

STAR FULL DOC/BANK STATEMENT/1099/P&L/WVOE/ASSET UTILIZATION										
Loan Amount	FICO	PRIMARY RESIDENCE			SECOND HOME			INVESTMENT PROPERTIES		
		P	R/T	C/O	P	R/T	C/O	P	R/T	C/O
≤ \$1.0 MM	740+	90%	90%	80%	85%	80%	80%	80%	80%	75%
	720-739	90%	90%	80%	85%	80%	80%	80%	80%	75%
	700-719	90%	85%	80%	85%	80%	80%	80%	80%	75%
	680-699	85%	85%	80%	80%	80%	75%	80%	80%	75%
	660-679	80%	80%	75%	80%	80%	70%	80%	75%	75%
	640-659	80%	75%	70%	80%	75%	70%	80%	75%	
620-639	75%	75%	65%	80%	75%					
≤ \$1.5 MM	740+	90%	85%	80%	80%	80%	80%	80%	80%	75%
	720-739	85%	85%	80%	80%	80%	80%	80%	80%	75%
	700-719	85%	85%	80%	80%	80%	80%	80%	80%	75%
	680-699	85%	85%	75%	80%	80%	75%	80%	75%	75%
	660-679	80%	80%	75%	80%	75%	75%	80%	75%	70%
	640-659	70%	70%	65%	70%	70%				
620-639	70%	65%	60%	65%	65%					
≤ \$2.0 MM	740+	85%	85%	80%	80%	80%	75%	80%	80%	75%
	720-739	85%	80%	80%	80%	80%	75%	80%	80%	75%
	700-719	85%	80%	75%	80%	80%	75%	80%	80%	70%
	680-699	80%	80%	70%	80%	80%	70%	80%	75%	70%
	660-679	75%	75%	65%	75%	75%	65%	70%	70%	60%
	640-659	75%	75%	65%	75%	75%	65%	75%	75%	65%
≤ \$2.5 MM	740+	80%	80%	75%	80%	75%	75%	75%	75%	75%
	720-739	80%	80%	75%	80%	75%	75%	75%	75%	75%
	700-719	75%	75%	70%	75%	75%	75%	75%	75%	70%
	680-699	75%	75%	65%	75%	75%	70%	75%	75%	65%
≤ \$3.0 MM	740+	80%	80%	70%	75%	75%	70%	70%	70%	60%
	720-739	75%	75%	70%	75%	75%	70%	70%	70%	60%
	700-719	75%	75%	65%	70%	70%	65%	70%	70%	60%
	680-699	70%	70%	65%	70%	70%	65%	60%	60%	
≤ \$3.5 MM	740+	70%	70%							
	720-739	70%	70%							
	700-719	70%	65%							

UNDERWRITING					
DTI	MAX 50%	HOUSING HISTORY	1 X 30 X 12		
TRADELINES	3 tradelines reporting for last 12 MO. or 2 tradelines reporting for 24 MO w/activity in past 12 MO.				
CREDIT SCORE	Primary Wage Earner - 3 scores reporting - lowest middle score 2 scores reporting - lowest score				
CREDIT EVENTS	BK 7 & 13 Seasoning 36 MO. discharge/dismissal date SS, DIL, FC, Mod, 120+ housing late 36 MO.				
RENT FREE	Allowed - PR only MAX DTI 43% LOE from the borrower				
COLLECTIONS	Total amounts may be left open Non-MED past 24 MO - \$2K Medical <\$15K				
FIRST TIME HOME BUYER	FTHB defined as all borrowers have had no homeownership in past 3 YRS.				
FTHB RESTRICTIONS	PR & 2nd HM No I/O Payment shock when DTI > 36% - 300% MAX DTI 43%				
BUSINESS NARRATIVE	Required on all ALT document loans where S/E income is used to qualify				
CASH-OUT SEASONING	MIN >6 MO >12 MO - Appraised Value ≤12 MO Lesser of original PUR price + improvements or Appraised Value				
MAX CASH-OUT	LTV >60% MAX \$750K LTV ≤60% Unlimited				
RESIDUAL INCOME	\$2,500	GIFT FUNDS	PR ONLY	MIN Borrower Contributions 10%	
ALT DOC - RENTAL INCOME	Allowed - When deposits are not co-mingled with bank statements used to determine qualifying income.				
RESERVES	6 MO. MIN LTVs ≥85% or LN AMT ≥2.0 MM 12MO. C/O may be used to meet reserves				
FULL DOCUMENTATION					
WAGE EARNER	1 or 2 YRS W-2, Paystubs w/YTD, Tax Returns				
SELF-EMPLOYED	1 or 2 YRS Tax Returns (Personal & Business as applicable)				
BANK STATEMENTS					
SELF-EMPLOYED	Borrower must be self-employed MIN 2 YRS Business existence 2 YRS				
MULTIPLE ACCOUNTS	PERSONAL	Permitted	BUSINESS	Up to 3 accounts permitted	
NSF	NSF's resulting in a bank fee not to exceed 3 in the past 12 MO. LOE from borrower required				
LARGE DEPOSITS	Uncommon deposits > 50% of the qualifying MO. income in the past 90 days must be explained by the borrower and evaluated by UW.				
PERSONAL BANK STATEMENTS (12/24 MONTHS)					
BUSINESS BANK	2 MO. Business bank statements required reflecting business activity & transfers to personal account. Business statements must reflect business activity and transfer to personal account. Borrowers unable to provide business bank statements, a 15% expense factor will be used to determine income				
QUALIFYING INCOME	Eligible deposits ÷ 12/24 MO.				
BUSINESS BANK STATEMENTS (12/24 MONTHS)					
BUSINESS OWNERSHIP	Borrower must be MIN 25% owner				
EXPENSE FACTOR	Standard 50%; or CPA/EA/PTIN prepared Profit & Loss - Bank Statements deposits must be w/15% of gross receipts on P/L; or CPA/EA/PTIN prepared Expense Statements - 15% MIN				
QUALIFYING INCOME	Eligible deposits, less expense factor, multiplied by % of ownership				
PROFIT AND LOSS (12 MONTHS)					
REQUIREMENTS	MAX LTVs	PUR/R&T	80%	C/O	75% MIN FICO 660
BORROWERS	Borrower must be self-employed MIN 2 YRS Business existence 2 YRS Business Ownership ≥50%				
P&L	3RD Party Prepared - CPA/EA Profit & Loss				
BUSINESS STATEMENTS	Most recent 2 MO Business Bank Statements required. Total deposits must be within 35% of gross receipts on P/L				
TAX RETURNS	3RD party to attest to filing most recent tax returns Borrowers who file their own tax returns are ineligible				
QUALIFYING INCOME	Net income from P&L, multiplied (x) by percent of ownership/12 MO				
1099 (12 MONTHS)					
BORROWERS	100% Commission or Independent Contractors 1 YR 1099 required, 2 YRS same line of work				
RECEIPT	Most recent paystub w/YTD earnings or 3 MO. bank statements evidencing deposits				
EXPENSE FACTOR	MIN 15%	1099s	1099s issued from a borrower owned company - ineligible		
QUALIFYING INCOME	Most recent year 1099 AVG over 12 MO, less expense factor				
WVOE					
REQUIREMENTS	OCCUPANCY	PR ONLY	MAX LTVs	PUR/R&T	80% C/O 70% MIN FICO 680
BORROWERS	Wage Earners Only 2 YR history same employer				
HOUSING	0 X 30 X 24	FTHB	MAX 70%	GIFT FUNDS	Not Permitted
WVOE	FNM Form 1005 Form must be submitted to employer direct				
BANK STATEMENTS	2 MO. Personal bank statements evidencing direct deposit. Deposits must be within 65% of gross wages				
ASSETS					
REQUIREMENTS	MAX LTVs	80%	MIN FICO	680	Cash-Out Not Permitted
ASSET UTILIZATION	100% checking/savings/money market 70% stocks/bonds/mutual funds Retirement ≥ 59 1/2 70% - < 59 1/2 60%				
	Assets may be used as sole or supplemental		GIFT FUNDS	Not Permitted	
MIN ASSETS	Lesser of 1.5x the loan amount of \$1MM				
QUALIFYING INCOME	Qualifying assets, less DP, CC, and Reserves/84 MO. = Qualifying income				

TERMS	
AVAILABLE TERMS	Fixed 30, 40 YR ARMs 5/6, 7/6
ARM QUALIFYING	Greater of the Note Rate or Fully Indexed (Margin + Index)
INTEREST ONLY	10 YR I/O Period MIN FICO 700 PR MAX 85%, 2ND HM MAX 80% NO FTHB
I/O QUALIFICATION	I/O Period 10 YR. Qual at fully amortizing term, less I/O period (e.g. 30-10=20 Qual Term)
LOAN AMOUNT	MIN \$125K MAX \$3.5MM
PROPERTY TYPES	
ELIGIBLE	SFD, SFA, 1-4 Units, Modular, Warrantable, Non-Warrantable Condo 2-4 Units & Condos Purchase MAX 80% Refi MAX 75%
NW CONDO	MAX LTV 80% RURAL PR, 2nd HM MAX 10 acres MAX 75% LTV No C/O
CONDOTEL	PUR MAX LTV 75% R/T & C/O REFI MAX 65% MAX LN \$1.0MM
APPRAISAL REQUIREMENTS	
APPRAISALS	Loan Amounts <\$1.5 MM 1 Full Appraisal Loan Amounts ≥\$1.5 2 Full Appraisals
CU	Collateral Underwriter Score of 2.5 or less CDA not required
CDA	Value support within 10% CDA > 10% Second full appraisal required
DECLINING MARKET	Appraiser indicated declining market - 5% LTV Reduction
STATES	
TEXAS	50 (a) (6) and (a) (4) Ineligible
INELIGIBLE	AK, AR, DE, HI, OK, MO, MS, MT, ND, NE, NM, NY, SD, VT, WY
INTERESTED 3RD PARTY CONTRIBUTIONS	
SELLER CONCESSION	PR & 2nd HM MAX 6% INV MAX 3%
VESTING	
ENTITY	INV Properties may be vested in LLC, LP, GP, CORP & S CORP

