



SmartEdge Fixed and ARM Program Summary

Product Highlights

SmartEdge is designed for strong credit quality borrowers seeking flexible financing options. Borrowers may have a credit event or another isolated lapse in their credit performance that may preclude qualification for another program. Credit events include, without limitation, bankruptcy, foreclosure, short sale, or any other isolated instance of breach in an otherwise acceptable credit pattern. Other isolated lapses in credit performance would be characterized as a period of slow payments on their credit report, such as 30-day delinquencies resulting from isolated circumstances.

All borrowers must exhibit an acceptable recent credit history (as defined within this product summary) and provide a written explanation for derogatory credit events. Multiple credit events that are not a result of the same cause are not permitted. (Ex. Borrower who filed bankruptcy on multiple occasions).

SmartEdge Program Matrix

PURCHASE AND RATE TERM REFINANCE⁴

Occupancy ²	Units ^{6,7}	FICO/Credit Score	LTV/CLTV/HCLTV	Loan Amount ¹
Primary Residence	1-4 Units/ PUD Condo ^{6,7}	720	90/90%	\$2,500,000
		680	90/90%	\$2,000,000
		700	85/85%	\$2,500,000
		720	80/80%	\$3,000,000
		660	80/80%	\$2,000,000
Second Home ³	1 Unit	740	85/85%	\$3,000,000
	1-2 units/PUD Condo ^{6,7}	720	80/80%	\$2,500,000
		680	75/75%	\$2,000,000
		660	80/80%	\$1,500,000
			65/65%	\$2,000,000
Investment ³	1-4 Units/ PUD Condo ^{6,7}	720	75/75%	\$1,500,000
			70/70%	\$2,000,000
		680	70/70%	\$1,000,000
			65/65%	\$2,000,000

CASH-OUT REFINANCE⁵

Primary Residence	1-4 Units/ PUD Condo ^{6,7}	740	90/90%	\$2,500,000
		720	85/85%	\$2,000,000
			80/80%	\$3,000,000
		680	80/80%	\$1,500,000
		660	75/75%	\$2,000,000
Second Home	1 Unit/ PUD Condo ^{6,7}	700	80/80%	\$1,500,000
		720	75/75%	\$2,000,000
			70/70%	\$2,500,000
		680	65/65%	\$2,000,000
		660	65/65%	\$1,000,000
Investment	1-4 Units/ PUD Condo ^{6,7}	720	70/70%	\$1,500,000
			65/65%	\$2,000,000
		680	65/65%	\$1,000,000

			60/60%	\$2,000,000
Program Matrix Notes				
<ul style="list-style-type: none"> • If the appraiser notes the market is soft or declining a 5% reduction to the maximum LTV and a second appraisal is required. 1. First time homebuyer maximum loan amount \$1,500,000. Borrowers living rent free are not eligible. 2. Non-occupying co-borrowers allowed subject to the following: <ul style="list-style-type: none"> • 1-unit only • 5% reduction in maximum LTV • Maximum 45% DTI based on all borrower's income • Occupying borrower must be employed and contribute to qualifying income • Must be an immediate relative • Cash out refinance not permitted 3. For Second and Investment properties, first time homebuyers and non-permanent residents are not permitted. 4. Maximum cash out on a rate and term refinance not to exceed the lesser of \$2000 or 2% of the loan amount. 5. Cash Out Requirements: <ul style="list-style-type: none"> • LTV ≤60% maximum cash out \$1,000,000 • LTV >60% maximum cash out \$500,000 6. New or newly converted condo projects in Florida maximum 60% LTV/CLTV. 7. Minimum 680 FICO for non-warrantable condos. 				

Product Detail	Product Guidelines
Amortization Type	<ul style="list-style-type: none"> • ARM • Fixed • Fixed Rate Interest Only
Appraisal Requirements	<ul style="list-style-type: none"> • Appraisals must be ordered through a Caliber approved AMC. • Appraisal Requirements <ul style="list-style-type: none"> ○ ≤\$1,500,000: One appraisal ○ >\$1,500,000: Two appraisals ○ A Comparable Rent Schedule is required for investment property when rental income is used to qualify. <p>Refer to the Underwriting Addendum for full appraisal requirements.</p>
ARM Caps	5/6M, 7/6M, 10/6M: 2/2/6
ARM Index	30-Day SOFR
ARM Margin	4.00
ARM Qualification	<ul style="list-style-type: none"> • ARMs: Greater of the fully Indexed Rate or the Note Rate • Interest Only ARM: Use the greater of the fully Indexed Rate or the Note Rate based on the scheduled remaining loan term at the time of recast after the interest only period has expired (Fully amortized payment based on remaining loan term (23, 25, 20 years))
AUS	<ul style="list-style-type: none"> • All loans are manually underwritten, but must be submitted to DU or LPA and receive an Approve/Ineligible or Accept/Ineligible (informational purposes only). • Interest Only loans do not require DU or LPA submission.
Documentation	Full Documentation
Escrow Waivers	Primary Residence <ul style="list-style-type: none"> • Max LTV ≤80% • CA: LTV < 90% • NM: LTV < 80%



	Second Home and Investment Properties <ul style="list-style-type: none"> Max LTV ≤ 80% HPML Loans require escrows held for a minimum of five years.
FICO/Credit Score	660 (<i>Minimum FICO requirements may be higher depending on loan parameters. Refer to the LTV Matrix.</i>)
Fixed Rate Qualification	<ul style="list-style-type: none"> Fixed Rate: Note rate Fixed rate interest Only: Use the Note rate based on the scheduled remaining loan term at the time of recast after the interest only period has expired (Fully amortized payment based on 20-year term)
Geographical Restrictions	NY Subprime loans. A NY Subprime loan is defined as loan amounts less than confirming loan limits with an APR that exceeds the Primary Mortgage Market Survey (PMMS) by more than 1.75%.
Maximum Loan Amount	\$3,000,000
Minimum Loan Amount	\$100,000
Mortgage Insurance	Not required.
Net Tangible Benefit	<ul style="list-style-type: none"> All refinance transactions that require a NTB must pass the Net Tangible Benefit test. A Caliber NTB Worksheet must be completed for all refinance transactions in the following states: <ul style="list-style-type: none"> AR, CT, IL MN, NC, NM, OH, and WA A state specific NTB Test must be completed on refinance transactions in the following states: <ul style="list-style-type: none"> CO, MA, MD, ME, RI, SC, VA, and WV <ul style="list-style-type: none"> CO requires NTB state specific forms to be completed for purchase and refinance transactions For all other states, no NTB test is required.
Number of Financed Properties	<ul style="list-style-type: none"> Borrower may own up to 15 financed properties, including the subject property <ul style="list-style-type: none"> Non-warrantable condos maximum 10 financed properties, including the subject property. Borrower limited to eight loans with Caliber/Newrez/Shellpoint not to exceed \$3,000,000 in aggregate Borrower may own a maximum 10% of properties in a PUD or condominium project with Caliber. <ul style="list-style-type: none"> For projects ≤ 10 total units, maximum one unit is allowed.
Occupancy	<ul style="list-style-type: none"> Primary Residences Second homes: <ul style="list-style-type: none"> 2 unit second homes permitted when one unit is available for the borrower's exclusive use; no rental or time-sharing arrangements of the borrower's exclusive unit Must be suitable for year-round use Must be located in a recognized vacation area typical for second home properties Must be a reasonable distance from borrower's current owner-occupied property Investment properties <ul style="list-style-type: none"> Borrowers living rent free (who are not first-time homebuyers) are not eligible for cash out on an investment property
Prepayment Penalty	Not permitted.
Program Codes	NRSE10A: NRZ SmartEdge 10/6M SOFR ARM NRSE10IOA: NRZ SmartEdge 10/6M Interest Only SOFR ARM NRSE5A: NRZ SmartEdge 5/6M SOFR ARM NRSE7A: NRZ SmartEdge 7/6M SOFR ARM NRSEF30: NRZ SmartEdge 30 Year Fixed NRSEF30IO: NRZ SmartEdge 30 Year Fixed Interest Only
Property Types	Eligible Property Types <ul style="list-style-type: none"> 1–4-unit Condominiums

	<ul style="list-style-type: none"> ○ Refer to the Underwriting Addendum for warrantable and non-warrantable condos requirements. ● Leasehold estates ● PUDs ● Condotels <ul style="list-style-type: none"> ○ Refer to the Underwriting Addendum for condotel requirements. <p>Ineligible Property Types</p> <ul style="list-style-type: none"> ● Co-ops ● Factory built Homes ● Leasehold estate condo project ● Manufactured housing ● Modular homes ● More than 20 acres ● Properties with a C5 and C6 condition rating ● Square Footage ● Less than 750 square feet ● Condo: Less than 500 square feet ● Unique properties (e.g., log homes, berth homes, dome homes and tiny homes) 								
Ratios	<ul style="list-style-type: none"> ● Maximum 50% DTI <ul style="list-style-type: none"> ○ If the is DTI > 43% and <50%, the following are required: <ul style="list-style-type: none"> ▪ >43% and <50% DTI residual income requirements must be met. ▪ >45% and <50% three months reserves required, in addition to product requirements. Refer to Reserves. ● Maximum 45% DTI <ul style="list-style-type: none"> ○ Non-warrantable condos ○ Loan amounts > \$2,000,000 								
Reserves	<table border="1" data-bbox="467 1129 1500 1262"> <thead> <tr> <th style="background-color: #002060; color: white;">Loan Amount</th> <th style="background-color: #002060; color: white;"># Of Reserves</th> </tr> </thead> <tbody> <tr> <td>≤ \$1,000,000</td> <td>3 months</td> </tr> <tr> <td>> \$1,000,000 < \$2,000,000</td> <td>6 months</td> </tr> <tr> <td>≥ \$2,000,000</td> <td>12 months</td> </tr> </tbody> </table> <p>Additional financed property including pending sales</p> <p>Additional 2 months per financed property</p> <ul style="list-style-type: none"> ● Maximum required reserves are the lesser of total required or 15 months ● The maximum 15 months reserves are based off the subject property PITIA ● Proceeds from the transaction may be used for reserves. <ul style="list-style-type: none"> ● Rate and term refinance transactions do not require reserves if the following are met: <ul style="list-style-type: none"> ○ Loan amount ≤ \$1,500,000 ○ Primary residence or second home ○ Mortgage history 0x30x12 on all mortgages <ul style="list-style-type: none"> ▪ Must have a full 12-month payment history making current housing payment ○ Subject property housing payment is decreasing ○ Borrower does not have a prior bankruptcy, foreclosure, short-sale, DIL, pre-foreclosure, or mortgage charge-off 	Loan Amount	# Of Reserves	≤ \$1,000,000	3 months	> \$1,000,000 < \$2,000,000	6 months	≥ \$2,000,000	12 months
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≤ \$1,000,000	3 months								
> \$1,000,000 < \$2,000,000	6 months								
≥ \$2,000,000	12 months								
Secondary Financing	<ul style="list-style-type: none"> ● Existing and new subordinate financing is eligible. ● Not permitted when gift funds are used. 								



Seller Contributions	<table border="1"> <thead> <tr> <th>Occupancy</th> <th>LTV/CLTV</th> <th>Max IPC</th> </tr> </thead> <tbody> <tr> <td>Primary Residence</td> <td>75.01% to 90%</td> <td>6%</td> </tr> <tr> <td>Second Home</td> <td>≤75%</td> <td>9%</td> </tr> <tr> <td>Investment Property</td> <td>All LTV/CLTVs</td> <td>2%</td> </tr> </tbody> </table>			Occupancy	LTV/CLTV	Max IPC	Primary Residence	75.01% to 90%	6%	Second Home	≤75%	9%	Investment Property	All LTV/CLTVs	2%
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Term	<ul style="list-style-type: none"> • 30-year Fixed Rate • 30-year Fixed Rate Interest Only <ul style="list-style-type: none"> ○ 10-year interest only period ○ 20-year amortization period • 5/6M SOFR ARM: 30 years • 7/6 SOFR ARM: 30 years • 10/6 SOFR ARM: 30 years • 10/6 Interest Only ARM <ul style="list-style-type: none"> ○ 10-year interest only period ○ 20-year amortization period 														
	Transaction Types	<p>Eligible Transaction Types</p> <ul style="list-style-type: none"> • Purchase • Rate & Term Refinance • Cash-out Refinance <ul style="list-style-type: none"> ○ Debt consolidation ○ HELOCs with draws within the past 12 months ○ Cumulative for all properties being financed, not each individual loan <p>Ineligible Transaction Types</p> <ul style="list-style-type: none"> • Texas 50(a)(6) • Texas 50(f)(2) 													