

2 YEAR FULL DOC MATRIX					
OCCUPANCY	LOAN PURPOSE	NUMBER OF UNITS	MAX LOAN AMOUNT	MIN CREDIT SCORE	MAX LTV/CLTV
PRIMARY RESIDENCE	Purchase & Rate/Term	1-4 Unit	\$1.0 MM	700	85%
				680	80%
			\$1.5 MM	700	85%
				680	80%
			\$2.0 MM	720	85%
				700	80%
				680	75%
	\$2.5 MM	720	80%		
		700	75%		
		680	70%		
	Cash-Out	1-4 Unit	\$1.0 MM	700	80%
				680	80%
			\$1.5 MM	680	75%
				700	75%
\$2.0 MM			680	70%	
			720	70%	
			680	65%	
\$3.5 MM	700	70%			
	700	65%			
	700	65%			

SECOND HOME	Purchase & Rate/Term	1-4 Unit	\$1.0 MM	680	80%
			\$1.5 MM	680	80%
			\$2.0 MM	700	80%
				680	75%
			\$2.5 MM	720	80%
	700	75%			
	680	70%			
	Cash-Out	1-4 Unit	\$1.0 MM	680	75%
			\$1.5 MM	680	75%
			\$2.0 MM	700	75%
680				70%	
\$2.5 MM			720	70%	
680	65%				

INVESTMENT	Purchase & Rate/Term	1-4 Unit	\$1.0 MM	680	80%
			\$2.0 MM	700	80%
				680	75%
			\$2.5 MM	700	75%
				680	70%
			\$3.0 MM	700	75%
	680	70%			
	700	70%			
	Cash-Out	1-4 Unit	\$1.0 MM	680	75%
			\$2.0 MM	700	75%
				680	70%
			\$2.5 MM	720	70%
				680	65%
\$3.0 MM				720	70%
			680	65%	

TERMS & RESTRICTIONS	
AVAILABLE TERMS	Fixed 30 YR, 40 YR Interest Only 30 YR, 40 YR
INTEREST ONLY	10 YR I/O Period MIN 700 Credit Score MAX DTI 50% FTHB not permitted
I/O LTV LIMITS	MAX LTV/CLTV 80%
I/O QUALIFYING	Qualify at amortizing term (30 YR I/O Qualify at 240 Months, 40 YR I/O Qualify at 360 Months)
LOAN AMOUNT	MIN \$150K MAX \$3.5MM
TEMPORARY BUYDOWN	Not permitted
SUBORDINATE FINANCING	Permitted
UNDERWRITING EXCEPTIONS	Exceptions to LTV/Credit Score not permitted All other exceptions considered on a case by case basis with strong compensating factors Please allow 48 - 72 hours for a decision
UNDERWRITING SPECIFICATIONS	
UNDERWRITING TYPE	Manual UW
RESIDUAL INCOME	No Residual Income requirement
DTI	DTI ≤ 50%: No Restrictions DTI 50.01% to 55%: MAX LTV/CLTV 80% , Primary Residence only, Purchase & Rate/Term only, 0% payment shock permitted, 3 additional months reserves required, FTHB not permitted, Interest-Only not permitted



UNDERWRITING SPECIFICATIONS (Continued)						
RESERVE REQUIREMENTS	Loan Amount	DTI ≤ 50%	DTI > 50%		Additional Reserve Requirements	Months
	≤ \$750K	3 Months	6 Months		For subject property when using rents with no lease	2 Months
	> \$750K and ≤ \$1.5MM	6 Months	9 Months			
	> \$1.5MM and ≤ \$2.5MM	9 Months	12 Months		MAX Total Reserve Requirement	15 Months
> \$2.5MM	12 Months	15 Months				
CASH-OUT LIMITS	LTV/CLTV ≤ 50%: \$3.0MM LTV/CLTV > 50% and ≤ 70%: \$1.5MM LTV/CLTV > 70%: \$1.0MM					
PROPERTY TYPES						
ELIGIBLE PROPERTY TYPES	Condos (Warrantable) PUD SFR 1 Unit with ADU 2-4 Unit					
INELIGIBLE PROPERTY TYPES	2-4 Unit Properties with an ADU Agricultural Properties Builder Model Leaseback C5 or C6 Property Condition Grades Community Land Trusts Commercial Properties Condohomes Cooperatives (Co-ops) Farms Hawaii properties located in lava zones 1 and/or 2 Homes on Native American/Indian/Tribal Land (Reservations) Industrial Properties Leaseholds Live-work Projects Log Homes/Log Cabins Manufactured Homes Mixed Use Properties Mobile Homes Modular Homes Properties Subject to Rent Control Properties Under Construction Properties with more than 1 ADU Properties with more than 4 units Properties with Oil and Gas Lease Properties with over 10 acres Rural Properties Second Home with 2-4 units Unique Properties Vacant Lots See guidelines for full list					
ACCESSORY DWELLING UNIT (ADU)	MAX of 1 ADU unit per property 2-4 Unit properties with ADUs are not permitted Appraisal must show ADU as legal Short-term rental income on ADU not permitted					
RURAL	Not permitted					
MAX ACREAGE	10 acres					
HERO/PACE/SOLAR PANELS	Any energy efficient liens like HERO or PACE must be paid off, subordination not permitted Solar must meet FNMA requirements					
CONDO - WARRANTABLE	Must meet FNMA full review requirements Established Condos only					
CONDO - NON-WARRANTABLE	Not permitted					
2-4 UNIT	Second Homes not permitted ADUs not permitted					
APPRAISAL REQUIREMENTS						
LOAN AMOUNT (≤ \$2MM)	1 Full Appraisal and a secondary valuation (CU Score, LCA Score, or CDA)					
LOAN AMOUNT (> \$2MM)	2 Full Appraisals, use the lower value for qualifying					
SECONDARY VALUATION	Files without 2 appraisals must contain either a CU or LCA Score of 2.5 or less, or a Collateral Desktop Analysis (CDA) is required					
COLLATERAL DESKTOP ANALYSIS	When CDA is required, it must support appraisal within 10% CDAs more than 10% below appraisal require two Full Appraisals CDA with "High Risk" score may not be used and file must contain two Full Appraisals					
DECLINING MARKETS	5% LTV/CLTV reduction from the product matrices when loan is greater than 70% LTV/CLTV					
TRANSFERRED APPRAISAL	Permitted					
UNDERWRITING						
QUALIFYING FICO SCORE	Minimum of 2 scores is required 1 Borrower: Midscore Multiple Borrowers: Lowest of all mid scores					
TRADELINES	Each borrower must have at least 3 open tradelines reporting for a minimum of 12 months, with all three having activity in the last 12 months, or at least 2 open tradelines reporting for a minimum of 24 months, with both having activity in the last 12 months					
DOCUMENT AGE	Credit, Income, Assets & Appraisal: 120 days					
ASSET STATEMENTS	2 Months					
ELIGIBLE BORROWERS	US Citizen Permanent Resident Alien					
INELIGIBLE BORROWERS	Non Permanent Resident Alien Foreign National ITIN Irrevocable Trusts Borrower who are party to a lawsuit					
NON-OCCUPANT CO-BWR	Purchase & Rate/Term only MAX LTV/CLTV 70%					
BORROWER INCOME	Standard FNMA 2 year documentation					
RESTRICTED STOCK INCOME	RSU permitted Standard FNMA requirements/restrictions					
4506-C	Signed 4506-C and Transcripts required for all income used Borrower provided transcripts not permitted					
CREDIT EVENTS	84 months for all credit events See guidelines for measured from date					
HOUSING HISTORY	0x30x12					
< 12 MONTHS HOUSING HISTORY	Rent Free permitted with satisfactory letter of explanation from whom they are residing FTHB restrictions apply Primary Residence only Payment shock restrictions do not apply					
UNPAID COLLECTIONS/CHARGE-OFFS	Collection accounts or charged-off accounts do not need to be paid off if the balance of the individual account is less than \$250 or if there are multiple accounts the total balance of all accounts cannot exceed \$2,000					
FIRST-TIME HOME BUYER RESTRICTIONS	FTHB defined as all borrowers have not owned real estate in past 3 years Primary Residence only MAX LTV/CLTV 80% MAX Loan Amount \$2.0MM Interest-only not permitted > 40% DTI: 300% max payment shock ≤ 40% DTI or no housing obligation in last 12 months: payment shock does not apply MAX DTI 50%					
INTERESTED PARTY CONTRIBUTIONS (IPC)	Primary Residence & Second Home: MAX 6% Investment Properties: MAX 2%					
GIFT FUNDS	Primary Residence & Second Home: when LTV/CLTV > 75%, borrower must contribute 5% own funds Investment Properties: Not permitted					
BUSINESS ASSETS	Standard FNMA Requirements/Restrictions Business funds may be used up to the borrower's percentage of ownership					
LISTED FOR SALE	6 months removed from market					
CASH-OUT SEASONING	6 months seasoning required					
RATE-TERM SEASONING	No seasoning requirement					
PREPAYMENT PENALTY	Not permitted					
ESCROW HOLDBACK	Not permitted					
NON-ARM'S LENGTH	Purchase only Primary Residence only MAX LTV/CLTV 80%					
TEXAS 50(a)(6)	MIN Loan Amount \$250K 2-4 unit not permitted					
INELIGIBLE STATES	AK AR HI MA MD MO MS ND NM NY OK SD WY Puerto Rico Guam US Virgin Islands					
TRUSTS	Inter Vivos Revocable Trusts permitted Mortgage and Trust documents must meet FNMA eligibility criteria including title and title insurance requirements and applicable state laws that regulate the loan origination of inter vivos revocable trusts					
MORTGAGE INSURANCE	Not required					
E-NOTES/E-MORTGAGE	Not permitted					
ESCROW ACCOUNTS	Required for the following: LTV > 80% Properties in Flood Zones Higher Priced Mortgage Loans (HPML)					

