

Effective Date: 12.29.25 | Revised: 12.29.25

Eligibility Matrix										Loan Programs																																																												
Occupancy	Property ^{1,2,3,4}	Loan Amount	Purchase, Rate/Term Refi • Max LTV/CLTV				Cash-out Refi • Max LTV/CLTV				901 Jumbo 30 Year Fixed (360 Mos)	901-BD Jumbo 30 Year Fixed 2:1 Temp Buydown (360 Mos)	901-BD10 Jumbo 30 Year Fixed 1:0 Temp Buydown (360 Mos)																																																									
			740+	720+	700+	680+	740+	720+	700+	680+				915 Jumbo 15 Year Fixed (180 Mos)																																																								
Primary Residence	SFR/2-4 Unit/PUD/Condo	\$ 1,000,000	85%	85%	85%	80%	75%	75%	75%	75%	Non standard terms available	Cash In Hand Limits • ≤ 65% LTV: \$1.5M max • > 65% - ≤ 75% LTV & ≥ 700 FICO: \$1.5M max • > 65% - ≤ 75% LTV & < 700 FICO: \$1.0M max • > 75% LTV: \$500k max																																																										
		\$ 1,500,000	85%	85%	80%	75%	75%	75%	75%	70%																																																												
		\$ 2,000,000	85%	80%	75%	75%	75%	75%	70%	70%																																																												
		\$ 2,500,000	80%	75%	75%	65%	75%	70%	70%	60%																																																												
		\$ 3,000,000	75%	75%	65%	60%	70%	70%	60%	55%																																																												
¹ 5% LTV/CLTV reduction for declining market with > 70% LTV																																																																						
² 80% max LTV/CLTV for 2 Unit and 75% max LTV/CLTV for 3-4 unit																																																																						
³ Florida Condos have the following max LTV/CLTV restriction: Purchase & R/T Refi - 75%, C/O Refi - 65%																																																																						
⁴ Investment only: All properties located in Essex County, NJ and Baltimore City, MD (and it's neighborhoods) are ineligible																																																																						
Topics		Requirements																																																																				
Appraisal		<ul style="list-style-type: none"> • ≥ \$2,000,000 Loan Amount: 2 Appraisals - 1st Appraisal to be completed by Preferred AMC, 2nd Appraisal can be from an Approved AMC • ≥ \$1,500,000 & ≤ \$2,000,000 Loan Amount: 1 Appraisal completed by Approved AMC CCA/ARR Required 2 Appraisals required only when 1st Appraisal is not completed by Preferred AMC, 2nd Appraisal must be completed by Preferred AMC • ≤ \$1,500,000 Loan Amount: 1 Appraisal & Secondary Valuation required • Secondary Valuation waterfall: ≤ 2.5 CU, Enhanced Desk Review (CCA/ARR), Field Review, Exterior-only Appraisal, 2nd Appraisal • Transferred Appraisals allowed 																																																																				
		<ul style="list-style-type: none"> • Must be QM, Safe Harbor and Rebuttable Presumption permitted • Higher Priced Mortgage Loans (HPL) allowed, must comply with all applicable regulatory requirements • State and Federal High-Cost loans ineligible 																																																																				
Compliance		<ul style="list-style-type: none"> • 4 yrs seasoning (Bankruptcy, Foreclosure, Forbearance, Deed-in-Lieu, Short Sale, Pre-Foreclosure, Mortgage Charge-Off or Loan Modification) • Multiple unrelated events not allowed 																																																																				
		<ul style="list-style-type: none"> • Collections/Charge-offs with aggregate > \$5,000 must be paid • Medical charge-offs/collections may remain open (open accounts included in DTI) 																																																																				
Credit Scores		<ul style="list-style-type: none"> • 2 scores required • Lowest decision score amongst borrowers used 																																																																				
		<ul style="list-style-type: none"> • 45% Max 																																																																				
DTI		<ul style="list-style-type: none"> • US Citizens • Permanent Resident Aliens • Non-Permanent Resident Aliens (Refer to guidelines for eligibility requirements) 																																																																				
		<ul style="list-style-type: none"> • Primary Residence and Investment Properties allowed (Second Homes ineligible), payment shock should not exceed 300% • Investment - Purchase or Refinance: Full Doc and Bank Statement income only, 80% max LTV, \$1.5M max loan amount 																																																																				
Eligible Borrowers		<ul style="list-style-type: none"> • US Territories ineligible • Texas Cash Out: Owner occupied - 80% max LTV (Texas 50(a)(6)) 																																																																				
		<ul style="list-style-type: none"> • Primary and Second Home - Max 20 financed properties including subject • Investment - No limit 																																																																				
First Time Homebuyer		<ul style="list-style-type: none"> • Wage Earners: Paystub, 1- 2 yrs W-2s • Self-Employed: 1-2 yrs personal and business (if applicable) tax returns, P&L 																																																																				
		<ul style="list-style-type: none"> • 12 or 24 months personal bank statements plus 2 months business bank statements • Qualifying income determined by total eligible deposits from personal bank statements divided by # of months (12/24) • Business bank statements to evidence activity supporting business operations & transfers to personal account 																																																																				
Geographic Restrictions		<ul style="list-style-type: none"> • US Territories ineligible • Texas Cash Out: Owner occupied - 80% max LTV (Texas 50(a)(6)) 																																																																				
		<ul style="list-style-type: none"> • Allowed w/5% min buyer own funds • 100% allowed w/ 10% LTV reduction from max LTV • Gift of equity not allowed 																																																																				
Gift Funds		<ul style="list-style-type: none"> • 0x30x24 • Living rent free not allowed 																																																																				
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Income - Personal Bank Statements		<ul style="list-style-type: none"> • 12 or 24 months business bank statements • Qualifying income determined by total eligible deposits divided by # of months (12/24) w/fixed expense factor applied: • Fixed expense factor 20%-80% (based on business & # of employees) 																																																																				
		<ul style="list-style-type: none"> • Income - Business Bank Statements • 12 or 24 months business bank statements • Qualifying income determined by total eligible deposits divided by # of months (12/24) w/fixed expense factor applied: • Fixed expense factor 20%-80% (CPA/licensed tax prof) plus 3 months bank statements 																																																																				
Income - P&L plus 3 mos Bank Statements		<ul style="list-style-type: none"> • Income - P&L plus 3 mos Bank Statements • 12 month 3rd party prepared P&L (CPA/licensed tax prof) plus 3 months bank statements • P&L/Sales/Revenue must be supported by the bank statements • Total eligible deposits to be no more than 10% below P&L revenue 																																																																				
		<ul style="list-style-type: none"> • Income - Asset Utilization • Eligible assets minus funds used for down payment, closing costs and reserves divided by 60 months = monthly income Residual Assets Method - Covers new subject property debt, all costs, reserves, and all other reported debt (calculated residual assets amount required) 																																																																				
Interested Party Contributions		<ul style="list-style-type: none"> • ≤ 80% LTV = 6% Max • > 80% LTV = 4% Max 																																																																				
		<ul style="list-style-type: none"> • Max Financed Properties • Primary and Second Home - Max 20 financed properties including subject • Investment - No limit 																																																																				
Reserves		<ul style="list-style-type: none"> • Minimum Loan Amount • \$1 above conforming loan limit 																																																																				
		<ul style="list-style-type: none"> • Non-Occ Co-Borrower • Not allowed 																																																																				
Residual Income		<ul style="list-style-type: none"> • Payment Shock • Not to exceed 300% of the borrower's current housing payment unless DTI ≤ 45% 																																																																				
		<ul style="list-style-type: none"> • Property Type • SFR, 1-4 Units, PUD, Condo (25 acres max) 																																																																				
Recently Listed Properties		<ul style="list-style-type: none"> • Recently Listed Properties • Rate/Term: Must be delisted at least one day prior to application • Cash-out: Properties listed for sale ≤ 6 mos ineligible 																																																																				
		<ul style="list-style-type: none"> • Refinance - Debt Consolidation • Follows R/T Refi FICO • 80% Max LTV • OO Only • \$5k max (cash in hand) 																																																																				
Refinance - Delayed Financing		<ul style="list-style-type: none"> • Eligible, property must have been purchased for cash within 6 mos of application date • ≤ \$1.5M Loan Amount: Program max LTV/CLTV, > \$1.5M Loan Amount: 70% max LTV/CLTV 																																																																				
		<ul style="list-style-type: none"> • Reserves • 6 mos minimum, cash out proceeds and gift funds ineligible • 2 mos for each additional financed property (based on subject property PITIA) in addition to standard reserve requirement 																																																																				
Residual Income		<ul style="list-style-type: none"> • Residual Income • Must meet or exceed the family size residual income requirement: Family size of 1 = \$1250/mo, family size of 2 = \$1,500/mo, add \$125 for each additional family member 																																																																				
		<ul style="list-style-type: none"> • Seasoning - Cash-Out • < 6 mos seasoning allowed: 1) All borrowers on the original Note at acquisition, or prior cash-out, must be on the current Note, and 2) LTV is based off lesser of purchase price + documented improvements if acquired in the past 6 months or appraised value 																																																																				
Secondary Financing		<ul style="list-style-type: none"> • Permitted up to max LTV/CLTV 																																																																				
		<ul style="list-style-type: none"> • Temporary Buydowns • 2:1 and 1:0 • 30 year fixed, Purchase transactions only • 1 unit Primary Residence and Second Homes only, Investment not permitted 																																																																				
Tradeline Requirements		<ul style="list-style-type: none"> • 3 tradelines reporting 12 mos with activity in last 12 mos, or • 2 tradelines reporting for 24 mos with activity in last 12 mos, or • 1 revolving tradeline reporting for 60 mos with activity in the last 12 mos, or • 1 installment tradeline reporting for 36 mos with activity in the last 12 mos 																																																																				
		<ul style="list-style-type: none"> If primary wage earner has 3 credit scores reporting, the minimum tradeline requirement is met If the primary wage earner has less than 3 credit scores, each borrower must meet the minimum tradeline requirement 																																																																				
Underwriting		<ul style="list-style-type: none"> • NOTE: Borrower's credit scores primarily based on thin credit—such as authorized user accounts, self-reported accounts, or recently opened accounts with limited activity—must still meet one of the standard tradeline requirements • Manual underwriting required • Where silent, defer to FNMA Selling Guide for requirements 																																																																				
		<ul style="list-style-type: none"> • Product Restrictions (Not Permitted) 																																																																				
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