SmartVest Fixed and ARM Program Summary

Product Highlights
SmartVest is designed for borrowers who are experienced real estate investors looking to purchase or refinance and investment property that is owned for business purposes. The borrower is qualified based upon the cash flow of the subject property. Diligence must be done to ensure that the borrower will not be occupying the subject property.

SmartVest Program Matrix				
PURCHASE AND RATE TERM REFINANCE[1]				
Occupancy	**Units**	**FICO/Credit Score**	**LTV/CLTV/HCLTV**	**Loan Amount**
Investment	1 Unit/PUD/Condo[3]	680	80%	$1,000,000
		720	75%	$1,500,000
			70%	$2,000,000
	1-4 Unit/PUD/Condo[3]	660	75%	$1,000,000
		640	70%	$1,000,000
CASH OUT REFINANCE[2]				
Investment	1-4 Unit/PUD/Condo[3]	720	75%	$1,000.000
		700	70%	$1,000,000
		720	65%	$1,500.000
		680	60%	$1,000,000

Program Matrix Notes

- If the appraiser notes the market is soft or declining a 5% reduction to the maximum LTV and a second appraisal is required.
1. Maximum cash out on a rate and term refinance not to exceed the lesser of $2000 or 2% of the loan amount.
2. Cash Out Requirements:
   - LTV/CLTV ≤60% for one loan or multiple loans where all loans have LTV/CLTV ≤60% maximum cash out is $1,000,000
   - LTV/CLTV >60% for one or more loans maximum cash out $500,000
   - For full cash out requirements, refer to Transaction Types.
3. Maximum 60% LTV/CLTV for new or newly converted warrantable Condo projects in Florida.

Product Detail	Product Guidelines
Amortization Type	- ARM - ARM Interest Only - Fixed Rate - Fixed Rate Interest Only
Appraisal	- Appraisals must be ordered through a Caliber approved AMC - Appraisal Requirements: ≤1,000,000: One appraisal >1,000,000: Two appraisals - A Single-Family Comparable Rent Schedule (Form 1007/1000) is required. Refer to the Underwriting Addendum for full appraisal requirements.
ARM Caps	5/6M, 7/6M and 10/6M: 2/2/6
ARM Index	30-day SOFR

ARM Margin	5.00
ARM Qualification	• 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	All loans must be manually underwritten.

Borrower Eligibility	• A first-time investor is permitted is permitted if all of the below are met:
	   ○ Minimum 700 FICO
	   ○ Maximum 75% LTV
	   ○ Borrower has owned a primary residence for at least 12 months and has a 12-month housing payment history (current or prior history)
	   ○ Must have a 36-month credit history including the 12-month housing payment history
	   ○ Minimum DSCR 1.25
	   ○ Maximum one investment property financed with SmartVest product if the borrower has less than 3 years of landlord experience
	
	• Refer to the Underwriting Addendum for all borrower eligibility requirements.

Escrow Waivers	LTV≤ 80% or applicable state law
FICO	640 *(Minimum FICO requirement may be higher depending on loan parameters. Refer to the LTV matrix.*
Fixed Rate Qualification	• 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-year term)
Geographical Restrictions	Pennsylvania 1-2 units with loan amounts less than $263,975 are not eligible for ARMs
Maximum Loan Amount	$2,000,000
Minimum Loan Amount	$100,000
Mortgage Insurance	Not required.

Number of Financed Properties	• Unlimited Financed Properties
	• Maximum financing with Caliber
	   ○ Borrower limited of eight 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
	      ▪ Projects ≤10 total units; borrower may finance one unit with Caliber
	   ○ Caliber financing limited to a maximum concentration of 20% in any Florida condominium project (per project not per borrower)
	• All real estate owned must be disclosed on the 1003 with the full PITIA
	• Properties owned free and clear are not included
	• The PITIA must be disclosed for all REO owned
	• New multiple loans must be underwritten simultaneously

Occupancy	Investment

Pre-Payment Penalty	• Prepayment Penalty Options
	   ○ No prepayment penalty
	   ○ Three-, two- or one-year prepayment penalty options
	      ▪ Six months interest on excess of 20% of the original principal balance
	• Pre-payment penalties are not permitted in NJ, MN, or NM

	• Pre-payment penalties not permitted on 1- or 2-unit properties with a loan amount less than $263,975 in Pennsylvania • Prepayment Penalty Rider is required
Program Codes	NRSSF301: NRZ SmartVest 30 Year Fixed NRSVF30IO: NRZ SmartVest Interest Only30 Year Fixed NRSS5A1: NRZ SmartVest 5/6 SOFR ARM 1 Year NRSS7A1: NRZ SmartVest 7/6 SOFR ARM 1 Year NRSS10A1: NRZ SmartVest 10/6 SOFR ARM 1Year NRSV10IOA: NRZ SmartVest 10/6 SOFR ARM 1Year Interest Only NRSSF302: NRZ SmartVest 30 Year Fixed W/2Year PPP NRSSF30IO2: NRZ SmartVest 30 Year Fixed W/1 Year PPP NRSV10AP1: NRZ SmartVest 10/6 Year SOFR ARM W/1 Year PPP NRV10IOAP1: NRZ SmartVest 10/6 Year SOFR ARM W/1 Year PPP Interest Only NRSVF30P2: NRZ SmartVest 30 Year Fixed W/2Year PPP NRVF30IOP2: NRZ SmartVest 30 Year Fixed W/2Year PPP Interest Only NRSV10AP2: NRZ SmartVest10/6 Year SOFR ARM W/2Year PPP NRV10IOAP2: NRZ SmartVest 10/6 Year SOFR ARM W/2Year PPP Interest Only

Property Types	**Eligible Property**
	• 1-4 units
	• Condominiums
	    o Refer to the Underwriting Addendum for warrantable and non-warrantable condos requirements.
	• PUDs
	    o For projects ≤10, will finance only one unit
	• Leasehold estates
	
	Ineligible Property Types
	• Condo hotels
	• Co-ops
	• Factory built homes
	• Manufactured housing
	• Mixed-use
	• Modular homes
	• More than 20 acres
	• Properties with a C5 and C6 condition rating
	• Properties with less than 600 square feet
	• Unique properties (e.g., log homes, berth homes, dome homes, and tiny homes)

Reserves	<table><tr><td>**Loan Amount**</td><td>**# Months of Reserves**</td></tr><tr><td>≤ $1,000,000</td><td>6 months</td></tr><tr><td>> $1,000,000</td><td>9 months</td></tr><tr><td>Additional financed property including pending sales</td><td>Additional 2 months per financed property</td></tr></table>
	• Maximum required reserves are the lesser of the 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:
	    o Loan amount is ≤$650,000
	    o Mortgage history is 0x30x24 or since inception if owned between 12-24 months.
	    o Subject property housing payment is decreasing.

	o Borrower does not have a prior bankruptcy, foreclosure, short-sale, deed-in-lieu, pre-foreclosure, or mortgage charge-off.
Seller Contributions	2%
Subordinate Financing	• Existing subordinate financing allowed. • New subordinate financing not allowed.
Temporary Buydowns	Not Permitted

Term	• 30-year Fixed Rate
	• 30-year Fixed Rate Interest Only
	    o 10-year interest only period
	    o 20-year amortization period
	• 5/6

Transaction Types	**Eligible Transaction Types**
	• Purchase
	• Rate Term Refinance
	• Cash-out Refinance
	    o Proceeds received from a cash-out must be used for a business purpose
	    o Business debt consolidation
	    o Business HELOCs with draws within the past 12 months
	    o Diligence must be used to ensure that the proceeds are not used for a purpose other than a business purpose, such as verification that the account the borrower wires fund to matches the business account and not their personal bank account, debt is not being paid off on the Closing Disclosure, etc.
	    o Cash out may not be used for reserves
	    o Cumulative for all properties being financed, not each individual loan
	Ineligible Transaction Types
	• High-cost loans
	• HPML
	• Texas 50 (a)(6)
	• Texas 50 (f)(2)