

Platinum 2nd Lien

PLATINUM 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	SFR	740	85%	\$500,000	\$2,000,000	\$3,500,000	\$4,000,000		
			720	80%						
		SFR/Condo ¹	740	85%					\$3,000,000	\$3,500,000
			700	80%						
	Cash Out ²	SFR	740	85%			\$3,500,000	\$4,000,000		
			720	80%						
		SFR/Condo ¹	700	80%	\$3,000,000	\$3,500,000				
			680	75%						
¹ Second 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 allowed in NY or TX Not permitted in the following counties in IL: Cook, Kane, Peoria, Will Non-Permanent Resident Aliens from China are ineligible in the State of Florida. 									
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 									
Loan Purpose	<ul style="list-style-type: none"> Purchase 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 		<ul style="list-style-type: none"> Fixed Expense Ratio of 10% 			<ul style="list-style-type: none"> 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
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: <ul style="list-style-type: none"> 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