

Eligibility Matrix <sup>3</sup>											Loan Programs							
Occupancy	Property <sup>1</sup>	Loan Amount	Purchase, Rate/Term Refi					Cash-out Refi					901SP	Jumbo One Premier 30 Year Fixed (360 Months) Jumbo One Premier 30 Year Fixed 2:1 Temp Buydown (360 Months) Jumbo One Premier 30 Year Fixed 1:0 Temp Buydown (360 Months) Jumbo One Premier 15 Year Fixed (180 Months) Jumbo One Premier 10/6 ARM (360 Months)				
			740+	720+	700+	680+	660+	740+	720+	700+	680+	660+						
Primary Residence	SFR 1 Unit/PUD/Condo	\$ 1,000,000	80%	80%	80%	80%	80%	80%	80%	75%	75%	75%	901SP					
		\$ 1,500,000	80%	80%	80%	80%	80%	80%	80%	70%	70%	55%	901SP-BD					
		\$ 2,000,000	80%	80%	75%	75%	65%	80%	80%	55%	55%	55%	901SP-BD10					
		\$ 2,500,000	80%	80%	75%	75%	65%	80%	80%	55%	55%	55%	915SP					
		\$ 3,000,000	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	9106SP					
		\$ 1,000,000	80%	80%	80%	80%	80%	70%	70%	70%	70%	55%	ARM Information					
Second Home	SFR/PUD/Condo	\$ 1,500,000	65%	65%	65%	65%	65%	55%	55%	55%	55%	55%	Fixed Rate Period	10 years				
		\$ 2,000,000	60%	60%	60%	60%	60%	75%	75%	75%	75%	75%	Index	30 day average SOFR				
		\$ 2,500,000	80%	80%	55%	55%	55%	75%	65%	65%	65%	65%	Lookback Period	45 days				
		\$ 3,000,000	80%	80%	80%	80%	80%	75%	75%	75%	75%	75%	Floor Margin	Subject to minimum margin and caps				
		\$ 1,000,000	70%	70%	70%	70%	70%	65%	65%	65%	65%	65%	Caps	2.75% 5%: Initial Cap (max increase or decrease) 1%: Subsequent Cap (max periodic increase or decrease) 5%: Lifetime Cap (max increase in interest rate over the life of loan)				
Investment <sup>2</sup>	SFR/PUD/2-4 Unit/Condo	\$ 1,000,000	70%	70%	70%	70%	70%	65%	65%	65%	65%	65%	Fully Indexed Rate	Sum of the index & margin rounded to the nearest (.125)				
1 Declining Market: 5% LTV/CLTV reduction for LTV/CLTV's > 65%; No reduction for LTV/CLTV's ≤ 65%											Qualifying Rate							
2 Investment only: All properties located in Essex County, NJ and Baltimore City, MD (and it's neighborhoods) are ineligible											Product Restrictions (Not Permitted)							
3 < 661 credit score Ineligible in MA & NV																		
Details		Borrowers																
Appraisal		• Blind Trusts • Foreign Nationals • Irrevocable Trusts • ITIN • Land Trusts • Less than 18 years old																
Cash out Proceeds		• LLCs, LLPs, Corporations • Life estates • Qualified Personal Residence Trusts • Real Estate Trusts																
Compliance		• With diplomatic immunity • Without a social security number																
Credit Event (BK,SS,FC,DIL)		Transactions																
Credit Event (Forbearance)		• Must be QM, Safe Harbor and Rebuttable Presumption permitted																
Credit Scores		• Higher Priced Mortgage Loans (HPML) allowed, must comply with all applicable regulatory requirements																
Credit Tradelines		• State and Federal High-Cost loans ineligible																
DTI		• Follow DU, event seasoned < 7 yrs requires 0x30x24 rental history in past 24 and/or no mortgage lates since event																
Eligible Borrowers		• Multiple events not allowed																
First Time Homebuyer		• 6 mos seasoning since end of forbearance • All payments during forbearance and after paid as agreed																
Credit Event (Forbearance)		• Applies to all current and previously owned properties																
Credit Scores		• 2 scores required • Lowest middle is decision score • Rapid rescore not allowed																
Credit Tradelines		• Follow DU																
DTI		• Determined by DU up to max 49.99%																
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																
Geographic Restrictions		• \$1,500,000 max • Primary and Second home only • If living rent free must meet addtn'l tradeline requirements																
Housing History		US Territories and Texas refinance 50(a)(6) are ineligible																
Income and Employment		Mortgage: 0x30x12, 0x60x24   Rent: 0x30x12																
Interested Party Contributions		• Follow DU, additional documentation may be required • Self Employed: P&L through most recent quarter required • Tax transcripts required																
Max Financed Properties		• Other income: Follow DU, additional documentation may be required																
Minimum Loan Amount		Follow DU																
Property Type		• \$1 above conforming loan limit																
Recently Listed Properties		SFR, 1-4 Units, PUD, Condo, non-warrantable Condo, 1-Unit property w/ADU																
Refinance - Cash-out		Rural properties: > 10 acres requires 3 comparable sales with similar acreage & highest and best use must be the subject improvements																
Refinance - Delayed Financing		Properties listed for sale ≤ 6 mos ineligible (refis only)																
Refinance - Rate/Term		Properties listed for sale ≤ 6 mos of application ineligible																