

Eligibility Matrix - 1 Unit

Primary Residence - 1st or 2nd Lien Position			Primary Residence - 3rd Lien Position		
Max Loan Amount	Max CLTV ^{2,3,4}	Credit Score Range	Max Loan Amount	Max CLTV ²	Credit Score Range
\$ 125,000	75%	640-659	\$ 100,000	70%	680+
\$ 125,000	80%	660+	\$ 150,000	70%	760+
\$ 150,000	85%	680+	Second Home or Investment - 1st or 2nd Lien Position^{3,4}		
\$ 200,000	80%	680+			
\$ 250,000	80%	700-719	Max Loan Amount	Max CLTV ²	Credit Score Range
\$ 300,000	80%	720-739	\$ 200,000	70%	680+
\$ 350,000	85%	740+	\$ 275,000	70%	720+
\$ 375,000	80%	740+	\$ 350,000	70%	760+
\$ 400,000	75%	740+	¹ Allowed on 1st liens only ² FL Condos: 70% max CLTV ³ NM: 79.99% max CLTV, Primary 1st lien only, second home and investment ineligible ⁴ TX: 80% max CLTV Primary 1st & 2nd lien only, second home and investment ineligible		
\$ 400,000	80% ¹	680-739			
\$ 400,000	85% ¹	740+			
\$ 750,000	75%	760+			

Eligibility Matrix - 2-4 Units

Primary Residence - 1st Lien Position			Second Home or Investment - 1st Lien Position ^{3,4}		
Max Loan Amount	Max CLTV ²	Credit Score Range	Max Loan Amount	Max CLTV ^{1,2}	Credit Score Range
\$ 400,000	80%	680+	\$ 400,000	80%	680+
Primary Residence - 2nd Lien Position			Second Home or Investment - 2nd Lien Position ³		
Max Loan Amount	Max CLTV ²	Credit Score Range	Max Loan Amount	Max CLTV	Credit Score Range
\$ 200,000	80%	680+	\$ 200,000	70%	680+
\$ 250,000	80%	700-719	\$ 275,000	70%	720+
\$ 300,000	80%	720-739	\$ 350,000	70%	760+
\$ 375,000	80%	740+			
\$ 400,000	75%	740+			

¹ Minimum loan amount is \$110,000 for CTLV > 70% and ≤ 80%

² FL Condos: 70% max CLTV

³ NM & TX: Second home and investment ineligible

Terms

- Standalone transactions only
- No prepayment penalties
- Fixed rate, fully amortizing loan
- Full draw required at closing
- Borrower must complete application within 14 days or application is cancelled
- Minimum additional draw amount is \$500 for eligible states except TX (\$4,000), or as required by state law
- Funds may not be used to payoff existing debt to qualify
- Additional draw limit is 100% of total credit line

Draw Features - Fixed or Variable

Term	Draw Period	Variable Rate Features
10-Year (120 months)	3 years	<ul style="list-style-type: none"> • Rate calculated using prime + margin • Rate Change occurs on Due Date • 4.5% Minimum Floor rate • 2nd or 3rd lien position only • Fully Amortized with no I/O period
15-Year (180 months)	4 years	
20-Year (240 months)	4 years	
30-Year (360 months)	5 years	

Topic

Key Program Parameters

Acceptable IDs	<ul style="list-style-type: none"> • Valid Driver's License • State ID • Permanent Resident Alien Card • Passport • Passport Card
Borrower Eligibility	<ul style="list-style-type: none"> • US Citizens and Permanent Resident Aliens allowed • One (1) borrower/applicant allowed
Compliance	<ul style="list-style-type: none"> • State and Federal High-Cost loans not allowed
Credit History	<ul style="list-style-type: none"> • 60 months seasoning required for major derogatory credit event (SS,FC,DIL, BK) • ≥ 60 delinquencies on any tradelines within the last 12 months are not allowed • Non-medical collections > \$500 within the most recent 90 days are ineligible • Credit cannot be frozen • Valid for 29 calendar days • No more than two (2) inquiries allowed with the last 90 days • 1st liens only: <ul style="list-style-type: none"> ◦ 640-779 FICO: Utilization of revolving tradelines seasoned 6 months or less must not exceed 90% ◦ 640-779 FICO: Tradelines opened within the prior 12 months must not exceed 30% of all active tradelines ◦ 780+ FICO: Tradelines opened within the prior 12 months must not exceed 70% of all active tradelines
Debt to Income(DTI) & Payment to Income (PTI)	<ul style="list-style-type: none"> • 50% max DTI for 1 Unit • 45% max DTI for 2-4 Units • 30% max PTI

Fees	<ul style="list-style-type: none"> • Origination fees range between 1.99% & 3.99% • Manual notary fee required, as applicable and required in the following states: AK, AL, AZ (Pima Co. only), CA, CT, DC, FL, GA, IL, IN, KS, LA, MA, ME, MI, MN, MO, MS, MT, NC, ND, NH, NM, OH, OK, OR, PA, RI, SD, TN, VA, UT, VT, WA, WY
Geographic Restrictions	<ul style="list-style-type: none"> • Fixed Rate ineligible in the following states: DE, KY, NJ, NY, VT, WV • Variable Rate ineligible in the following states: CO, DC, DE, IL, KY, MA, MS, NJ, NY, OK, SC, TX, VA, VT, WI, WV, WY • TX allowed with restrictions, refer to Texas HELOC Requirements section (below) for details • May only be originated by a Broker and/or Loan Officer that is licensed in the state where the subject property is located
Homes Listed for Sale	<ul style="list-style-type: none"> • Properties listed for sale within 12 months of application are ineligible
Housing History	<ul style="list-style-type: none"> • 0x30x6
Income	<ul style="list-style-type: none"> • Income may be a combination of earnings and/or asset depletion • The maximum amount used is the income stated on the loan inquiry • Income is validated using one of the following: Personal and/or Business Accounts provided by Plaid, Paystubs, or IRS Tax Filing (extensions not allowed) <ul style="list-style-type: none"> ◦ When utilizing asset/bank statements the most recent 12 months is analyzed to validate income ◦ If personal accounts do not verify sufficient income, business income will be calculated to supplement ◦ Note: 680 min FICO is required when utilizing Business Bank Statements and 3rd party vendor utilized to verify ownership %, lower of stated or verified ownership % will be used to adjust income • Asset accounts allowed for asset depletion: Retirement accounts, Investment/Brokerage accounts, savings accounts, CDs • Income from spouse may be included for qualifying in community property/homestead states • States where dual income is prohibited: CT, GA, HI, IN, ME, MD, MA, NY, OR, PA, RI, UT, VA
Lien Position	<ul style="list-style-type: none"> • Primary Residences - 1st, 2nd, and 3rd lien position allowed (3rd liens not allowed in Texas) • Second Homes & Investment Properties - 1st and 2nd lien position allowed • Solar liens are included in lien count
Minimum Loan Amount	<ul style="list-style-type: none"> • MI: \$10,000 • TX: \$35,000 • All other eligible states: \$25,000
Properties Affected by a Disaster	<ul style="list-style-type: none"> • The following requirements apply to affected zip codes within declared disaster areas: <ol style="list-style-type: none"> 1. All in-progress applications in affected zip codes will be frozen 2. All applications in affected zip codes will require a Broker Price Opinion (BPO), Property Condition Report (PCR), Residential Evaluation, or Post Disaster Inspection (PDI), as applicable by state regulation 3. The aforementioned inspections will be ordered internally and application processing will recommence as reports are received 4. If affected properties are inaccessible and inspections unable to occur, applications will be declined 5. The cost of the aforementioned inspections will be passed on to the borrower only if the loan funds
Property Type - Eligible	<ul style="list-style-type: none"> • Single Family Residence (SFR) • Townhomes • Planned Unit Developments (PUD) • Condos (mid and high rise) • 2-4 Unit Properties • Fee simple only
Property Type - Ineligible	<ul style="list-style-type: none"> • Commercial • Co-Ops • Ground Lease Properties • Houseboats • Land Trusts • Leasehold Properties • Log homes • Manufactured housing • Mixed Use properties • Multi Family 5+ real estate • Properties > 20 acres (10 acres max - TX) • Reverse Mortgage • Timeshares
Seasoning	<ul style="list-style-type: none"> • Properties purchased within the last 90 days are ineligible • Borrowers added to title within the 90 days are ineligible
Texas HELOC Requirements	<ul style="list-style-type: none"> • Primary Residence only • 80% max CLTV • Third lien position not allowed • No cash-out lien, open HELOC or previous HELOC originated within the past 12 months • Properties listed for sale within the past 12 months are ineligible • Properties with title changes require 91 days seasoning • Maximum property size is 10 acres • Property condition report (PCR) with ≥ average rating required • Borrowers are required to go through a 12 day cooling off period before scheduling the notary • All notary sessions must occur in a recording office
Valuation	<ul style="list-style-type: none"> • Value determined by AVM waterfall with acceptable FSD • 2nd AVM with acceptable FSD required when transaction is first lien HELOC
Vesting Requirements	<ul style="list-style-type: none"> • Borrower must be on title; acceptable forms of vesting: Individuals, Revocable trust, Limited Liability Companies (LLCs) • When property is owned jointly, all owners must sign the security instrument as an additional signer • Revocable Trusts <ul style="list-style-type: none"> ◦ Certificate of Trust required (Trust agreement is not acceptable) ◦ Eligible States: AR, AZ, CA, CO, CT, CE, DC, FL, IA, ID, IL, KS, MA, ME, MI, MS, MN, NH, NV, OR, SC, SD, TN, UT, VA, WA, WY • LLC <ul style="list-style-type: none"> ◦ LLC must be listed on title as the vested owner ◦ Borrower must be a natural person (one applicant only) ◦ 680 min FICO - Primary Residence, 700 min FICO - Second Home & Investment ◦ Borrower must have at least 25% ownership in the LLC ◦ LLC must be good standing and domiciled in the US ◦ LLC's legal purpose must include ownership of real property ◦ Borrower must have authority to execute mortgage documents on behalf of the LLC ◦ LLC may not have any bankruptcy filings or open litigation ◦ Properties vested in any other entities (LP, Corp, etc.) are ineligible • Note: 3rd party vendor is utilized to obtain the required documentation. Any items unavailable through the vendor will be conditioned for to be provided by the borrower.