unit properties or 2 vacancies on 4+ units. ● Reduce qualifying rents by any management fee reflected on the appraisal report. ● 2-8 Mixed Use: Income from commercial space must not exceed 49% of the total property income. ● Minimum DSCR >=1.00 ● Loan Amounts => \$2,000,000 also require Debt Yield of 9% or greater (Net Operating Income/Loan Amount = 9% or greater) 		
Underwriting Requirements			
Credit Score	<ul style="list-style-type: none"> ● Middle of 3 scores or lower of 2 of all Borrowers 	Reserves	<ul style="list-style-type: none"> ● Loan Amt <= \$1.5M: 6 Months PITIA ● Loan Amt > \$1.5M - \$2.0M: 9 months PITIA ● Loan Amt > \$2.0M - \$2.5M: 12 Months PITIA ● Loan Amt > \$2.5M - \$3.0M: 12 Months PITIA ● Cash out may be used to meet reserve requirements
Tradelines	<ul style="list-style-type: none"> ● All borrowers have 3 scores: or ● Min: 2 open and reporting 24-months; or ● 3 open and reporting 12-months. 	Gift Funds	<ul style="list-style-type: none"> ● Allowed after min 10% borrower contribution. ● Cannot be used to meet reserve requirements
Assets	● 30-day asset verification required	Document Age	● 90-days
Prepayment Penalty	<ul style="list-style-type: none"> ● Required on Investment Properties when permitted. ● See PPP Requirements Matrix 		

Foreign National – 2nd Home and Investment Only

Maximum LTV/CLTVs		2 nd Home 2 Year Standard Doc/Asset Utilization (investment Full doc reduce 5% LTV)			
Credit Score	Loan Amount	Purchase	R/T Refi	Cash-Out Refi	
700+	<=1,500,000	75	70	65	
	1,500,001 – 2,500,000	70	70	65	
	2,500,001 – 3,000,000	65	65	60	
Foreign Credit	<=1,000,000	70	70	65	
	1,000,001 – 1,500,000	70	70	65	
	1,500,001- 2,500,000	65	65	60	
	2,500,001 – 3,000,000	60	60	55	
Housing History	Housing Event Seasoning	First Time Investor		Unleased Properties	
0x30x12	BK/FC/SS/DIL/Mod: > 48 Mo	Allowed		Not Allowed on Refinances	
Property Type Restrictions		State Restrictions			
Condo & 2-4 Units: Max LTV/CLTV: 70%		Foreign Nationals from China are ineligible in the State of Florida. Non-licensed States: HI			
Maximum LTV/CLTVs		DSCR (Investment Only)			
DSCR	Credit Score	Loan Amount	Purchase	R/T Refi	Cash-Out Refi
>=1.00	700+	<=2,000,000	70	70	65
		2,000,001 – 2,500,000	65	65	60
		2,500,001 – 3,000,000	60	60	55
	Foreign Credit	<=2,000,000	70	70	65
		2,000,001 – 2,500,000	65	65	60
		2,500,001 – 3,000,000	55	55	50
>.75 < 1.00	700+	<=2,000,000	65	65	60
		2,000,001 – 2,500,000	60	60	55
		<=2,000,000	65	65	60
	Foreign Credit	<=2,000,000	65	65	60
		2,000,001 – 2,500,000	60	60	55
		<=2,000,000	60	60	55
Housing History	Housing Event Seasoning	First Time Investor		Unleased Properties	
0x30x12	BK/FC/SS/DIL/Mod: >= 36 Mo	Allowed		Not Allowed on Refinances	
State Restrictions					
LTVs must be reduced by 5% for loans in the following state: MS Foreign Nationals from China are ineligible in the State of Florida With the exception of condotels, Short Term Rentals are ineligible in New York City Not permitted for Second Homes in the following counties in IL: Cook, Kane, Peoria, Will – Does not apply to Correspondents. Non-licensed States: HI					
General Requirements					
Product Type	<ul style="list-style-type: none"> 30-Yr Fixed, 15-Yr Fixed, 30-Yr Interest Only When ARMs are reinstated, ARMs are not available in MS 				
Interest Only	30-Yr Interest Only Available				
Loan Amounts	<ul style="list-style-type: none"> Min: 150,000 (no exceptions) Max: 3,000,000 				
Occupancy	<ul style="list-style-type: none"> Full Doc – 2nd Home and Investment Property (Business Purpose) DSCR – Investment Property (Business Purpose) 				
Loan Purpose	Purchase, Rate/Term, and Cash Out				
Cash-Out	<ul style="list-style-type: none"> \$750,000 if LTV > 50% Unlimited for LTV <= 50% 				
Property Type	Single Family, Attached, 2-4 Units, Warrantable and Non-Warrantable Condo, Condotel (See NQM Funding, LLC Guide for Restrictions). C4 condition rating or better. Condo & 2-4 Units: Max LTV/CLTV - Purchase & R/T 70% Cash-out 65%				
Appraisals	FNMA Form 1004, 1025, 1073 with interior/exterior inspection, 2 nd Appraisal required for loan amounts > \$2m				
Declining Markets	Declining markets, as identified by the appraiser, require a 5% LTV reduction off Matrix Max LTV.				
Rural Property	Rural properties (as defined in the Guides) Not Permitted				
Condotel	Full Doc NOO Purchase or Rate/Term <ul style="list-style-type: none"> Max 70% LTV DSCR Purchase or Rate/Term <ul style="list-style-type: none"> Max 65% LTV Full Doc NOO or DSCR Cash Out <ul style="list-style-type: none"> Max 60% LTV 	<ul style="list-style-type: none"> Max Loan Amount \$1,500,00 Max Cash Out \$250,000 Minimum 6 months reserves Minimum 400 square feet Must have full kitchen & 1 separate bedroom. 	<ul style="list-style-type: none"> Must be in a resort area or affiliated with a national hotel chain 		
ACH Form	Automatic Payment Authorization (ACH) Form is required for set-up along with a copy of a cancelled check.				
Income Requirements					
Income – Standard Doc	Salary/Wage <ul style="list-style-type: none"> Paystubs covering a minimum of 30-days (which include YTD income) and ONE of the following: <ul style="list-style-type: none"> W-2 equivalent; OR Two (2) years tax returns from borrower country of origin; OR A letter from employer on company letter head providing current monthly salary, YTD earnings and total earnings for the past 2-years. Letter from employer must be on company letterhead, including address and company web address, Employer to be independently verified (LexisNexis, D&B, Google, other). All docs must be translated by an independent certified translator. 				
	Self-Employed <ul style="list-style-type: none"> Must be self-employed for a minimum of 2 years evidenced by a letter from the borrower's CPA or local equivalent (the "Accountant") on Accountant letterhead. The letter must include income figures for each of the last 2 years and YTD income. A business license (where required) and organization documents should be provided; and A copy of the Accountant's current license is required. The Business & Accountant must be independently verified; and All documents must be translated by an independent certified translator. 				

Asset Utilization	<ul style="list-style-type: none"> • Eligible assets must be sourced and seasoned for a minimum of four (4) months. • Qualified assets and reserves may be deposited in a financial institution outside the U.S. subject to State/LTV restrictions. • Eligible assets must be divided by 60 to determine a monthly income stream. 		
Income – DSCR	<ul style="list-style-type: none"> • Use lower of Estimated market rent from 1007/1025 or lease agreement. • Two months proof of receipt of existing lease amount required when using higher amount from lease to qualify. • All refinance transactions require the property to be leased. Vacant property not eligible unless history of Air BNB • Minimum $\geq .75$ DSCR required • Short term rental income permitted with use of a 12-month look back period to determine average monthly rents. Annual or monthly statements from AirBNB or similar service required. • AirDNA may be used for DSCR (1-4 Units) Purchase, and Refinance transactions of recently renovated properties. ALL the following apply: <ul style="list-style-type: none"> • Subject Property must be located in a vacation, entertainment, tourism destination market. • Minimum DSCR ≥ 1.15. • Max LTV will be capped at lesser of 70% or the applicable Matrix LTV. • Form 1007 Single Family Comparable Rent Schedule/Form 1025 Small Residential Income Property Appraisal Report prepared by the appraiser reflecting long-term or short-term market rents. • AirDNA Reporting must be used as follows: <ul style="list-style-type: none"> ○ AirDNA “Property Earning Potential” (Rentalizer Report) must meet the following requirements: <ul style="list-style-type: none"> ▪ Rentalizer: <ul style="list-style-type: none"> • Forecast period must cover 12 months from Note date. • Occupancy rate must be $\geq 50\%$. • Income calculation (AirDNA gross revenue \div 12) • Must have five (5) comparison properties. • For 2-4 Units, a report must be pulled on each individual unit in AirDNA, and the sum of all combined units’ rental income will be used to determine the DSCR ratio. • Must be similar in size, room count, amenities, availability, and occupancy. • Short term rentals are ineligible in New York City effective 9/5/2023. 		
Underwriting Requirements			
Documentation Requirements	Provide borrower’s valid and unexpired passport and documentation the borrower is legally present: <ul style="list-style-type: none"> • Copy of borrower’s unexpired visa OR an I-797 with valid extension dates and I-94 • Borrowers from countries participating in the visa waiver program are not required to provide a visa. • Citizens of Canada traveling to the US do not require nonimmigrant visa. 		
Credit Score	Middle of 3 scores or lower of 2, if available	DTI Requirements	Standard Max 50% (does not apply to DSCR)
Tradelines	Min: 2 open and reporting 24-months or 3 open and reporting 12-months, see Guide for requirements	Reserves	<ul style="list-style-type: none"> • 12-months of PITIA • 6-months with 5% LTV reduction. • Cash out may be used to satisfy requirement
Assets	<ul style="list-style-type: none"> • 30-days asset verification required for US Based Accounts; 60-days for Foreign Assets • Deposits $> 50\%$ of gross income must be documented on purchases 	FN – Residual Income 2nd Homes only	<ul style="list-style-type: none"> • Defined as Gross Monthly Income – Total Monthly Obligations. • Requirement based on # in household. • FN: applies to HPML loans or when the DTI $> 43\%$ on 2nd homes only: <ul style="list-style-type: none"> • 1 person = \$1,500 • 2 persons = \$2,500 • Add \$150 per additional household member
Gift Funds	See NQMF Guidelines for Restrictions		
Document Age	• 90-days		
Escrow Impounds	• Escrow of taxes and insurance are required with ACH payments for all Foreign National Loans.		
Prepayment Penalty	<ul style="list-style-type: none"> • Required on NOO when permitted. • See PPP Requirements Matrix 		

Prepayment Penalty Requirements

PPP Requirements Matrix

Required on Investment Properties as follows:

- AK, MN, NH, NM: Penalties not permitted.
- CO: Loan Product Choice Disclosure form included with the Disclosure & Closing package - Max permitted: 5% for 60 months
- DE: For loan applications registered and locked on or after 10/1/2023, prepayment penalties on NOO properties are allowed in the State of Delaware.
- IL –Cook County: < 8%, >250K Loan Amount – Max permitted 5% for 60 months; all other counties <8% - Max permitted; 5% for 60 months.
- MD: 2 months advance interest for 36 months; or >36-60 months, 6 months interest on 80%.
- MI: Max permitted: 1% for 36 months.
- MS: Declining Prepay only, Max permitted: 5%/60, 4%/48, 3%/36, 2%/24, or 1%/12.
- OH: >100K Loan Amount – Max permitted: 5% for 60 Months
- OR: Additional Notice to Borrower verbiage included in the Prepay Addendum in the Closing Package - Max permitted: 5% for 60 months
- PA: 1-2-units w/loan amount < \$301,022 permitted when closing in an LLC, and 3-4 units permitted regardless of loan size.
- RI: Max permitted: 2% for 12 Months
- WI: Loan Product Choice Disclosure Included with the Disclosure and Closing package - Max Allowable PPP 5% for 60 months
- All Other States: Max PPP Permitted 5% for 60 months – see rate sheet