

<b>Asset Qual</b>						
<b>Primary Residence</b>						
<b>1-4 Unit/Condo P/RT</b>						
<b>Credit Score</b>	<b>\$750,000</b>	<b>\$1,000,000</b>	<b>\$1,500,000</b>	<b>\$2,000,000</b>	<b>\$2,500,000</b>	<b>\$3,000,000</b>
<b>720+</b>	85%	85%	85%	85%	85%	80%
<b>700 - 719</b>	85%	85%	85%	85%	80%	75%
<b>680 - 699</b>	80%	80%	80%	75%	65%	65%
<b>660 - 679</b>	70%	70%	70%	65%	NA	NA
<b>1-4 Unit/Condo C/O</b>						
<b>Credit Score</b>	<b>\$750,000</b>	<b>\$1,000,000</b>	<b>\$1,500,000</b>	<b>\$2,000,000</b>	<b>\$2,500,000</b>	<b>\$3,000,000</b>
<b>720+</b>	80%	80%	80%	75%	75%	70%
<b>700 - 719</b>	75%	75%	75%	75%	70%	65%
<b>680 - 699</b>	75%	75%	75%	70%	55%	55%
<b>Second Residence</b>						
<b>1 Unit/Condo P/RT</b>						
<b>Credit Score</b>	<b>\$750,000</b>	<b>\$1,000,000</b>	<b>\$1,500,000</b>	<b>\$2,000,000</b>	<b>\$2,500,000</b>	<b>\$3,000,000</b>
<b>720+</b>	80%	80%	80%	75%	75%	70%
<b>700 - 719</b>	80%	80%	80%	75%	75%	65%
<b>680-699</b>	75%	75%	75%	70%	65%	NA
<b>660-679</b>	70%	70%	70%	60%	NA	NA
<b>1 Unit/Condo C/O</b>						
<b>Credit Score</b>	<b>\$750,000</b>	<b>\$1,000,000</b>	<b>\$1,500,000</b>	<b>\$2,000,000</b>	<b>\$2,500,000</b>	<b>\$3,000,000</b>
<b>720+</b>	70%	70%	65%	60%	60%	60%
<b>700-719</b>	65%	65%	60%	60%	60%	60%
<b>680-699</b>	60%	60%	60%	55%	55%	NA
<b>Investment/Business Purpose</b>						
<b>1-4 Unit/Condo P/RT</b>						
<b>Credit Score</b>	<b>\$750,000</b>	<b>\$1,000,000</b>	<b>\$1,500,000</b>	<b>\$2,000,000</b>	<b>\$2,500,000</b>	<b>\$3,000,000</b>
<b>720+</b>	80%	80%	80%	75%	75%	75%
<b>700-719</b>	80%	80%	75%	75%	75%	75%
<b>680-699</b>	70%	70%	70%	70%	65%	65%
<b>660-679</b>	65%	65%	65%	55%	NA	NA
<b>1-4 Unit/Condo C/O</b>						
<b>Credit Score</b>	<b>\$750,000</b>	<b>\$1,000,000</b>	<b>\$1,500,000</b>	<b>\$2,000,000</b>	<b>\$2,500,000</b>	<b>\$3,000,000</b>
<b>720+</b>	75%	75%	70%	65%	65%	65%
<b>700-719</b>	70%	70%	70%	65%	65%	65%
<b>680-699</b>	65%	65%	65%	60%	55%	55%
<b>Reserves</b>						
≤ \$1,000,000				3 Months		
\$1,000,001 - \$2,000,000				6 Months		
> \$2,000,000				9 Months		
DTI > 43%				Additional 3 Months		
Other Mortgages on the Borrower's Credit Report				Additional 3 Months*		
Cash-out Loan				18 Months**		
Max Reserves Required Per Transaction				18 Months**		
* Based on the PITIA of the Subject Property						
** Cash-out can be used as reserves						

Eligibility	
<b>Eligible Borrowers</b>	<ul style="list-style-type: none"> <li>• US Citizen</li> <li>• Permanent Resident Alien</li> <li>• Non-Permanent Resident Alien               <ul style="list-style-type: none"> <li>○ Borrower has a Social Security Number (SSN) and a current verified status, which may be documented by a valid employment authorization card or</li> <li>○ Visa types allowed: E-1, E-2, E-3, EB-5, G-1 through G-5, H-1, L-1, NATO, O-1, R-1, TN NAFTA (SSN Required)</li> </ul> </li> </ul>
<b>Occupancy</b>	<ul style="list-style-type: none"> <li>• Primary</li> <li>• Second Home</li> <li>• Investment</li> </ul>
<b>Product Offering</b>	<ul style="list-style-type: none"> <li>• 5/6 ARM</li> <li>• 5/6 ARM 10 Year IO (40 Year Term)</li> <li>• 5/6 ARM 10 Year IO (30 Year Term)</li> <li>• 30 Year Fixed Rate Mortgage</li> <li>• 30 Year Fixed Rate Mortgage (10-year Interest only)</li> <li>• 40 Year Fixed Rate Mortgage (must include a 10-year Interest only period)</li> </ul>
<b>Min   Max</b>	\$125,000   \$3M
<b>Property Types</b>	<ul style="list-style-type: none"> <li>• Single Family Detached</li> <li>• Single Family Attached</li> <li>• 1-4 Unit Residential Properties</li> <li>• Warrantable Condos</li> <li>• Non-Warrantable (check eligibility)</li> <li>• PUDs</li> </ul>
<b>Age of Documentation</b>	<ul style="list-style-type: none"> <li>• Credit Report – 120 days from the Note date</li> <li>• Income-60 days from the Note date</li> <li>• Assets- 60 days from the Note date</li> <li>• Appraisal- 120 days, 180 days with a recert of value</li> </ul>
<b>LTV Adjustments</b>	<ul style="list-style-type: none"> <li>• Max 75% LTV IO</li> <li>• Max 80% LTV 2-4 Units</li> <li>• 10% reduction to max LTV for loans with a gift of equity</li> </ul>
Credit	
<b>Credit Score</b>	<p>The Qualifying Credit Score is the credit score of the Borrower with the greatest income among all Borrowers. The Qualifying Credit Score for a Borrower is</p> <ul style="list-style-type: none"> <li>• the middle score for Borrowers with three Credit Scores,</li> <li>• the lower score for Occupying Borrowers with two Credit Scores.</li> </ul> <p>If a non-occupying co Borrower is being used to qualify for the loan the Qualifying Credit Score will be the lower of credit score for the occupying Borrower with the greatest income and the non-occupying co Borrower.</p> <p>Min FICO Qualifying Borrower: 660</p>
<b>Tradelines</b>	<ul style="list-style-type: none"> <li>• 3 tradelines reporting for 12 months.</li> <li>• 2 of the 3 tradelines must have been active in the last 12 months.</li> </ul> <p>The following are eligible tradelines.</p> <ul style="list-style-type: none"> <li>• Any account reported by Experian Trans Union or Equifax</li> <li>• Verification of mortgage in accordance with these guidelines</li> <li>• Verification of rent in accordance with these guidelines</li> <li>• Verification of installment debt in accordance with these guidelines</li> </ul>

<p><b>Mortgage and Housing History Requirements</b></p>	<p>No Borrower may be more than 1x30x12 or 0x30x6 on any mortgage or rental payment for a property located in the United States.</p> <p>All borrowers must document their current housing payment history for the most recent 12 months. If the credit report does not reflect the current housing payment history, the following documentation is required:</p> <ul style="list-style-type: none"> <li>• Mortgage and/or HELOC payments: <ul style="list-style-type: none"> <li>○ Loan payment history from the servicer or third-party verification service,</li> <li>○ Verification of mortgage (VOM) from an institutional lender OR most recent 12 months cancelled checks or bank statements</li> <li>○ Verification of mortgage (VOM) from a private lender OR 12 months cancelled checks or bank statements.</li> </ul> </li> <li>• Owned free and clear: <ul style="list-style-type: none"> <li>○ Most recent 12 months property taxes paid on time</li> </ul> </li> <li>• Rent payments: <ul style="list-style-type: none"> <li>○ Verification of Rent (VOR) from a management company</li> <li>○ Verification of Rent (VOR) from a private landlord AND most recent 12 months cancelled checks or bank statements</li> </ul> </li> <li>• First time homebuyer living rent free: <ul style="list-style-type: none"> <li>○ Only permitted on primary residence transactions</li> </ul> </li> </ul>
<p><b>Derogatory Credit</b></p>	<p>The seasoning requirement for derogatory credit is four years for Bankruptcy, Foreclosure, Short Sale/Deed in lieu at standard eligibility requirements. A waiting period of two years is allowed if the LTV's less than or equal to 70%.</p> <p>The length of time will be measured based on the below:</p> <ul style="list-style-type: none"> <li>• Bankruptcy will be measured by discharge/dismissal date to the Note date.</li> <li>• Foreclosure will be measured by settlement date to the Note date, unless included in a bankruptcy then the discharge date of the bankruptcy to the Note date will be used.</li> <li>• Short Sale/Deed-in-lieu will be measure by the completion date to the Note date unless included in a bankruptcy then the discharge date of the bankruptcy to the Note date will be used.</li> </ul> <p>Forbearance, loan modifications, or deferrals are treated as a short sale / deed-in-lieu for eligibility and pricing purposes.</p> <p>Any loan in forbearance or a deferral due to COVID-19 is not considered derogatory credit and is still eligible for purchase by Logan at standard LTV and reserves if one of the following is true:</p> <ul style="list-style-type: none"> <li>• The loan is fully reinstated meaning the deferred balance was paid in full and the source of the funds used to pay the deferred balance has been sourced to an allowable asset in accordance with section 8 of these underwriting guidelines, and the borrower has made at a minimum the last 3 months consecutive payments</li> <li>• The Borrower has exited the forbearance or deferral and has made at least 6 months consecutive payments</li> </ul> <p>Any loan payment history that appears to reflect the above may require additional documentation, such as canceled checks or bank statements to show payments were made</p>

Income	
<b>Max DTI</b>	50%
<b>Qualifying Mortgage Payment</b>	Higher of the fully indexed rate or the note rate amortized over the amortization period plus the monthly real estate taxes, insurance, and association dues.
<b>Calculating Income</b>	<p>To be eligible for the Asset Qualification Program, the Borrower's documented reserves are at least 110% of the original principal balance of the Loan plus applicable reserves per the program matrix and the Borrowers' Income from Asset Qualification plus the Borrowers' Income from Other Sources are sufficient so the Borrowers' debt to income ratio does not exceed 50%.</p> <p>Monthly Borrowers' Income from Asset Qualification is determined by using total documented reserves divided by 60.</p> <p>The following assets are permitted for reserves and the income calculation</p> <ul style="list-style-type: none"> <li>• Account statements (bank, credit union, brokerage, etc.) covering the seasoning period for the applicable program.</li> <li>• When bank statements are used for asset verification, the statements can be obtained from the Borrower, or the Seller can use a third-party asset vendor participating in Fannie Mae's "Day 1 Certainty" process. Regardless of the source of the statements, any large deposits must be evaluated. Large deposits are defined as any single deposit that represents more than 50% of the Borrower's monthly income.</li> <li>• Request for Verification of Deposit (Fannie Mae Form 1006).</li> <li>• Stocks/bonds/mutual funds – 100% of stock accounts may be considered in the calculation of assets for closing and reserves.</li> <li>• Vested retirement account funds – 60% may be considered for down payment and closing costs. If applicant is of retirement age, then 70% will be considered for down payment and closing costs. If the Borrower is using vested retirement account for reserves 100% of the value can be used.</li> <li>• Life insurance and annuities- the surrender value of life insurance and annuities can be used to meet the reserve requirements.</li> </ul>
<b>Supplemental Income</b>	Any supplemental income the Borrower needs for qualifying will be documented in accordance with the Full Doc loan program.
Assets and Gifts	
<b>Asset Seasoning</b>	<ul style="list-style-type: none"> <li>• Assets must be sourced and seasoned for 60 days</li> </ul>
<b>Allowable Assets</b>	<ul style="list-style-type: none"> <li>• Account statements (bank, credit union, brokerage, etc.) covering the seasoning period for the applicable program.</li> <li>• Stocks/bonds/mutual funds – 100% of stock accounts may be considered in the calculation of assets for closing and reserves.</li> <li>• Vested retirement account funds – 60% may be considered for down payment and closing costs. If applicant is of retirement age, then 70% will be considered for down payment and closing costs. If the Borrower is using vested retirement account for reserves 100% of the value can be used.</li> <li>• Life insurance and annuities- the surrender value of life insurance and annuities can be used to meet the reserve requirements.</li> <li>• Business funds may be used for down payment, closing costs and reserves. The Borrower must be listed as an owner of the account, and the account needs to be verified according to the above requirements. A CPA letter must be included in the credit file that the withdrawal will not harm the financial strength of the business is only required if income from that business is being used to qualify in the Borrower's debt to income ratio calculation.</li> </ul>

	<ul style="list-style-type: none"> <li>The ending balance of business funds used may be the lesser of 100% of the ending balance or the percent of business ownership of the ending balance.</li> <li>Cash-out proceeds can be used to meet the reserve requirement</li> </ul>
<b>Ineligible Assets</b>	<ul style="list-style-type: none"> <li>Non-vested or restricted stock accounts are not eligible for use as down payment or reserves.</li> <li>Any assets which produce income or are used as income already included in the income calculation are not eligible for use as down payment or reserves.</li> <li>Assets/funds held outside the U.S.</li> <li>Cash-on-hand</li> <li>Sweat equity</li> <li>Grant funds</li> <li>Down payment assistance programs</li> <li>Unsecured loans or cash advances</li> <li>Crypto Currency</li> </ul>
<b>Gift Funds/Eligible Donors</b>	<ul style="list-style-type: none"> <li>Gift funds are permitted for down payment and closing costs only.</li> <li>No minimum contribution from the Borrower is required.</li> <li>10% Reduction to max LTV with a gift of equity</li> <li>Gift of equity not permitted on a 2<sup>nd</sup> Home Business Purpose/Investment Properties</li> </ul> <p>A gift can be provided by:</p> <ul style="list-style-type: none"> <li>a relative, defined as the Borrower's spouse, child, or other dependent, or by any other individual who is related to the Borrower by blood, marriage, adoption, or legal guardianship; or</li> <li>a fiancé, fiancée, or domestic partner.</li> </ul>
<b>Additional Information</b>	
<b>Eligible Vesting</b>	<ul style="list-style-type: none"> <li>Individuals</li> <li>Tenants in common</li> <li>Joint tenants</li> <li>Inter vivos revocable trust</li> </ul>
<b>Prepayment Penalty</b>	<ul style="list-style-type: none"> <li>Required on business purpose loans/investment properties ONLY</li> <li>1, 2, and 3Year Options Available</li> <li>Prepayment penalties can be bought-out*</li> <li>If the state does not allow prepayment penalty, the prepayment penalty must be bought-out</li> </ul>
<b>Limitation on Financed Properties</b>	<ul style="list-style-type: none"> <li>Capped at 6 loans or \$5,000,000</li> </ul>
<b>Multiple Appraisals/Desk Review</b>	<p>A second appraisal is required when any of the following conditions exist:</p> <ul style="list-style-type: none"> <li>The loan balance exceeds \$2,000,000.</li> <li>The transaction is a flip as defined in the Property Flipping section of this guide.</li> <li>As required under the Appraisal Review Products section of this guide.</li> <li>When a second appraisal is provided, the transaction's "Appraised Value" will be the lower of the two appraisals. The second appraisal must be from a different appraiser than the first appraisal.</li> </ul> <p>An enhanced desk review product is required and will be ordered by Logan from any of the following:</p> <ul style="list-style-type: none"> <li>ARR from Pro Teck</li> <li>CDA from Clear Capital or</li> <li>FNMA Collateral Underwriter (CU) with a score of <math>\leq 2.5</math></li> </ul>

