

2 YEAR FULL DOC MATRIX									
OCCUPANCY	LOAN PURPOSE	NUMBER OF UNITS	MAX LOAN AMOUNT	MIN CREDIT SCORE	MAX LTV/CLTV	MIN RESERVES (MONTHS)			
PRIMARY RESIDENCE	Purchase & Rate/Term	1 Unit	\$1.0 MM	740	90%	12			
				720	85%	12			
				700	80%	9			
				680	75%	6			
			\$1.5 MM	740	90%	12			
				700	80%	9			
				680	70%	9			
				700	80%	9			
		\$2.0 MM	680	65%	9				
			700	75%	12				
			\$3.0 MM	740	70%	12			
				720	85%	12			
		2-4 Unit		\$1.0 MM	700	80%	9		
					700	80%	9		
			700		75%	9			
			700		70%	12			
	\$3.0 MM		740	65%	12				
			Cash-Out	1 Unit	\$1.0 MM	720	85%	12	
						700	75%	6	
						680	70%	6	
	700	75%				9			
	\$1.5 MM	680			65%	9			
		700			75%	9			
		\$2.0 MM			680	60%	9		
					700	70%	12		
	\$2.5 MM			740	65%	12			
				\$3.0 MM	740	65%	12		
		2-4 Unit			\$1.0 MM	700	75%	6	
700						75%	9		
700	70%		9						
700	65%		12						
\$2.5 MM	700		65%	12					
	\$3.0 MM		740	65%	12				
			Second Home	Purchase & Rate/Term	1 Unit	\$1.0 MM	700	80%	9
						\$1.5 MM	700	80%	9
\$2.0 MM		700				75%	9		
\$2.5 MM	700	70%				12			
Cash-Out	1 Unit	\$1.0 MM		720	75%	6			
		\$1.5 MM		720	75%	9			
		\$2.0 MM		720	70%	9			
		\$2.5 MM		720	65%	12			
INVESTMENT	Purchase & Rate/Term	1 Unit	\$1.0 MM	700	80%	9			
			\$1.5 MM	700	75%	9			
			\$2.0 MM	700	70%	9			
			\$2.5 MM	700	65%	12			
		2-4 Unit	\$1.0 MM	700	75%	6			
			\$1.5 MM	700	70%	9			
			\$2.0 MM	700	65%	9			
			\$2.5 MM	700	65%	12			
	Cash-Out	1 Unit	\$1.0 MM	720	75%	6			
			\$1.5 MM	720	70%	9			
			\$2.0 MM	720	65%	9			
			\$2.5 MM	720	65%	12			
		2-4 Unit	\$1.0 MM	720	70%	6			
			\$1.5 MM	720	65%	9			
			\$2.0 MM	720	65%	9			
			\$2.5 MM	720	65%	12			
TERMS & RESTRICTIONS									
AVAILABLE TERMS	Fixed 15 YR, 30 YR   ARMs 5/6, 7/6, 10/6   Interest Only 30 YR, 40 YR   Interest Only ARMs 5/6, 7/6, 10/6								
ARM QUALIFYING	MAX LTV/CLTV 80%   5/6: Greater of the Maximum Potential Note Rate after first adjustment or Fully Indexed (Margin + Index) Rate   7/6 and 10/6: Greater of the Note Rate or Fully Indexed (Margin + Index) Rate								
INTEREST ONLY	10 YR I/O Period   MIN 700 Credit Score   FTHB not permitted								
I/O LTV LIMITS	MAX LTV/CLTV 80%   FICO < 720: MAX LTV/CLTV 75%								
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	Not permitted								
SUBORDINATE FINANCING	Purchase & Rate/Term only								
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 3 business days for a decision								
UNDERWRITING SPECIFICATIONS									
UNDERWRITING TYPE	Manual UW								
RESIDUAL INCOME	DTI ≤ 45%: No Residual Income requirement   DTI > 45%: \$3,500								
DTI	MAX DTI 50% with a LTV ≤ 80%   MAX DTI 41% with a LTV > 80%								
RESERVE REQUIREMENTS	See matrix   FTHB: MIN 9 months   FTHB with < 12 month Housing History: 3 additional months								
ADDITIONAL REO RESERVES	Extra 2 months of subject property PITIA for each financed REO   Total Reserve Requirement capped at 12 months								
CASH-OUT LIMITS	Up to \$500K with no LTV restrictions Between \$500K and \$1.0MM: 10% LTV/CLTV reduction from allowable limit per matrix								



PROPERTY TYPES	
<b>ELIGIBLE PROPERTY TYPES</b>	Condos (Warrantable & Non-Warrantable)   PUD   SFR   1 Unit with ADU   2-4 Unit
<b>INELIGIBLE PROPERTY TYPES</b>	2-4 Unit Properties with an ADU   Agricultural Properties   Builder Model Leaseback   C5 or C6 Property Condition Grades   Community Land Trusts   Commercial Properties   Condominiums   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   Tenants in Common Properties   See guidelines for full list
<b>ACCESSORY DWELLING UNIT (ADU)</b>	MAX of 1 ADU unit per property   2-4 Unit properties with ADUs are not permitted   Appraisal must show ADU as legal   Rental income on ADU not
<b>RURAL</b>	Not permitted
<b>MAX ACREAGE</b>	10 acres
<b>HERO/PACE/SOLAR PANELS</b>	Any energy efficient liens like HERO or PACE must be paid off, subordination not permitted   Solar must meet FNMA requirements
<b>CONDO - WARRANTABLE</b>	Must meet FNMA full review requirements
<b>CONDO - NON-WARRANTABLE</b>	MAX LTV/CLTV 80%   Primary Residence & Second Home only
<b>2-4 UNIT</b>	Second Homes not permitted   ADUs not permitted
APPRAISAL REQUIREMENTS	
<b>LOAN AMOUNT (≤ \$1.5MM)</b>	1 Full Appraisal and a secondary valuation (CDA)
<b>LOAN AMOUNT (&gt; \$1.5MM)</b>	2 Full Appraisals, use the lower value for qualifying
<b>SECONDARY VALUATION</b>	Files without 2 full appraisals: Collateral Desktop Analysis (CDA) required
<b>COLLATERAL DESKTOP ANALYSIS (CDA REPORT)</b>	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
<b>DECLINING MARKETS</b>	Lesser of 70% LTV/CLTV or the MAX LTV/CLTV allowed per the product matrix
<b>TRANSFERRED APPRAISAL</b>	Not permitted
UNDERWRITING	
<b>QUALIFYING FICO SCORE</b>	Minimum of 2 scores is required   1 Borrower: Midscore   Multiple Borrowers: Lowest of all mid scores
<b>TRADELINES</b>	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
<b>DOCUMENT AGE</b>	Credit, Income, Assets: 90 days   Appraisal: 120 days
<b>ASSET STATEMENTS</b>	2 Months
<b>ELIGIBLE BORROWERS</b>	US Citizen   Permanent Resident Alien
<b>INELIGIBLE BORROWERS</b>	Non Permanent Resident Alien   Foreign National   ITIN   Irrevocable Trusts   Borrower who are party to a lawsuit
<b>BORROWER RESTRICTIONS</b>	Permanent Resident: Must be employed in the United States for the past 24 months
<b>NON-OCCUPANT CO-BWR</b>	Not permitted
<b>BORROWER INCOME</b>	Standard FNMA 2 year documentation
<b>RESTRICTED STOCK INCOME (RSU)</b>	RSU permitted   Standard FNMA requirements/restrictions
<b>4506-C</b>	Signed 4506-C and 1040 Transcripts required   Borrower provided transcripts not permitted
<b>CREDIT EVENTS</b>	84 months for all credit events   See guidelines for measured from date
<b>HOUSING HISTORY</b>	Mortgage: 0x30x24   Rental: 0x30x12
<b>&lt; 12 MONTHS HOUSING HISTORY OR RENT-FREE</b>	Rent Free permitted with satisfactory letter of explanation from whom they are residing   FTHB restrictions apply
<b>UNPAID COLLECTIONS/CHARGE-OFFS</b>	Collection accounts or charged-off accounts must be paid off if the balance of the individual account is greater than or equal to \$1,000 or if there are multiple accounts, when the total balance of all accounts exceeds \$2,500
<b>FIRST-TIME HOME BUYER RESTRICTIONS</b>	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   3 additional months reserves if < 12 month Housing History
<b>INTERESTED PARTY CONTRIBUTIONS (IPC)</b>	Primary Residence & Second Home: MAX 6%   Investment Properties: MAX 2%
<b>GIFT FUNDS</b>	Primary Residence & Second Home: when LTV/CLTV > 80%, borrower must contribute 5% own funds   Investment Properties: Not permitted Gift funds not permitted for reserves
<b>BUSINESS ASSETS</b>	Standard FNMA Requirements/Restrictions   Business funds may be used up to the borrower's percentage of ownership (minimum 50% ownership to use business funds)
<b>LISTED FOR SALE</b>	6 months removed from market
<b>CASH-OUT SEASONING</b>	12 months seasoning required
<b>RATE-TERM SEASONING</b>	12 months seasoning required
<b>PREPAYMENT PENALTY</b>	Not permitted
<b>ESCROW HOLDBACK</b>	Not permitted
<b>NON-ARM'S LENGTH</b>	Purchase only   Primary Residence only   MAX LTV/CLTV 80%   Two appraisals required
<b>TEXAS 50(a)(6)</b>	Not permitted
<b>INELIGIBLE STATES</b>	AK   AR   HI   MA   MD   MO   ND   NM   NY   OK   SD   WY   Puerto Rico   Guam   US Virgin Islands
<b>TEMP GEOGRAPHIC RESTRICTIONS</b>	Primary Residence Only for Philadelphia County in Pennsylvania
<b>ENTITY VESTING</b>	Not permitted
<b>TRUSTS</b>	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
<b>MORTGAGE INSURANCE</b>	Not required
<b>E-NOTES/E-MORTGAGE CLOSINGS</b>	Not permitted
<b>ESCROW ACCOUNTS</b>	Required for the following: LTV > 80%   Properties in Flood Zones   Higher Priced Mortgage Loans (HPML)

