

Bank Statements	1099 Only	W2 Only	1 Year Tax Return	Asset Qualifier
Purchase /		Rate & Term Refinance /		*Cash Out Refinance
Loan Amount	LTV	FICO		
Primary Residences & Second Homes				
\$1,500,000	90%	700		
\$2,000,000	85%			
\$2,500,000	80%			
\$3,000,000	75%			
\$4,000,000	70%			
\$1,500,000	80%	680		
\$2,500,000	75%			
\$3,000,000	70%			
\$1,500,000	75%	660		
\$2,500,000	70%			

Product Types

Products		
5/6m, 7/6m & 10/6m ARM	30 Yr Fixed	40 Yr Fixed
5/6m, 7/6m & 10/6m ARM IO	30 Yr Fixed IO	40 Yr Fixed IO
IO Period	Amortization Term	Maturity
10 Years	20 Years	30 Years
10 Years	30 Years	40 Years
ARM Margins & Caps		
5/6 Month ARM	Margin: 4.50	Caps: 2/2/5
7/6 Month ARM	Margin: 4.50	Caps: 5/2/5
10/6 Month ARM	Margin: 4.50	Caps: 5/2/5
Index = 30 Day Avg SOFR, Floor = Start Rate		

Additional Program Information

Program Requirements	
Minimum Loan Amount	\$100,000
Asset Qualifier	DTI not applicable.
Enhance Debt Ratio*	43% - 50%
*Enhanced: DTI above 43% and up to 50% requires a 5% reduction in max LTV as listed in the above grid. Max DTI for cash out is 43%.	

Credit Seasoning	
Mortgage History	1 x 30 x 12
Foreclosure	36 months
Short Sale/DIL	36 months
BK Seasoning	36 months

*Cash Out Restrictions
• Max cash in hand is \$2,000,000
• Max LTV for cash out is 80%
• Texas 50 (a)(6) loans are not permitted

Property Type Requirements

Property Type	Max LTV
3-4 Units / Rural Properties	75%
Attached PUD/Condominium	80%
Florida Condominium	75%
Non-Warrantable Condominium	70%
2 Units	80%
Log Homes	Not Allowed



Alternative Income Documentation Types

12 Months Bank Statements	Income calculated based on 12 months recent Business or Personal bank statements. Refer to program guidelines for calculation methods available. Bank statements should show a stable or increasing trend. If the trend is declining and/or irregular, additional documentation may be required up to and including an additional 12 months of statements.
1099 only	Validated most recent 1 year 1099. Borrower must receive compensation either in the form of commissions or as an independent contractor. An expense ratio must be developed using one of the two below methods. Method 1: Utilize 50% baseline expense factor. Multiple the expense ratio by the gross receipts shown on the 1099. Method 2: Provide a CPA letter stating the business' expense ratio based on the most recent year's tax return. Multiple the expense ratio by the gross receipts shown on the 1099.
W2 only	Validated most recent year W2 and current VOE or pay stub used as qualifying income. Refer to guidelines for specific guidance and requirements.
1 Yr. Tax Return	Filed most recent year tax returns to be utilized for income qualifying per FNMA guidelines. Refer to guidelines for specific guidance and requirements. Qualification is determined solely based on the Applicant's liquid assets and assets they can liquidate without restriction.
Asset Qualifier	Option 1: Mortgage Only Total post-closing assets must meet 125% of the outstanding mortgage debt for which the Borrower has personal liability, including the proposed mortgage(s) on the subject property. Option 2: Traditional Total post-closing assets must meet the sum of the below: <ul style="list-style-type: none"> • 100% of the loan amount • Reserves required per program • 60 months of total debt service (do not include subject property's PITIA or PITIA on rented properties with documented rental income) • 60 months of net rental losses on rental properties (do not include subject property's PITIA) *Rental Calculation (Option 2 only) Rental properties are counted on a net basis based on 75% of lease less PITIA to determine impact on debt service. Net rent can never exceed \$0 for determining impact. For example, a property with a lease of \$1,600 and PITIA of \$1,500 would have a \$300 per month debt added to debt service ($\$1,600 \times 75\% - \$1,500 = \$300$). Other owned properties require additional reserves.

Additional Program Requirements

Appraisal	Loan amounts over \$1,500,000 automatically require two appraisals. Every appraisal requires a Desk Review. Properties with a condition rating of C5 or C6 or a quality rating of Q6 are not acceptable.
Assets	Sourced and seasoned for 30 days
Cash Out	Max cash in hand is \$2,000,000.
Citizenship	US Citizen, Permanent Resident Alien & Non-Permanent Resident Alien (with US credit)
Compliance	<ul style="list-style-type: none"> • Escrows required for all HPML loans, refer to guidelines for additional escrow requirements • No section 32 or state high cost • "Total borrower paid points and fees up to 5%" • Compliance with all applicable federal and state regulations
Credit	Minimum (1) tradeline reporting for 12+ months, with activity in the last 90 days. Qualifying FICO = the FICO of the Primary Wage Earner which will be the score used for pricing
Geographic Restrictions	AZ, CA, CO, D.C., FL, GA, HI, IL, IA, KS, KY, LA, MD, MI, MN, MT, NE, NV, NH, NM, OH, OK, OR, SC, TN, TX, UT, VA, WA and WI. Texas 50(a)(6) loans not allowed
Gift Funds	Not allowed for reserves or for Asset Qualifier as income. Refer to guides for all other requirements
Max Financed Properties	Maximum 20 financed properties including subject property.
Mortgage History	Current Forbearance: If the borrower has resolved missed payments through a loss mitigation solution, they are eligible for a new mortgage loan if they have subsequently made at least three (3) timely payments. Follow FNMA requirements regarding forbearance reinstatement.
Occupancy	Primary Residence and Second Homes
Prepayment Penalty	Not allowed
Property Types	SFR, PUD, Townhome, Condominium, 2-4 Unit, Non-Warrantable Condominiums, Modular & Rural. Log Homes and Manufactured Homes are not eligible.
Qualifying Payment	ALL: Use Qualifying Rate (refer to box) for calculating PITIA Interest Only: Qualify using the fully amortized payment with the Qualifying Rate over the fully amortized term of the loan
Qualifying Rate	Fixed = Note Rate; ARM: 5/6m = Greater of Note Rate or Fully Indexed Rate; 7/6m & 10/6m = Note Rate
Reserves	Loan amount up to \$2M: 6 months PITIA. Loan amount greater than \$2M: 12 months PITIA. Other REO owned: 2 months of each property's PITIA. LTVs ≤ 60% only require 3 months PITIA reserves regardless of loan amount. Cash out can be used towards the reserves requirement.
Seller Concessions	Up to 6%
Subordinate Financing	Max 90% CLTV