

1099 MATRIX (12 & 24 MONTH)					
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%
			\$1.0 MM	680	80%
	Purchase & Rate/Term	1-4 Unit	\$1.5 MM	720	85%
			\$2.0 MM	700	80%
			\$3.0 MM	740	75%
			\$3.5 MM	740	70%
			\$1.0 MM	680	75%
	Cash-Out	1-4 Unit	\$1.5 MM	700	80%
			\$2.0 MM	720	80%

1099 PROGRAM DETAIL (12 & 24 MONTH)	
PROGRAM HIGHLIGHTS	<ul style="list-style-type: none"> For borrowers with a history of 1099 (independent contractor) income 1099 income may be combined with other income types & long-term rental income Does not require: Tax Returns Asset Depletion may supplement other income sources (no minimum asset requirement)
DOCUMENTATION REQUIREMENTS	<ul style="list-style-type: none"> 1 or 2 years of 1099s Year-to-date earnings statement/ledger for Note Date after April 15th 1099 IRS-Transcripts Business Narrative
RESTRICTIONS	<ul style="list-style-type: none"> Must be paid directly to borrower (not a business name) Borrower may not have ownership in the companies that the 1099 income is being derived from Contract employer may not be owned by a family member 1099 income must represent 51%+ of Qualifying Income Short-Term Rental (STR) not permitted
QUALIFYING INCOME	<ul style="list-style-type: none"> A 10% expense ratio will be used in calculating the income When 24 months of 1099 information is provided, the lower of the 12 month or 24 month calculation must be used A significant decline from 24 month to 12 month calculation requires documentation and further review to ensure income stability
ASSET DEPLETION INCOME	<ul style="list-style-type: none"> Primary Residence & Second Home: 60 months Investment Property: 240 months No gift funds or business funds 2 months Asset Statements required (VODs & online printouts not permitted)
SELF-EMPLOYMENT	<ul style="list-style-type: none"> Self-Employed for at least 2 Years, OR 1 Year Self-Employed + 5 year History of Same Type of Work
LESS THAN 2 FULL YEARS OF SELF-EMPLOYMENT RESTRICTIONS	<ul style="list-style-type: none"> MAX: \$2.0MM MIN FICO 700 MAX LTV/CLTV for Primary: 75% Minimum 50.01% ownership required Purchase & Rate/Term only See program summary for additional requirements/restrictions
ALLOWABLE ACCOUNTANTS	<ul style="list-style-type: none"> CPA, EA, CTEC, PTIN, Licensed Tax Attorneys, and Chartered Tax Advisors
VERBAL VOE	<ul style="list-style-type: none"> VVOE for non-self-employed income within 10 days of Note Date and/or proof of continued business existence within 20 days of Note Date
4506-C & TAX TRANSCRIPTS	<ul style="list-style-type: none"> Signed IRS Form 4506-C for 1099 Forms 1099 Transcripts Borrower provided transcripts not permitted See program summary for additional details
TERMS & RESTRICTIONS	
AVAILABLE TERMS	Fixed 30 YR Interest-Only 30 YR, 40 YR
INTEREST-ONLY	10 YR I/O Period Not permitted in age restricted communities
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	Available (1-0), (1-1), (2-1) and (3-2-1) Purchase only Primary and Second Home only Not permitted on Interest-Only products Must be seller or builder funded Realtor/Lender funded not permitted Not permitted in age restricted communities
SUBORDINATE FINANCING	Not permitted on Condotels Gift funds not permitted when Subordinate Financing present
UNDERWRITING EXCEPTIONS	Not permitted

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UNDERWRITING SPECIFICATIONS					
UNDERWRITING TYPE	Manual UW				
RESIDUAL INCOME	Not required				
DTI	DTI ≤ 45%: No Restrictions DTI 45.01% to 50%: 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 financed 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
	Cash-out amount may be used to meet reserve requirement Reserve Relief: No Reserves required for RT Refis with < \$1.5MM (Primary Only) when Payment is Decreasing See program summary for additional details				
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 1-3 Unit with ADU 2-4 Unit Leasehold				
LOG HOMES	Now Permitted as of 02/26/2026				
INELIGIBLE PROPERTY TYPES	3d printed homes, Assisted living projects, Barndominium, Bed and breakfast properties, Berm Home, Boarding house, Builder model leaseback (purchase transactions), Commercial utilized properties, Condo with deed restrictions, Condotels converted from motels, Co-ops, Indian/Tribal land, Industrial properties, Land trusts, Leasehold estate condo project, Manufactured Home, Mixed Use, Mobile home, Properties located adjacent to or containing environmental hazards, Properties encumbered with private transfer fee covenants, Properties located in a Coastal Barrier Resource System (CBRS), Properties not suitable for year-round occupancy, Properties with a C5 or C6 Condition rating, Properties > 10 acres, Properties with deed or resale restrictions (except for age restricted communities), Rural, Shouses, Tenants in Common Properties, Tiny Homes				
ACCESSORY DWELLING UNIT (ADU)	MAX of 1 ADU unit per property 4 Unit properties with ADUs are not permitted Short-term rental income not permitted				
RURAL	Primary Residence only MAX 10 acre MAX LTV/CLTV 75% 3 comps within 10 miles				
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 guideline requirements				
CONDO - WARRANTABLE	MAX LTV/CLTV 80% Must meet FNMA full review requirements Investor review required (allow 3 business days)				
CONDO - NON-WARRANTABLE	MAX LTV/CLTV 80% Investor review required (allow 3 business days) Max 10 financed properties				
CONDOTEL	MAX LTV/CLTV 75% Max 10 financed properties				
4 UNIT	ADUs not permitted				
APPRAISAL REQUIREMENTS					
LOAN AMOUNT (≤ \$2.0MM)	1 Full Appraisal and a secondary valuation (CDA) Re-use of appraisal from previous transaction not permitted				
LOAN AMOUNT (> \$2.0MM)	2 Full Appraisals, use the lower value for qualifying Re-use of appraisal from previous transaction not permitted				
SECONDARY VALUATION	Files without 2 full appraisals: Collateral Desktop Analysis (CDA)				
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				
APPRAISAL COMPARABLES	Minimum of 3 comps within 10 miles from most recent 12 months				
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	Standard Requirement: Each borrower must have at least 3 open tradelines reporting for a minimum of 12 months, with at least 1 reporting for 24 months Alternative Tradeline Requirements: See full guidelines				
DOCUMENT AGE	Credit, Income & Assets: 90 days Appraisal: 120 days				
ASSET STATEMENTS	2 most recent months or most recent quarterly statement				
ELIGIBLE BORROWERS	U.S. Citizen Permanent Resident Non-Permanent Resident				
INELIGIBLE BORROWERS	Foreign National ITIN Irrevocable Trusts Borrowers with diplomatic immunity Borrowers with DACA or temporary protected status				
BORROWER RESTRICTIONS	Non-Permanent Resident: Primary Residence only				
NON-OCCUPANT CO-BWR	Primary Residence only 1 Unit only 5% LTV/CLTV reduction from allowable limit per matrix Must be an immediate relative Occupying borrower must have an income				
RESTRICTED STOCK INCOME (RSU)	Not permitted				
CREDIT EVENTS	Minimum 24 months from discharge or dismissal date for all credit events If < 48 months: MAX \$1.5MM & additional 3 months reserves required 120 day mortgage late is considered a Foreclosure				
HOUSING HISTORY	0x30x12 for all mortgages and rental payments within the 12 months prior to closing				
< 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 FTHB: See program summary for rent-free restrictions				
UNPAID COLLECTIONS/CHARGE-OFFS	Non-medical collection or charged-off accounts occurring in the most recent 24 months with a cumulative total exceeding \$2,000 must be paid off				
FIRST-TIME HOME BUYER RESTRICTIONS	FTHB defined as all borrowers have not owned real estate in past 3 years Primary Residence only MAX Loan Amount \$1.5MM See program summary for rent-free restrictions				
INTERESTED PARTY CONTRIBUTIONS (IPC)	Primary Residence: MAX 9% LTV> 75%: MAX 6%				
GIFT FUNDS	If LTV/CLTV > 80%: 5% own funds required Subordinate financing not permitted when gift funds used Not permitted with Asset Depletion income Gift funds MAY be used for Reserves (must be deposited prior to closing when used for Reserves)				
BUSINESS ASSETS	Permitted See full guidelines for additional requirements/restrictions				
LISTED FOR SALE	Rate/Term: Removed from market Prior to Note Date Cash-Out: Removed from market Prior to Note Date MAX LTV/CLTV 70% when listed within 6 months				
CASH-OUT SEASONING	6 months seasoning required				
RATE-TERM SEASONING	No seasoning requirement				
ESCROW HOLDBACK	Not permitted				
NON-ARM'S LENGTH	Permitted See full guidelines for additional requirements/restrictions				
TEXAS 50(a)(6)	2-4 unit not permitted Interest Only not permitted Non-occupant Co-borrowers not permitted New Subordinate Financing not permitted Resubordination of HELOCs or Third Liens not permitted Power of Attorney not permitted				
INELIGIBLE STATES	AK AR CT HI MO ND NM NY OK SD WY U.S. Possessions or Territories				
ENTITY VESTING	Not permitted				
TRUSTS	Inter Vivos Revocable Trusts permitted See full guidelines for additional requirements/restrictions				
MORTGAGE INSURANCE	Not required				
ESCROW ACCOUNTS	Required for the following: LTV > 80% (90% for primary residence in California) Properties in Flood Zones Higher Priced Mortgage Loans (HPML)				

