

2 YEAR FULL DOC MATRIX					
OCCUPANCY	LOAN PURPOSE	NUMBER OF UNITS	MAX LOAN AMOUNT	MIN CREDIT SCORE	MAX LTV/CLTV
PRIMARY RESIDENCE	Purchase	1-4 Unit	\$1.5 MM	720	90.0%
	Purchase & Rate/Term	1-4 Unit	\$1.0 MM	680	80.0%
			\$1.5 MM	700	85.0%
			\$2.0 MM	700	80.0%
			\$3.0 MM	740	75.0%
			\$3.5 MM	740	70.0%
	Cash-Out	1-4 Unit	\$1.0 MM	680	75.0%
			\$1.5 MM	700	80.0%
			\$2.0 MM	720	80.0%

SECOND HOME	Purchase & Rate/Term	1-2 Unit	\$1.0 MM	680	75.0%
			\$1.5 MM	720	80.0%
			\$2.0 MM	740	80.0%
			\$2.5 MM	740	75.0%
	Cash-Out	1 Unit	\$1.0 MM	680	70.0%
				700	75.0%
				720	80.0%
			\$1.5 MM	740	80.0%

INVESTMENT PROPERTIES	Purchase & Rate/Term	1-4 Unit	\$1.0 MM	660	75.0%
				720	85.0%
			\$1.5 MM	720	80.0%
			\$2.0 MM	740	70.0%
			\$2.5 MM	740	65.0%
	Cash-Out	1-4 Unit	\$1.0 MM	680	65.0%
				700	70.0%
				720	75.0%
			\$1.5 MM	720	65.0%

TERMS & RESTRICTIONS	
AVAILABLE TERMS	Fixed 30 YR Interest Only 30 YR, 40 YR
INTEREST ONLY	10 YR I/O Period MIN 700 Credit Score 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 \$3.0MM
TEMPORARY BUYDOWN	Available (1-0), (1-1), (2-1) and (3-2-1) Purchase only Primary and Second Home only Fixed Product only
SUBORDINATE FINANCING	Permitted Gift funds not permitted when Subordinate Financing present
UNDERWRITING EXCEPTIONS	Not permitted

UNDERWRITING SPECIFICATIONS					
UNDERWRITING TYPE	Manual UW (File must also contain a DU/LPA. If approve/eligible, LOE to explain why not going conventional)				
RESIDUAL INCOME	DTI ≤ 43%: No Residual Income requirement				
	DTI > 43%: Depends on size of Household: \$2,000 for 1, \$2,500 for 2, \$3,000 for 3, \$3,300 for 4, \$3,500 for 5, add \$150 per person for 6 & beyond Residual Income requirement must be met for FTHB regardless of DTI ratio				
DTI	DTI ≤ 43%: No Restrictions				
	DTI 43.01% to 45%: Residual Income requirement must be met DTI 45.01% to 50%: Residual Income requirement must be met 3 additional months Reserves required				
RESERVE REQUIREMENTS	Loan Amount	DTI ≤ 45%	DTI > 45%	Additional Reserve Requirements	Months
	≤ \$1.0MM	3 Months	6 Months	Each Additional REO	2 Months
	> \$1.0MM and ≤ \$2.0MM	6 Months	9 Months	FTHB w/o 12mth housing history	3 Months
	> \$2.0MM	9 Months	12 Months	MAX Total Reserve Requirement	15 Months
	Reserve Relief: No Reserves required for R/T Refis with < \$1.5MM (Primary & Second Homes Only) when Payment is Decreasing				
CASH-OUT LIMITS	LTV ≤ 50%: \$1,000,000				
	LTV > 50% and ≤ 60%: \$750,000				
	LTV > 60%: \$500,000				



PROPERTY TYPES	
ELIGIBLE PROPERTY TYPES	Condos (Warrantable & Non-Warrantable) PUD SFR 1 Unit with ADU 2-4 Unit Leasehold
INELIGIBLE PROPERTY TYPES	Condominiums with Deed Restrictions 2-4 Unit Properties with an ADU Agricultural Properties Builder Model Leaseback C5 or C6 Property Condition Grades Community Land Trusts Commercial Properties Condotel 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
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
CONDO - WARRANTABLE	Must meet FNMA full review requirements
CONDO - NON-WARRANTABLE	Permitted Investor review required (allow 72 hours)
2-4 UNIT	Second Homes not permitted ADUs not permitted
APPRAISAL REQUIREMENTS	
LOAN AMOUNT (\leq \$1.5MM)	1 Full Appraisal and a secondary valuation (CDA)
LOAN AMOUNT ($>$ \$1.5MM)	2 Full Appraisals, use the lower value for qualifying
SECONDARY VALUATION	Files without 2 full appraisals: Collateral Desktop Analysis (CDA) required
COLLATERAL DESKTOP ANALYSIS (CDA REPORT)	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% less than the MAX LTV/CLTV allowed per the product matrix
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 Non Permanent Resident Alien
INELIGIBLE BORROWERS	Foreign National ITIN Irrevocable Trusts Borrower who are party to a lawsuit Borrowers with diplomatic immunity
BORROWER RESTRICTIONS	Non-Permanent Resident: Primary Residence only
NON-OCCUPANT CO-BWR	Purchase & Rate/Term only 1 Unit Only 5% LTV/CLTV reduction from allowable limit per matrix Must be an immediate relative Occupying borrower must have an income
BORROWER INCOME	Standard FNMA 2 year documentation
RESTRICTED STOCK INCOME (RSU)	RSU permitted Standard FNMA requirements/restrictions
4506-C	Signed 4506-C and 1040 Transcripts required 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 OR RENT-FREE	Rent Free allowed with satisfactory letter of explanation from whom they are residing (signed by borrower and rent-free provider) Rent-free provider must be a relative Cash-Out of Investment not permitted FTHB not permitted
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 \$1,000
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 \$1.5MM Interest-only not permitted Residual Income requirement must be met for FTHB regardless of DTI ratio < 12 month housing history not permitted for FTHB
INTERESTED PARTY CONTRIBUTIONS (IPC)	Primary Residence & Second Home: MAX 6% Investment Properties: MAX 2%
GIFT FUNDS	Standard FNMA Requirements/Restrictions Investment Properties: Not permitted Subordinate financing not permitted when gift funds used
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	12 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)	Not permitted
INELIGIBLE STATES	AK AR CT HI MA MD MO 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
ESCROW ACCOUNTS	Required for the following: LTV > 80% Properties in Flood Zones Higher Priced Mortgage Loans (HPML)

