ffective Date: 10/09/23 | Revised: 10/09/23

Eligibility Matrix													Loan Programs			
		1											901SP	Jumbo One Premier 30 Year Fixed ((360 Months)	
Occupancy Property ¹		550.								Cash-out Ref	680+	660+			One Premier 30 Year Fixed 2:1 Temp Buydown (360 Months)	
		\$ 1,000,000	80%	80%	80%	80%	80%	80%	80%	75%	75%	75%		Jumbo One Premier 30 Year Fixed		
		\$ 1,500,000	80%	80%	80%	80%	80%	80%	80%	70%	70%	55%		Jumbo One Premier 15 Year Fixed (Jumbo One Premier 10/6 ARM (36	•	
Primary Residence	SFR 1 Unit/PUD/Condo	\$ 2,000,000	80%	80%	75%	75%	65%	80%	80%	55%	55%	55%			·	
		\$ 2,500,000 \$ 3,000,000	80% 80%	80%										ARM Information	1	
		\$ 1,000,000	80%	80%	80%	80%	80%	70%	70%	70%	70%	55%	Fixed Rate Period	10 years		
	2 Unit	\$ 1,500,000 \$ 2,000,000	65% 60%	65% 60%	65% 60%	65% 60%	65% 60%	55%	55%	55%	55%	55%	Index Lookback Period	30 day average SOFR 45 days		
		\$ 1,000,000	80%	80%	80%	80%	80%	75%	75%	75%			Floor	Subject to minimum margin and	caps	
Second Home	SFR/PUD/Condo	\$ 1,500,000	80%	80%	70%	70%		75%	65%	65%			Margin			
		\$ 2,000,000	80%	80%	55%			75%					Caps	5%: Initial Cap (max increase or 0 1%: Subsequent Cap (max period		
		\$ 2,500,000	80%	80%											n interest rate over the life of loan)	
		\$ 3,000,000 \$ 1,000,000	80% 70%	70%	70%	70%		65%	65%	65%	65%		Fully Indexed Rate	Sum of the index & margin roun	ded to the nearest (.125)	
Investment	SFR/PUD/2-4 Unit/Condo	\$ 1,500,000	65%	65%	65%	65%		60%	60%	0370	0370		Qualifying Rate	-		
			¹ 10% LTV/CL	.TV reduction fo	or declining m	arket								Duadust Dastrictions (Not	Downsitted)	
	Details													Product Restrictions (Not	Permitted)	
				<u> </u>	≤\$1.5MM: 1 a	appsl & secon	dary valuation	> \$1.5MM:	2 appsls					_		
,	Appraisal	Secondary Val	luation: CU ≤					•		-10% or field r	eview, 2nd ful	ll appsl		Borrowers		
					≤ \$1.	.5MM: \$350.0	000 > \$1.5M	M: \$500.000								
Cash out Proceeds Compliance Credit Event (BK,SS,FC,DIL)		≤ \$1.5MM: \$350,000 > \$1.5MM: \$500,000 • Must be QM, Safe Harbor and Rebuttable Presumption permitted										Blind TrustsForeign Nationals	 Less than 18 years old 	Real Estate TrustsTrust Estates		
		 Must be QM, Safe Harbor and Rebuttable Presumption permitted Higher Priced Mortgage Loans (HPML) allowed, must comply with all applicable regulatory requirements 											Irrevocable Trusts	• LLCs, LLPs,	With diplomatic	
		State and Federal High-Cost loans ineligible										• ITIN	Corporations	immunity		
		 Follow DU, event seasoned < 7 yrs requires 0x30x24 rental history in past 24 and/or no mortgage lates since event Multiple events not allowed 										• Land Trusts	Life estatesQualified Personal	 Without a social security number 		
Crodit Fu	ont (Forboarance)	. C mas sassaning si	noo and of fa		l navina anta di	· ·			- Annline to all	aurrant and no	and a relia array	ad avanantias		Tuonaastiona	·	
Credit Eve	ent (Forbearance)	6 mos seasoning si	nce end of fo								eviously owne	ea properties		Transactions		
Credit Scores		• 2 scores required • Lowest middle is decision score • Rapid rescore not allowed										Bridge loansBuilder/Seller bailout	 Model home leaseback 	Reverse 1031 exchangSection 32 or High Cost		
Credit Tradelines DTI		Follow DU Determined by DU up to may 40 00%										• Escrow holdbacks	Multiple property	Loan		
Eligible Borrowers First Time Homebuyer		Determined by DU up to max 49.99% US Citizens Permanent Resident Aliens Non-Permanent Resident Aliens First time Homebuyers Non-occ co-borrowers										 Foreclosure bailout Illinois Land Trust Income produced, or in relation to, cannabis, hemp 		 payment skimming Non-QM loan Property with a PACE Single closing construction to perm refinance 		
		US Citizens Permanent Resident Aliens Non-Permanent Resident Aliens First time Homebuyers Non-occ co-borrowers Refer to guidelines for eligibility requirements														
		• \$1,500,000 max • Primary and Second home only • If living rent free must meet addtn'l tradeline requirements											loan • Refinancing of	 Straw borrowers 		
Geographic Restrictions		US Territories and Texas refinance 50(a)(6) are ineligible										Interest only loan	subsidized loan			
Housing History		Mortgage: 0x30x12, 0x60x24 Rent: 0x30x12											Property Types			
	using mistory												 Agricultural zoned prop 		n • Properties > 25 acres	
Income and Employment		• Follow DU, additional documentation may be required • Self Employed: P&L through most recent quarter required • Tax transcripts required • Other income: Follow DU										 Assisted living facilities 	lava zones 1 or 2	·		
													Bed and BreakfastBoarding homes			
Interested Party Contributions		Follow DU											• Container homes			
Max Financed Properties		Follow DU											CommercialCondo hotels and cond			
Minimu	um Loan Amount						\$400,000						Condominium conversi	• •		
Property Type		SFR, 1-4 Units, PUD, Condo, non-warrantable Condo Non-warrantable Condo: 10% LTV/CLTV reduction, Primary/Second homes only, 30 year fixed rate, only one non-warrantable feature permitted Rural properties: > 10 acres requires 3 comparable sales with similar acreage & highest and best use must be the subject improvements											• Condos with HOAs in	• Log homes	 Manufactured or mobile homes Mixed use Properties with UCC filings Unique properties 	
													litigation • Co-Ops			
													Domes or geodesic dor			
Recently Listed Properties		Properties listed for sale ≤ 6 mos ineligible (refis only)											Dwelling w/more thanEarth or Berm homes	 4 units Projects that offer unit rentals daily, 	 Vacant land or land development propertie 	
Refinance - Cash-out		Properties listed for sale ≤ 6 mos of application ineligible											Factory built housing	weekly or monthly		
Refinance	- Delayed Financing			Eligible, pro	perty must h	ave been purd	chased for cash	within 6 mos	of application	date						
Refinar	nce - Rate/Term			6	months seaso	oning required	l if previous tra	nsaction was a	cash out							
Reserves		PR: ≤\$1.0MM: > 6 mos or AUS >\$1.0MM - ≤\$2.0MM: > 9 mos or AUS >\$2.0MM > 12 mos or AUS 2 units - > 12 mos or AUS														
		2nd: ≤\$2.0MM: > 9 mos or AUS >\$2.0MM > 12 mos or AUS														
					Cash out i		> 12 or AUS siness funds & g	ift funds inelig	ble							
	ndary Financing	Permitted up to max LTV/CLTV														
Secon	<u> </u>		_					d C					I			
	orary Buydowns	2:1 and	l 1:0 30 yea	r fixed, Purchas	se transaction	is only 1 unit	t Primary Resid	ence and Seco	nd Homes onl	y, Investment r	ot permitted					