

Loan Amount / Credit Score / CLTV Matrix

Standard Documentation

| Loan Amount | Credit Score | Primary Residence | Second Home | Investment |
|-------------|--------------|-------------------|-------------|------------|
| \$350,000 | 740 | 90% | 80% | 60% |
| | 700 | 85% | 80% | 60% |
| | 680 | 75% | 75% | N/A |
| \$500,000 | 740 | 85% | 75% | 60% |
| | 700 | 85% | 75% | 60% |
| | 680 | 75% | 70% | N/A |


Alternative Documentation

| Loan Amount | Credit Score | Primary Residence | Second Home | Investment |
|-------------|--------------|-------------------|-------------|------------|
| \$350,000 | 740 | 85% | 75% | 60% |
| | 700 | 80% | 70% | 60% |
| | 680 | 75% | 65% | N/A |
| \$500,000 | 740 | 80% | 70% | 60% |
| | 700 | 75% | 65% | 60% |
| | 680 | 70% | 60% | N/A |

General Requirements

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| Product and Term | <ul style="list-style-type: none"> Fixed Rate - fully amortizing terms of 10, 15, 20, 25 & 30 years |
| Loan Amounts | <ul style="list-style-type: none"> Minimum: \$75,000 Maximum: \$500,000 |
| Combined Loan Balance | <ul style="list-style-type: none"> The CLTV of the combined loan balances are restricted as follows: <ul style="list-style-type: none"> Combined loan balance > \$2,000,000 - maximum 80% CLTV Combined loan balance > \$3,000,000 - maximum 75% CLTV Maximum combined loan balance for all liens not to exceed \$4,000,000 |
| Loan Purpose | <ul style="list-style-type: none"> Stand-Alone Cash Out (minimum ownership of 6 months required) |
| Occupancy | <ul style="list-style-type: none"> Primary Residence, Second Home, Investment |
| Cash Out | <ul style="list-style-type: none"> Maximum cash out not to exceed \$500,000 |
| Eligible Borrowers | <ul style="list-style-type: none"> U.S. Citizen Permanent Resident Alien |
| State Restrictions | <ul style="list-style-type: none"> Not Eligible: <ul style="list-style-type: none"> Texas Territories: Puerto Rico, Guam, & the US Virgin Islands Restricted: <ul style="list-style-type: none"> CT, IL, NJ (Max CLTV 80%, Min FICO 720) |
| Ineligible Loan Features | <ul style="list-style-type: none"> Lien Free Properties - if the subject property is lien free, including delayed financing, ineligible. Unseasoned Cash Out - if the existing lien is a cash out, measured within six (6) months of the note date to note date. Frequent Refinances - Two (2) or more cash out refinances in the past twelve (12) months. All existing subordinate liens must be satisfied except for solar panels, see guidelines. |
| Income Requirements | |
| Standard Documentation | <ul style="list-style-type: none"> Wage/Salary: YTD Pay stubs, 1-year W2, IRS Form 4506C, Verbal VOE Self-employed: 1-year Personal and Business (if applicable) Tax returns, YTD P&L, 2 recent months business bank statements, IRS Form 4506C |

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| Personal Bank Statements | <ul style="list-style-type: none"> • 12 months of personal and 2 months of business bank statements • Qualifying income is determined by the total eligible deposits from the 12 or 24 months of personal statements divided by the number of statements. • The business bank statements must reflect business activity and transfers to the personal accounts. |
| Business Bank Statements | <ul style="list-style-type: none"> • 12 months of business bank statements. Qualifying income is determined by one of the following analysis methods: <ul style="list-style-type: none"> ◦ Fixed Expense Ratio (50%) ◦ Expense ratio provided by a 3rd party (CPA, EA or tax preparer) with min. ratio of 10% ◦ 3rd party prepared Profit & Loss Statement (CPA, EA, or tax preparer) |
| IRS Form 1099 | <ul style="list-style-type: none"> • 1-year 1099 • Fixed Expense Ratio of 10% • YTD documentation to support continued receipt of income |
| Underwriting Requirements | |
| First Lien | <ul style="list-style-type: none"> • First Lien documentation (refer to guidelines for full requirements): <ul style="list-style-type: none"> ◦ Copy of 1st lien Note and Deed of Trust; and ◦ Copy of most recent monthly mortgage payment statement • Ineligible First Liens with high-risk features which can include, but are not limited to: <ul style="list-style-type: none"> ◦ Forbearance, modification, or deferrals (including COVID-19 related events) completed or reinstated within 12-months of the Note date. ◦ Loans in active forbearance or deferment ◦ Negative amortization including loans with Payment-to-Kind (PIK) features ◦ Balloon, if the balloon payment becomes due during the amortization of the new 2nd ◦ Reverse Mortgages ◦ First liens for the subject property not reporting on the credit report <ul style="list-style-type: none"> ▪ e.g., Private party mortgages including any loan not reporting on credit ◦ Loans secured by more than one underlying property, including blanket mortgages ◦ Home Equity Line of Credit ◦ Note with default interest rate greater than the Note rate |
| Credit | <ul style="list-style-type: none"> • Full trimerge credit report • Gap credit report for Undisclosed Debt Monitoring (UDM) |
| Qualifying Credit Score | <ul style="list-style-type: none"> • Use credit score of the borrower with the highest qualifying income • Middle of 3 scores or lower of 2 |
| Housing History | <ul style="list-style-type: none"> • 0 x 30 x 12 - verification of mortgage history required on all loans • Verify the 1st Lien P&I payment with all of the following: <ul style="list-style-type: none"> ◦ Copy of the 1st Lien Note and most recent monthly mortgage payment statement |
| Credit Events | <ul style="list-style-type: none"> • Foreclosure, Short Sale, Deed in Lieu, Bankruptcy: 48-month seasoning required |
| Tradelines | <ul style="list-style-type: none"> • Min. 2 reporting 24-months with activity in the last 12-months or 3 reporting 12-months with recent activity • If the primary borrower has 3 credit scores, the minimum tradeline requirement is waived |
| Reserves | <ul style="list-style-type: none"> • Not required |
| Assets | <ul style="list-style-type: none"> • Account statements should cover the most recent 30-day period, all pages are required. |
| DTI Requirements | <ul style="list-style-type: none"> • Maximum DTI ratio: <ul style="list-style-type: none"> ◦ 50% DTI for CLTV ≤ 80% ◦ 45% DTI for CLTV > 80% |
| Age of Documents | <ul style="list-style-type: none"> • Credit documents: May not be over 90-days old at the time of closing • Appraisals, Title Report: May not be over 120-days old at time of closing. <ul style="list-style-type: none"> ◦ AVM may not be over 30-days old at time of closing. |

| Appraisal and Property | |
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| Eligible Properties | <ul style="list-style-type: none"> • Single Family (Attached, Detached, PUD) • 2-4 Unit residential properties (75% max CLTV) • Warrantable Condominiums (80% max CLTV) • Warrantable Florida Condominiums (75% max CLTV) |
| Appraisals | <ul style="list-style-type: none"> • HPML loans that are not Qualified Mortgages require a full appraisal with an interior inspection, regardless of the loan balance. • Transferred appraisals are not permitted. <p>All Loan Amounts</p> <ul style="list-style-type: none"> • New Appraisal (FNMA Form 1004/1025/1073), or • Prior 1st Lien appraisal dated within 12-months of subject loan Note date allowed subject to the following: <ul style="list-style-type: none"> ◦ The lender on the prior appraisal must be the same as the subject loan, and ◦ A new Property Condition Report (PCR) with acceptable findings, and ◦ Recertification of value by the original appraiser. ◦ AVM within 30-days of the Note date from approved vender with acceptable FSD <ul style="list-style-type: none"> ▪ The lower of the prior Appraisal value or the current AVM will be used to qualify <p>Appraisal Review Products</p> <ul style="list-style-type: none"> • An enhanced desk review product from one of the following choices is required: <ul style="list-style-type: none"> ◦ ARR from Stewart Valuation Intelligence FKA Pro Teck ◦ CDA from Clear Capital |
| Recently Listed Property | <ul style="list-style-type: none"> • Properties listed for sale within the most recent 6-months are not eligible |
| Declining Market | <ul style="list-style-type: none"> • Properties located w/in a Declining Market as defined by the Appraiser/AVM - 80% max CLTV |
| Title Insurance | <p>Loan Amount ≤ \$250,000, provide one of the following:</p> <ul style="list-style-type: none"> ◦ Owner and Encumbrance Report (O&E) ◦ ALTA Full Title Policy ◦ ALTA Short Form Residential Limited Coverage Junior Loan Policy <p>Loan Amount > \$250,000, provide one of the following:</p> <ul style="list-style-type: none"> ◦ ALTA Full Title Policy ◦ ALTA Short Form Residential Limited Coverage Junior Loan Policy |
| Flood Certificate and Flood Insurance | <ul style="list-style-type: none"> • Flood determination required for every transaction • Properties within a flood zone require evidence of insurance in accordance with the HFIAA <ul style="list-style-type: none"> ◦ Loss payee clause must reflect CHM as additional insured. |
| Escrows / Impounds | <ul style="list-style-type: none"> • Escrows for taxes and hazard insurance are not required |
| Hazard Insurance | <ul style="list-style-type: none"> • Hazard Insurance coverage must provide for claims to be settled on a replacement cost basis • Loss payee clause must reflect CHM as additional insured. |
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