

Effective Date: 08/18/25 | Revised:08/18/25

Eligibility Matrix ³												Loan Programs					
		Purchase, Rate/Term Refi Cash-out Refi											901SP	Jumbo One	nbo One Premier 30 Year Fixed (360 Months)		
Occupancy	Property ¹	Loan Amount	740+					740+				660+	901SP-BD 901SP-BD10	Jumbo One Premier 30 Year Fixed 2:1 Temp Buydown (360 Mc Jumbo One Premier 30 Year Fixed 1:0 Temp Buydown (360 Mc			
Primary Residence	SFR 1 Unit/PUD/Condo	\$ 1,000,00 \$ 1,500.00		80% 80%	80% 80%	80% 80%	80% 80%	80% 80%	80% 80%	75% 70%	75% 70%	75% 55%	915SP	Jumbo One Premier 15 Year Fixed (180 Months)			
		\$ 2,000,00		80%	75%	75%	65%	80%	80%	55%	55%	55%	9106SP	Jumbo One Premier 10/6 ARM (360 Months)			
		\$ 2,500,00 \$ 3,000,00		80%											ARM Information		
	2 Unit	\$ 1,000,00	80%	80%	80%	80%	80%	70%	70%	70%	70%	55%	Fixed Rate Period	10 yea			
		\$ 1,500,00 \$ 2,000,00		65% 60%	65% 60%	65% 60%	65% 60%	55%	55%	55%	55%	55%	Index Lookback Period	30 day 45 day	average SOFR		
Second Home	SFR/PUD/Condo	\$ 1,000,00	80%	80%	80%	80%	80%	75%	75%	75%			Floor	Subject	t to minimum margin and caps		
		\$ 1,500,00 \$ 2,000,00		80% 80%	70% 55%	70%		75% 75%	65%	65%			Margin Caps	2.75% 5%: In	itial Cap (max increase or decre	ase)	
		\$ 2,000,00	·	80%	33%			7570						1%: Su	bsequent Cap (max periodic inc etime Cap (max increase in inte	rease or decrease)	
		\$ 3,000,00	80%												• •		
Investment ²	SFR/PUD/2-4 Unit/Condo	\$ 1,000,00 \$ 1,500,00		70% 65%	70% 65%	70% 65%		65% 60%	65% 60%	65%	65%		Fully Indexed Rate Qualifying Rate		of the index & margin rounded t er of fully indexed rate or Note		
Declining Market: 5% LTV/CLTV reduction for LTV/CLTV's > 65%; No reduction for LTV/CLTV's > 65%																	
 Investment only: All properties located in Essex County, NJ and Baltimore City, MD (and it's neighborhoods) are ineligible 661 credit score ineligible in MA & NV 														Product	Restrictions (Not Perm	itted)	
Det	ails																
		Purchase & R/T Refi: ≤ \$2MM: 1 Appsl & Secondary Valuation, > \$2MM: 2 Appsl Required C/O Refinance: ≤ \$1.5MM: 1 Appsl & Secondary Valuation, > \$1.5MM: 2 Appsl Required											2				
Appr	raisal	Seconda	y Valuation: C							quired 10% or field revi	ew, 2nd full A	ppsl			Borrowers		
Cash out Proceeds					≤\$1.	.5MM: \$350,0	000 >\$1.5M	M: \$500,000					Blind Trusts Foreign Nationals Irrevocable Trusts		 LLCs, LLPs, Corporations 	Trust Estates With diplomatic	
							and Rebuttable								Life estates	immunity	
Compliance		 Higher Priced Mortgage Loans (HPML) allowed, must comply with all applicable regulatory requirements State and Federal High-Cost loans ineligible 											ITIN Land Trusts		Qualified Personal Residence Trusts Security number		
Credit Event (BK,SS,FC,DIL)		• Follow DU, event seasoned < 7 yrs requires 0x30x24 rental history in past 24 and/or no mortgage lates since event											Less than 18 years old		Real Estate Trusts		
Credit Event (Shipsin Cyone)		Multiple events not allowed															
Credit Event (Forbearance)		 6 mos seasoning since end of forbearance Applies to all current and previously owned properties 													Transactions		
Credit Scores Credit Tradelines		2 scores required										Builder/Seller bailout Escrow holdbacks Foreclosure bailout Illinois Land Trust Income produced, or in relation to, cannabis, hemp		Model home leaseback	 Reverse 1031 exchange Section 32 or High Cost 		
DTI		Follow DU Determined by DU up to max 49.99%												Multiple property Loan payment skimming			
Eligible Borrowers		US Citizens Permanent Resident Aliens Non-Permanent Resident Aliens First time Homebuyers Non-occ co-borrowers															
First Time Homebuyer		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												 Property with a PACE loan 	Property with a PACE refinance loan • Straw borrowers		
														 Refinancing of subsidized loan 			
Geographic Restrictions		US Territories and Texas refinance SO(a)(6) are ineligible											, , ,				
Housing History		Mortgage: 0x30x12, 0x60x24 Rent: 0x30x12													Property Types		
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, additional documenation may be required											Assisted living facilities lava zones 1 or 2 by roads Bed and Breakfast			 Property not accessible by roads Properties not suitable 	
Interested Party Contributions		Follow DU													American lands • Houseboats	 Properties with PACE 	
Max Financed Properties						-	Follow DU						Commercial Condo hotels and co	ndotels	 Income producing properties 	obligations • Properties with deed or	
Minimum Loan Amount		\$1 above conforming loan limit											Condos with HOAs in Log homes litigation Co-Ops Domes or geodesic domes Demeis or gendesic domes Demeis or gendesic domes Demeiling w/more than 4 units Factory built housing weekly or monthly weekly or monthly		resale restrictions (age-related allowed)		
Property Type		SFR, 1-4 Units, PUD, Condo, non-warrantable Condo, 1-Unit property w/ADU Non-warrantable Condo: 10% LTV/CLTV reduction, Primary/Second homes only, 30 year fixed rate, only on enon-warrantable feature permitted Rural properties: > 10 acres requires 3 comparable sales with similar acreage & highest and best use must be the subject improvements													 Manufactured or mobile homes 	Manufactured or mobile homes Mixed use Properties with UCC filings PuDtels Projects that offer Row Homes in Baltimore	
Recently Listed Properties		Properties listed for sale ≤ 6 mos ineligible (refis only)													 Projects that offer 		
Refinance - Cash-out		Properties listed for sale ≤ 6 mos of application ineligible													weekly or monthly	City, MD • Unique properties	
Refinance - Delayed Financing		Eligible, property must have been purchased for cash within 6 mos of application date Must have purchased as Arms Length Transaction Loan amount not to exceed initial documented investment													Properties > 25 acres	 Vacant land or land development properties 	
Refinance - Rate/Term		6 months seasoning required if previous transaction was a cash out															
Reserves		\$1.0MM follow AUS >\$1.0MM - \$2.0MM:> 3 mos or AUS >\$2.0MM:> 6 mos or AUS >\$3.0MM:> 12 mos or AUS TV/CLTV > 80%:> 6 mos or AUS "Cash out proceeds ineligible"															
Secondary Financing Temporary Buydowns		Permitted up to max LTV/CLTV															
Underwriting		2:1 and 1:0 30 year fixed, Purchase transactions only 1 unit Primary Residence and Second Homes only, Investment not permitted • DU Approve or LPA Accept recommendation required															
		 Must meet all requirements of DU/LPA approval & applicable FNMA/FHLMC underwriting guidelines, only one guideline series allowed Where silent, defer respective Agency guidelines for requirements 															