

ASSET UTILIZATION MATRIX					
OCCUPANCY	LOAN PURPOSE	NUMBER OF UNITS	MAX LOAN AMOUNT	MIN CREDIT SCORE	MAX LTV/CLTV
PRIMARY RESIDENCE	Purchase & Rate/Term	1-4 Unit	\$2.0 MM	700	80%
SECOND HOME	Purchase & Rate/Term	1 Unit	\$2.0 MM	720	80%

ASSET UTILIZATION PROGRAM DETAIL	
<b>PROGRAM HIGHLIGHTS</b>	<ul style="list-style-type: none"> <li>Use Assets to Qualify - No DTI calculated</li> <li>Does not require: Paystubs, Tax Returns, W-2s, 4506-C</li> </ul>
<b>DOCUMENTATION REQUIREMENTS</b>	<ul style="list-style-type: none"> <li>180 days of asset statements (VODs &amp; online printouts not permitted)</li> <li>Wet signed ATR Attestation for each borrower</li> </ul>
<b>RESTRICTIONS</b>	<ul style="list-style-type: none"> <li>Must provide most recent Asset Statement available as of Note Date</li> <li>Only personal funds held in the borrower's name are permitted</li> <li>Gift funds not permitted</li> <li>Rents received may not be used to offset monthly mortgage payment for properties</li> <li>Cannot be combined with any other type of income</li> </ul>
<b>MINIMUM ASSETS REQUIRED</b>	<ul style="list-style-type: none"> <li>The greater of Cash to Close, &amp; 60 months of All Other Payments or \$500K in Net Assets after closing</li> </ul>
<b>ASSET TYPES INELIGIBLE FOR UTILIZATION</b>	<ul style="list-style-type: none"> <li>529 College Savings Plan, Annuity, Business assets, Cash value of life insurance, Equity in real estate including current home, Funds held in foreign accounts or investments, Gift funds, Gift of equity, Health Spending Account (HSA), Irrevocable trust, Private securities or any non-publicly traded assets, Restricted stock units, Stock options, Non-vested stock, Sale of personal assets, Stocks and bonds not publicly traded, The following trusts: Blind trusts, Irrevocable trusts, Land trusts, Life estates</li> </ul>
<b>RESIDUAL INCOME CALCULATION</b>	<ul style="list-style-type: none"> <li>Total the Allowable Assets then subtract Down Payment, Reserves &amp; Cash to Close, then divide by 60 to arrive at Gross Income, then subtract Monthly Liabilities from Gross Income to confirm Residual Income meets requirement shown on Residual Income line</li> </ul>
<b>4506-C &amp; TAX TRANSCRIPTS</b>	<ul style="list-style-type: none"> <li>Not required</li> </ul>

TERMS & RESTRICTIONS	
<b>AVAILABLE TERMS</b>	Fixed 30 YR   Interest-Only 30 YR, 40 YR
<b>INTEREST-ONLY</b>	10 YR I/O Period   Not permitted in age restricted communities
<b>I/O LTV LIMITS</b>	MAX LTV/CLTV 80%
<b>I/O QUALIFYING</b>	Qualify at amortizing term (30 YR I/O Qualify at 240 Months, 40 YR I/O Qualify at 360 Months)
<b>LOAN AMOUNT</b>	MIN \$150K   MAX \$2.0MM
<b>TEMPORARY BUYDOWN</b>	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
<b>SUBORDINATE FINANCING</b>	Not permitted
<b>UNDERWRITING EXCEPTIONS</b>	Not permitted

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UNDERWRITING SPECIFICATIONS													
<b>UNDERWRITING TYPE</b>	Manual UW												
<b>RESIDUAL INCOME</b>	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 & 7. Capped at \$3,800. See program summary for calculation method												
<b>DTI</b>	DTI not calculated												
<b>RESERVE REQUIREMENTS</b>	<table border="1"> <thead> <tr> <th>Loan Amount</th> <th>DTI ≤ 45%</th> <th>DTI &gt; 45%</th> </tr> </thead> <tbody> <tr> <td>≤ \$1.0MM</td> <td>3 Months</td> <td>6 Months</td> </tr> <tr> <td>&gt; \$1.0MM and ≤ \$2.0MM</td> <td>6 Months</td> <td>9 Months</td> </tr> <tr> <td>&gt; \$2.0MM</td> <td>9 Months</td> <td>12 Months</td> </tr> </tbody> </table>	Loan Amount	DTI ≤ 45%	DTI > 45%	≤ \$1.0MM	3 Months	6 Months	> \$1.0MM and ≤ \$2.0MM	6 Months	9 Months	> \$2.0MM	9 Months	12 Months
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Cash-out amount may be used to meet reserve requirement <b>Reserve Relief:</b> No Reserves required for R/T Refis with < \$1.5MM (Primary & Second Homes Only) when Payment is Decreasing   See program summary for additional details													
<b>CASH-OUT LIMITS</b>	Cash-out refinances not permitted												
PROPERTY TYPES													
<b>ELIGIBLE PROPERTY TYPES</b>	Condos (Warrantable & Non-Warrantable)   PUD   SFR   1-3 Unit with ADU   2-4 Unit   Leasehold												
<b>LOG HOMES</b>	Now Permitted as of 02/26/2026												
<b>INELIGIBLE PROPERTY TYPES</b>	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												
<b>ACCESSORY DWELLING UNIT (ADU)</b>	MAX of 1 ADU unit per property   4 Unit properties with ADUs are not permitted   Short-term rental income not permitted												
<b>RURAL</b>	Primary Residence & Second Home only   MAX 10 acre   MAX LTV/CLTV 75%   3 comps within 10 miles												
<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 guideline requirements												
<b>CONDO - WARRANTABLE</b>	MAX LTV/CLTV 80%   Must meet FNMA full review requirements   Investor review required (allow 3 business days)												
<b>CONDO - NON-WARRANTABLE</b>	MAX LTV/CLTV 80%   Investor review required (allow 3 business days)   Max 10 financed properties												
<b>CONDOTEL</b>	MAX LTV/CLTV 75%   Max 10 financed properties												
<b>2 UNIT</b>	Second Homes not permitted												
<b>3 UNIT</b>	Second Homes not permitted												
<b>4 UNIT</b>	ADUs not permitted   Second Homes not permitted												
APPRAISAL REQUIREMENTS													
<b>LOAN AMOUNT (≤ \$2.0MM)</b>	1 Full Appraisal and a secondary valuation (CDA)   Re-use of appraisal from previous transaction not permitted												
<b>LOAN AMOUNT (&gt; \$2.0MM)</b>	2 Full Appraisals, use the lower value for qualifying   Re-use of appraisal from previous transaction not permitted												
<b>SECONDARY VALUATION</b>	Files without 2 full appraisals: Collateral Desktop Analysis (CDA)												
<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>APPRAISAL COMPARABLES</b>	Minimum of 3 comps within 10 miles from most recent 12 months												
<b>DECLINING MARKETS</b>	5% less than the MAX LTV/CLTV allowed per the product matrix												
<b>TRANSFERRED APPRAISAL</b>	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>	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												
<b>DOCUMENT AGE</b>	Credit, Income & Assets: 90 days   Appraisal: 120 days												
<b>ASSET STATEMENTS</b>	6 most recent months												
<b>ELIGIBLE BORROWERS</b>	U.S. Citizen   Permanent Resident   Non-Permanent Resident												
<b>INELIGIBLE BORROWERS</b>	Foreign National   ITIN   Irrevocable Trusts   Borrowers with diplomatic immunity   Borrowers with DACA or temporary protected status												
<b>BORROWER RESTRICTIONS</b>	Non-Permanent Resident: Primary Residence only												
<b>NON-OCCUPANT CO-BWR</b>	Primary Residence only   1 Unit Only   5% LTV/CLTV reduction from allowable limit per matrix   Must be an immediate relative   Occupying borrower must contribute to qualifying assets												
<b>BORROWER INCOME</b>	Do not list borrower employment, income sources, or income amount on loan application												
<b>RESTRICTED STOCK INCOME (RSU)</b>	Not permitted												
<b>CREDIT EVENTS</b>	60 months from discharge or dismissal date for all credit events   120 day mortgage late is considered a Foreclosure												
<b>HOUSING HISTORY</b>	0x30x12 for all mortgages and rental payments within the 12 months prior to closing												
<b>&lt; 12 MONTHS HOUSING HISTORY OR RENT-FREE</b>	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												
<b>UNPAID COLLECTIONS/CHARGE-OFFS</b>	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												
<b>FIRST-TIME HOME BUYER</b>	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												
<b>RESTRICTIONS</b>	for rent-free restrictions												
<b>INTERESTED PARTY CONTRIBUTIONS (IPC)</b>	Primary Residence & Second Home: MAX 9%   LTV> 75%: MAX 6%												
<b>GIFT FUNDS</b>	Not permitted												
<b>BUSINESS ASSETS</b>	Not permitted												
<b>LISTED FOR SALE</b>	Rate/Term: Removed from market Prior to Note Date												
<b>CASH-OUT SEASONING</b>	6 months seasoning required												
<b>RATE-TERM SEASONING</b>	No seasoning requirement												
<b>ESCROW HOLDBACK</b>	Not permitted												
<b>NON-ARM'S LENGTH</b>	Permitted   See full guidelines for additional requirements/restrictions												
<b>TEXAS 50(a)(6)</b>	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												
<b>INELIGIBLE STATES</b>	AK   AR   CT   HI   MO   ND   NM   NY   OK   SD   WY   U.S. Possessions or Territories												
<b>TEMPORARY GEOGRAPHIC RESTRICTIONS</b>	Primary Residence Only for Philadelphia County in Pennsylvania and the Baltimore Metro Area in Maryland												
<b>ENTITY VESTING</b>	Not permitted												
<b>TRUSTS</b>	Inter Vivos Revocable Trusts permitted   See full guidelines for additional requirements/restrictions												
<b>MORTGAGE INSURANCE</b>	Not required												
<b>ESCROW ACCOUNTS</b>	Required for the following: LTV > 80% (90% for primary residence in California)   Properties in Flood Zones   Higher Priced Mortgage Loans (HPML)												

