



**Diamond Series – Full & Alt Doc**

<b>Full Doc &amp; Alt Doc</b>			
<b>Primary Residence</b>			
<b>1-4 Unit/Condo Purchase/Rate Term</b>			
<i>Credit Score</i>	<b>\$750,000</b>	<b>\$1,000,000</b>	<b>\$1,500,000</b>
<b>760+</b>	85%	85%	85%
<b>740 - 759</b>	85%	85%	85%
<b>720 - 739</b>	85%	85%	85%
<b>700 - 719</b>	85%	85%	85%
<b>680 - 699</b>	80%	80%	80%
<b>660 - 679</b>	70%	70%	70%
<b>1-4 Unit/Condo Cash Out</b>			
<i>Credit Score</i>	<b>\$750,000</b>	<b>\$1,000,000</b>	<b>\$1,500,000</b>
<b>760+</b>	80%	80%	80%
<b>740 - 759</b>	80%	80%	80%
<b>720 - 739</b>	80%	80%	80%
<b>700 - 719</b>	75%	75%	75%
<b>680 - 699</b>	75%	75%	75%
<b>Second Home</b>			
<b>1 Unit/Condo Purchase/Rate Term</b>			
<i>Credit Score</i>	<b>\$750,000</b>	<b>\$1,000,000</b>	<b>\$1,500,000</b>
<b>760+</b>	80%	80%	80%
<b>740 - 759</b>	80%	80%	80%
<b>720 - 739</b>	80%	80%	80%
<b>700 - 719</b>	80%	80%	80%
<b>680 - 699</b>	75%	75%	75%
<b>660 - 679</b>	70%	70%	70%
<b>1 Unit/Condo Cash Out</b>			
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<b>760+</b>	70%	70%	65%
<b>740 - 759</b>	70%	70%	65%
<b>720 - 739</b>	70%	70%	65%
<b>700 - 719</b>	65%	65%	60%
<b>680 - 699</b>	60%	60%	60%



### Diamond Series – Full & Alt Doc (cont.)

Investment/Business Purpose			
1-4 Unit/Condo Purchase/Rate Term			
Credit Score	\$750,000	\$1,000,000	\$1,500,000
760+	80%	80%	80%
740 - 759	80%	80%	80%
720 - 739	80%	80%	80%
700 - 719	80%	80%	75%
680 - 699	70%	70%	70%
660 - 679	65%	65%	65%
1-4 Unit/Condo Cash Out			
Credit Score	\$750,000	\$1,000,000	\$1,500,000
760+	75%	75%	70%
740 - 759	75%	75%	70%
720 - 739	75%	75%	70%
700 - 719	70%	70%	65%
680 - 699	65%	65%	65%

Reserves	
≤ \$1,000,000	3 Months
\$1,000,001 - \$1,500,000	6 Months
Derogatory Credit Event ≤ 4 Years	Additional 6 Months
DTI > 43%	Additional 3 Months
Other Mortgages on the Borrower's Credit Report	Additional 3 Months*
Max Reserves Required Per Transaction	18 Months

\* Based on the PITIA of the Subject Property

Overlays	
Products	30 YR Fixed, 30 YR IO (20 YR amort.), 40 YR IO (30 YR amort.)
Min   Max Loan Amt	\$125,000   \$1.5M
LTV Max	Max 80% LTV on 2-4 Units   Max 75 LTV IO
Property Type	Rural properties <u>ineligible</u> for investor occupancy and 2 <sup>nd</sup> homes
Gifts of Equity	10% reduction to max LTV for gifts of equity



## Diamond Series – Asset Qualifier

<b>Asset Qualifier</b>			
<b>Primary Residence</b>			
<b>1-4 Unit/Condo Purchase/Rate Term</b>			
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<b>720 - 739</b>	80%	80%	80%
<b>700 - 719</b>	75%	75%	75%
<b>680 - 699</b>	75%	75%	75%
<b>Second Home</b>			
<b>1 Unit/Condo Purchase/Rate Term</b>			
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Reserves	
Percentage of Loan Amount	110%+
≤ \$1,000,000	Additional 3 Months
\$1,000,001 - \$1,500,000	Additional 6 Months
Derogatory Credit Event ≤ 4 Years	Additional 6 Months
DTI > 43%	Additional 3 Months
Other Mortgages on the Borrower's Credit Report	Additional 3 Months*

\*Based on the PITIA of the Subject Property

Overlays	
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