



Sequoia Fixed Non-Conforming Program Summary

Product Highlights

- Low reserves
- Two-Close Construction to Perm allowed.
- Up to \$2,000,000 loan amounts.

Sequoia Fixed Program Matrix:

PURCHASE AND RATE TERM REFINANCE¹

Occupancy	Units ²	FICO/Credit Score	LTV/CLTV	Max Loan Amount	Reserves
Primary Residence	1 Unit SFR, PUD, Condo	720	80%	\$1,500,000	12 months
		700	80%	\$1,000,000	6 months
		680	80%	\$850,000	6 months
		740	75%	\$2,000,000	12 months
	2 Units	740	65%	\$2,000,000	12 months
Second Home	1 Unit SFR, PUD, Condo	740	70%	\$2,000,000	18 months
Investment	1-2 Unit SFR, PUD, Condo	740	65%	\$1,500,000	18 months

Program Matrix Notes

1. Maximum cash back for rate term refinance transactions is limited to 1% of the new refinance loan amount.
2. First time homebuyers allowed with the following parameters:
 - 38 maximum DTI
 - 740 minimum FICO
 - 12 months' reserves
 - 24 months' rental history with no late payments
 - One-unit properties only
 - Max \$1,500,000 loan amount

Two-Close Construction to Permanent – Rate and Term

Occupancy	Property Type	FICO/Credit Score	LTV/CLTV	Max Loan Amount	Reserves
Primary Residence	SFR/PUD	700	80%	\$1,500,000	12 months
Primary Residence	SFR/PUD	680	80%	\$850,000	18 months

Product Detail	Product Guidelines
Amortization Type	Fixed Rate
Appraisal	<ul style="list-style-type: none"> All appraisals must be accompanied by a Desk review which must be ordered by Caliber via Clear Capital Collateral Desktop Analysis (CDA). If Desk Review does not support appraisal value, then a Field Review must be ordered by Caliber. A Desk Review value within 10% (higher or lower) of the full appraisal value is acceptable. The value used to determine the LTV/HCLTV would be that of the full appraisal. A Desk Review variance that exceeds 10% below the value on the appraisal report, a Field Review should be obtained to support the full appraised value. A Field Review variance that exceeds 10% below the appraisal value, a second full appraisal must be obtained. The lower value of the two full appraisal reports will be the value used to calculate LTV/HCLTV.
Assets	<p>Caliber considers any income or assets that are derived from an illegal source in accordance with all applicable federal, state, and local laws, rules, and regulations as ineligible for all financing types and programs. Federal law restricts marijuana related activities and therefore the income or assets from these sources are not allowed for qualifying. Related activities include:</p> <p>Any business or activity related to marijuana use, growing, selling, or supplying marijuana. A marijuana-related business is defined as including any of the following:</p> <ul style="list-style-type: none"> Possession of cannabis or cannabis seeds Processing Growing Harvesting/Cultivation Testing Packaging/Delivery Wholesale or Retail sales <p>Hemp income and/or assets are eligible as long as the state recognizes hemp business as a legal business.</p>
AUS	<ul style="list-style-type: none"> AUS is required. Loans must receive either DU/LP, "Accept/Eligible", "Approve/Eligible", "Accept/Ineligible" or "Approve/Ineligible" findings due to exceeding the loan amount and/or the exceeding the LTV only. Accept/Ineligible or Approve/Ineligible findings for excessive cash-out may also apply, as the Jumbo Underwriting Guidelines permit cash back up to 1% of the loan amount on a jumbo rate and term refinance. DU/LP analyzes the information in the loan case file to reach an overall credit risk assessment; however, the loan must meet all manual underwriting documentation requirements as stated in the AIG Jumbo Underwriting Guidelines. All documentation related to Seller's determination that the mortgage loan is QM-compliant, including all underwriting documentation must be provided (including evidence of compliance with Regulation Z, Appendix Q). Delegated underwriting. Refer to the AIG Jumbo Underwriting Guide for anything not addressed in this Program Summary.
Borrower Eligibility	U.S. Citizens Permanent Resident Aliens All borrowers must have a valid Social Security number.
Borrower Contribution	Minimum 5% borrower contribution required. All down payment funds and cash to close must be documented and verified. Cryptocurrency such as bitcoins are not allowed.
Declining Market	Not applicable
Documentation	Full



Escrow Waivers	<ul style="list-style-type: none"> • Partial escrow waivers for homeowner insurance or property taxes are permitted provided the loan meets escrow waiver eligibility requirements. • Escrow waiver not allowed for flood insurance as mandated by the Flood Disaster Protection Act of 1073, as amended
Escrow Holdback	Not allowed.
FICO/Credit Score	680 (<i>Minimum FICO requirement may be higher depending on loan parameters. Please see the matrices for details.</i>) Non-traditional credit is not allowed.
Gift Funds	Allowed with the following parameters: <ul style="list-style-type: none"> • Primary residence only • Single Family, PUD, Condo only • Eligible up to \$2,000,000 • Maximum 40% DTI, Maximum 38% DTI (First-time homebuyer) • Minimum 5% borrower contribution required. • Gift funds not eligible for reserves • Gift fund for purpose of paying off or reducing debt prior to or during loan transaction is allowed.
HPML or HOEPA	Not allowed.
Income	Caliber considers any income or assets that are derived from an illegal source in accordance with all applicable federal, state, and local laws, rules, and regulations as ineligible for all financing types and programs. Federal law restricts marijuana related activities and therefore the income or assets from these sources are not allowed for qualifying. Related activities include: Any business or activity related to marijuana use, growing, selling, or supplying marijuana. A marijuana-related business is defined as including any of the following: <ul style="list-style-type: none"> • Possession of cannabis or cannabis seeds • Processing • Growing • Harvesting/Cultivation • Testing • Packaging/Delivery • Wholesale or Retail sales • Hemp income and/or assets are eligible as long as the state recognizes hemp business as a legal business.
Ineligible Geographic Locations	U.S. Territories (including Puerto Rico, Guam, and the Virgin Islands)
Lien Position	First
Maximum Loan Amount	\$2,000,000. Refer to the Program Matrix . \$1,500,000 First-time homebuyers
Minimum Loan Amount	Conforming + \$1 (High-Balance Agency loans may be locked and submitted as a jumbo loan. These submissions will be manually underwritten, and subject to all jumbo loan underwriting guidelines).
Mortgage Insurance	Not required.
COVID-19 Mortgage & Rental Payment History	<u>AIG will refer to Fannie Mae LL 2021-03 (formerly LL-2020-03), AIG requires the following:</u> <ul style="list-style-type: none"> • <u>No mortgage loans or rental agreements for which the borrower is obligated may be in forbearance, including co-signed mortgage loans and rental agreements.</u> • <u>Loans to Borrowers who have exited forbearance on a mortgage or rental agreement which is current, must document the following:</u> <ul style="list-style-type: none"> ○ <u>Borrower has exited forbearance.</u> ○ <u>The mortgage/rent is not in a repayment plan or loss mitigation program and the mortgage/rent is current*.</u>

New Updates are highlighted in **blue**.
Retail/Wholesale 01/07/2022

	<p><u>*For the purposes of these requirements, “current” means the borrower has made all mortgage payments due in the month prior to the Note date of the new loan transaction, according to the terms of the original note, by no later than the last business day of that month.</u></p>
Number of Financed Properties	<ul style="list-style-type: none"> Maximum of 4 financed properties one- to four-unit residential real properties, including the subject property (regardless of occupancy type). Refer to Reserves for borrowers with multiple financed properties.
Occupancy	<p>Occupancy Types</p> <ul style="list-style-type: none"> 1–2-unit Primary Residence (First-time homebuyer is limited to primary residence) 1 unit Second Home 1–2-unit Investment Property <p>Ineligible Occupancy Types</p> <ul style="list-style-type: none"> <u>3-4 units</u>
Program Codes	JCF15, JCF20 and JCF30
Property Types	<p>Eligible Property Types:</p> <ul style="list-style-type: none"> Single Family (Detached, Semi Detached, Attached) PUD (Detached, Attached) Warrantable Condominiums approved through PERS, CPM, or Full Review (Detached, Attached) <p>Ineligible Property Types:</p> <ul style="list-style-type: none"> Manufactured housing Modular, prefabricated, and panelized homes Geodesic homes Properties comprising more than 15 acres of land. Cooperatives Group homes Log homes Properties with deed restrictions (with the exception of specific to developer land-use or building code requirements for a subject development)) Live/Work projects Mixed use properties Leaseholds
Ratios	Max 43% DTI
Reserves	<ul style="list-style-type: none"> Refer to the Program Matrix for reserve requirements. Additional Reserve Requirements <ul style="list-style-type: none"> Borrowers with other properties in addition to property being purchase or refinance are required to have six months of reserves for each additional property. Borrowers who do not own a primary residence are required to have six months of rent payments in reserves when financing a second home or investment property. Converting primary residence to a second home or investment property require 6 months of PITIA for the departing residence
Secondary Financing	<p>Purchase transactions with simultaneous secondary financing are ineligible.</p> <p>Refinance transactions:</p> <ul style="list-style-type: none"> Transactions with new simultaneous secondary financing are ineligible. Existing subordinate financing may be re-subordinated.
Seller Contributions	Max 3% allowed
Temporary Buydowns	Not Allowed
Term	15, 20 and 30 years

Title/Deed Restrictions	The following are ineligible: <ul style="list-style-type: none"> • Life Estates • Blind Trusts • Revocable Living Trusts • Irrevocable Trusts
Transaction Types	<p>Eligible Transaction Types:</p> <ul style="list-style-type: none"> • Purchase • Rate/Term Refinance • Two-Close Construction to Permanent <p>Ineligible Transaction Types:</p> <ul style="list-style-type: none"> • <u>Cash-Out Refinance</u> • Delayed Financing • Permanent Financing for New Construction – paying off interim construction financing. • Single-Close Construction-to-Permanent Mortgage. • Installment Land Contracts. • Loans with Principal Curtailments. • Refinance of Restructured Loan or Short Refinance Loan. • Renovation/Rehabilitation Mortgages. • Texas Section 50(a)(6) loans. • Property Flips. • A refinance transaction of a home currently listed for sale. • Prepayment penalty. • Any loan for which one or more borrowers does not have a valid credit score. • Loans involving borrowers with undocumented credit histories (“no credit”) or “Thin-file” credit. • Non-traditional credit reports. • Foreign credit reports. • Energy Efficient Loans • Texas a (3) Refinance