



SmartSelf Fixed and ARM Program Summary

Product Highlights

SmartSelf is designed from strong credit quality self-employed borrowers that permits the use of bank statements, in lieu of tax returns, to support self-employed income for qualification purposes. The documentation must provide evidence the borrower's self-employed income is stable, sufficient to repay the borrower's debt and likely to continue.

SmartSelf Program Matrix

PURCHASE AND RATE TERM REFINANCE⁴

Occupancy ²	Units	FICO/Credit Score	LTV/CLTV/HCLTV	Loan Amount ¹
Primary Residence	1-2 Units/PUD/Condo	740	90/90	\$2,000,000
			80/80	\$3,000,000
	1-4 Units/PUD/Condo	720	80/80	\$2,500,000
			75/75	\$3,000,000
		680	85/85	\$1,500,000
			80/80	\$2,000,000
		660	85/85	\$1,000,000
			80/80	\$1,500,000
Second Home ³	1-2 Units/PUD/Condo	720	80/80	\$1,500,000
			75/75	\$2,000,000
			65/65	\$2,500,000
		680	80/80	\$1,000,000
			75/75	\$1,500,000
			65/65	\$2,000,000
Investment ³	1-4 Units/PUD/Condo	720	70/70	\$1,000,000
			65/65	\$1,500,000
		680	65/65	\$1,000,000
			60/60	\$1,500,000

CASH OUT REFINANCE⁵

Primary Residence	1-4 Units/PUD/Condo	720	80/80	\$2,000,000
			70/70	\$2,500,000
		680	75/75	\$1,500,000
			65/65	\$2,000,000
Second Home	1 Unit/PUD/Condo	720	70/70	\$1,500,000
			65/65	\$2,000,000
			60/60	\$2,500,000
		680	70/70	\$1,000,000
			65/65	\$1,500,000
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			60/60	\$1,500,000
		680	60/60	\$1,000,000

Program Matrix Notes

- If the appraiser notes the market is soft or declining, as 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:
 - 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 Home 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:
 - Primary and second homes maximum cash out \$500,000.
 - Investment properties maximum cash out \$350,000.
 - For full cash out requirements, refer to [Transaction Types](#).

Product Detail	Product Guidelines
Amortization Type	<ul style="list-style-type: none"> • ARM • Fixed Rate • Fixed Rate Interest Only • Interest Only ARM
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. • Subsequent appraisals are not allowed. <p>Refer to the Appraisal Requirements in the Underwriting Addendum.</p>
Appraisal Transfers	Permitted.
ARM Caps	5/6M, 7/6M and 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: 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 payments based on remaining loan term (23, 25, 20 years))
AUS	All loans must be manually underwritten.
Documentation	Full documentation.
Escrow Waivers	<p>Primary Residence</p> <ul style="list-style-type: none"> • Max LTV ≤ 80% • CA: LTV ≤ 90% • NM: LTV ≤ 80% <p>Second Home and Investment Property</p> <ul style="list-style-type: none"> • Max LTV ≤ 80% <p>HPML Loans require escrows held for a minimum of five years.</p>
FICO/Credit Score	660 (Minimum FICO requirement may be higher depending on loan parameters. Refer to the LTV matrix for details).

New Updates are highlighted in **blue**.
Retail/Wholesale 12/17/2021



Fixed Rate Qualification	<ul style="list-style-type: none"> • Fixed Rate: Note rate • Fixed Rate Interest Only: Note rate based on the schedule remaining loan term at the time of recast after the interest only period has expired (fully amortized payment based on the fixed rate 20, 23, or 25-year term)
Geographic Restrictions	<ul style="list-style-type: none"> • NY Subprime loans. A NY Subprime loan is defined as loan amounts less than conforming loan limits with an APR that exceeds the Primary Mortgage Market Survey (PMMS) by more than 1.75 percentage points • Connecticut <ul style="list-style-type: none"> ○ When the loan is an HPML primary residence refinance transaction with a loan amount ≤\$417,000: <ul style="list-style-type: none"> ▪ Homeownership counseling from an independent third-party nonprofit organization approved by the HUD is required when refinancing a Special Mortgage, defined as an FHA, VA, USDA loan, or a bond loan provided by a Housing Finance Agency
Lien Position	First
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 an NTB must pass the Net Tangible Benefit test. • A 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.
Number of Financed Properties	<ul style="list-style-type: none"> • Up to 15 financed properties. • Limit of 8 loans financed with Caliber/Newrez/Shellpoint to \$3,000,000 aggregate. • Maximum 10% of properties in a PUD or condo project may have financing with Caliber <ul style="list-style-type: none"> ○ Projects ≤10 total units, financing on a maximum of one unit is allowed. • New multiple loans must be underwritten simultaneously
Occupancy	<ul style="list-style-type: none"> • Primary Residences • Second homes <ul style="list-style-type: none"> ○ 2-unit second homes <ul style="list-style-type: none"> ▪ Permitted when 1 unit is available for borrower 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 homes. ▪ Must be a reasonable distance from borrower's current owner-occupied property. ▪ Purchase and Rate Term Refinance • Investment Properties
Principal Curtailment	A principal curtailment is permitted up to the lesser of 2% of the loan amount of \$2,500
Prepayment Penalty	Not permitted.
Program Codes	<p>12-month Bank Statement Program NRSSF301: NRZ SmartSelf 30 Year Fixed NRSSF30IO1: NRZ SmartSelf Interest Only 30 Year Fixed NRSS5A1: NRZ SmartSelf 5/6M SOFR ARM NRSS5IOA1: NRZ SmartSelf Interest Only 5/6M SOFR ARM NRSS7A1: NRZ SmartSelf 7/6M SOFR ARM NRSS7IOA1: NRZ SmartSelf Interest Only 7/6M SOFR ARM NRSS10A1: NRZ SmartSelf 10/6M SOFR ARM NRSS10IOA1: NRZ SmartSelf Interest Only 10/6M SOFR ARM</p> <p>24-month Bank Statement Program NRSSF302: NRZ SmartSelf 30 Year Fixed</p>

New Updates are highlighted in **blue**.
Retail/Wholesale 12/17/2021

	NRSSF30IO2: NRZ SmartSelf Interest Only 30 Year Fixed NRSS5A2: NRZ SmartSelf 5/6M SOFR ARM NRSS5IOA2: NRZ SmartSelf Interest Only 5/6M SOFR ARM NRSS7A2: NRZ SmartSelf 7/6M SOFR ARM NRSS7IOA1: NRZ SmartSelf Interest Only 7/6M SOFR ARM NRSS10A2: NRZ SmartSelf 10/6M SOFR ARM NRSS10IOA2: NRZ SmartSelf Interest Only 10/6M SOFR ARM
Property Types	<p>Eligible</p> <ul style="list-style-type: none"> • 1-4 Units • Warrantable and Non-Warrantable Condominiums • Leasehold estates • PUDs <p>Ineligible</p> <ul style="list-style-type: none"> • Condo hotels • Co-ops • Factory built homes • Leasehold estate condo project • Manufactured housing • Modular homes • More than 20 acres • Properties with a C5 and C6 living condition rating • Square Footage <ul style="list-style-type: none"> ○ Properties with less than 600 square feet ○ Condo less than 500 feet • Unique properties (e.g., log homes, berm homes, dome homes, and tiny homes)
Condominiums	<ul style="list-style-type: none"> • For projects ≤10, Caliber will finance only one unit • Minimum 500 square footage for all condos • Warrantable Condos <ul style="list-style-type: none"> ○ Fannie Mae Condo Project Manager (CPM) and Limited Review permitted ○ Detached condo units and 2-4-unit projects do not require project review or an HOA cert <ul style="list-style-type: none"> ▪ Property insurance per applicable agency guidelines is required. ▪ 2-4 unit requires bylaws and declaration if property coverage is by the individual unit owner in lieu of a master HOA policy. ○ An HOA cert is required even if project is Fannie Mae approved. ○ New projects are not eligible for Limited Review. ○ New or newly converted (per Fannie Mae definition) projects in Florida are eligible with a Full Review and must meet the following: <ul style="list-style-type: none"> ▪ Maximum Caliber exposure in any one project is 20%. • Non-Warrantable Condos <ul style="list-style-type: none"> ○ Investment property concentration limits (percentage of non-owner-occupied properties within a project) do not apply. ○ Minimum 50% of units in project (or subject legal phase, considered with prior legal phases) must be sold or under contract. ○ Single Entity Ownership <ul style="list-style-type: none"> ▪ A single entity (the same individual, investor group, partnership, or corporation) may own up to and including 25% of the total number of units in the project. ○ For all other condominium requirements follow Fannie Mae.

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"> Residual income requirements must be met. Three months reserves required for DTI > 45%, in addition to any other required reserve for the product. Maximum 45% DTI for loan amounts > \$2,000,000 																	
Reserves	<table border="1"> <thead> <tr> <th style="background-color: #003366; color: white;">Loan Amount</th> <th colspan="2" style="background-color: #003366; color: white;"># Months of Reserves</th> </tr> </thead> <tbody> <tr> <td>≤\$1,000,000</td> <td colspan="2">3 months</td> </tr> <tr> <td>>\$1,000,000 <\$2,000,000</td> <td colspan="2">6 months</td> </tr> <tr> <td>≥\$2,000,000</td> <td colspan="2">12 months</td> </tr> <tr> <td>Additional financed properties, including pending sales</td> <td colspan="2">Additional 2 months per financed property</td> </tr> </tbody> </table> <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 cannot be used for reserves. 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	# Months of Reserves		≤\$1,000,000	3 months		>\$1,000,000 <\$2,000,000	6 months		≥\$2,000,000	12 months		Additional financed properties, including pending sales	Additional 2 months per financed property	
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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 style="background-color: #003366; color: white;">Occupancy</th> <th style="background-color: #003366; color: white;">LTV/CLTV</th> <th style="background-color: #003366; color: white;">Max IPC</th> </tr> </thead> <tbody> <tr> <td>Primary Residence</td> <td>75.01% - 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% - 90%	6%	Second Home	≤75%	9%	Investment property	All LTV/CLTVs	2%			
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Temporary Buydowns	Not allowed.																	
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 5/6M Interest Only ARM <ul style="list-style-type: none"> 5-year interest only period 25-year amortization period 7/6M SOFR ARM: 30 years 7/6M Interest only ARM <ul style="list-style-type: none"> 7-year interest only period 23-year amortization period 10/6M SOFR ARM: 30 years 10/6M Interest Only ARM <ul style="list-style-type: none"> 10-year interest only period 20-year amortization period 																	
Transaction Types	Eligible Transaction Types <ul style="list-style-type: none"> Purchase Rate & Term Refinance Cash-out Refinance 																	

- Debt Consolidation
- HELOCs with draws within the past 12 months
- Cumulative for all properties simultaneously being financed, not each individual loan
- **For cash-out refinance transactions, the application date must dated at least six months after the previous Note date of the last Smart Series cash out refinance loan with Caliber or Newrez.**

Ineligible Transaction Types

- TX Cash out 50(a)(6)
- TX 50(f)(2)