

2 YEAR FULL DOC MATRIX					
OCCUPANCY	LOAN PURPOSE	NUMBER OF UNITS	MAX LOAN AMOUNT	MIN CREDIT SCORE	MAX LTV/CLTV
PRIMARY RESIDENCE	Purchase Only	1-4 Unit	\$1.5 MM	720	90%
			\$1.5 MM	720	85%
	Purchase & Rate/Term	1-4 Unit	\$1.5 MM	680	80%
			\$2.0 MM	720	85%
			\$2.0 MM	700	80%
			\$2.0 MM	680	75%
			\$2.5 MM	720	80%
			\$2.5 MM	700	75%
			\$3.0 MM	680	70%
			\$3.0 MM	700	75%
	Cash-Out	1-4 Unit	\$3.5 MM	700	70%
			\$1.0 MM	680	80%
			\$1.5 MM	700	80%
			\$1.5 MM	680	75%
			\$2.0 MM	700	75%
			\$2.0 MM	680	70%
			\$2.5 MM	720	70%
			\$2.5 MM	680	65%
SECOND HOME	Purchase & Rate/Term	1 Unit	\$3.0 MM	740	70%
			\$3.0 MM	700	65%
			\$1.5 MM	700	75%
			\$2.0 MM	680	70%
			\$2.5 MM	720	70%
			\$2.5 MM	680	65%
	Cash-Out	1 Unit	\$3.0 MM	740	70%
			\$3.0 MM	700	65%
			\$1.5 MM	680	75%
			\$2.0 MM	700	75%
			\$2.5 MM	720	70%
			\$2.5 MM	680	65%
INVESTMENT	Purchase & Rate/Term	1-4 Unit	\$1.0 MM	680	80%
			\$2.0 MM	700	80%
			\$2.0 MM	680	75%
			\$2.5 MM	700	75%
			\$3.0 MM	680	70%
			\$3.5 MM	700	70%
	Cash-Out	1-4 Unit	\$1.0 MM	680	75%
			\$2.0 MM	700	75%
			\$2.0 MM	680	70%
			\$2.5 MM	720	70%
			\$2.5 MM	680	65%
			\$3.0 MM	720	70%
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 Temporary Buydown 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	(2-1) Purchase only Primary only Fixed only I/O not permitted See guidelines for additional requirements				
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 3 business days for a decision				
UNDERWRITING SPECIFICATIONS					
UNDERWRITING TYPE	Manual UW				
RESIDUAL INCOME	No Residual Income requirement				
DTI	DTI ≤ 45%	DTI 45.01% to 50%	DTI 50.01% to 55%		
	No Restrictions	MAX LTV/CLTV 85% MAX Loan Amount: \$3.0MM	MAX LTV/CLTV 80% MAX Loan Amount: \$3.0MM 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
	≤ \$1.5MM	3 Months	6 Months		For subject property when using rents with no lease	2 Months
	> \$1.5MM and ≤ \$2.5MM	6 Months	9 Months			
	> \$2.5MM	9 Months	12 Months			
Reserve Relief: No Reserves required for R/T Refis meeting ALL of the following requirements: < \$2.0MM No mortgage lates in the past 60 months No consumer credit lates in the past 36 months Mortgage payment flat or decreasing FICO < 720: MAX 70% LTV/CLTV FICO ≥ 720: Program MAX						
CASH-OUT LIMITS	\$2.5MM					
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 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 illegal/unpermitted ADUs 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					
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 Florida: MAX 85% LTV/CLTV					
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 or CDA) 3 comps within 10 miles required					
LOAN AMOUNT (> \$2MM)	2 Full Appraisals, use the lower value for qualifying 3 comps within 10 miles required					
SECONDARY VALUATION	Files without 2 appraisals must contain a CU Score of 2.5 or less, or a Collateral Desktop Analysis (CDA) is 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% 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					
INELIGIBLE BORROWERS	Non-Permanent Resident 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)	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 OR RENT-FREE	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 must be paid off if the balance of the individual account is greater than or equal to \$250 or if there are multiple accounts, when the total balance of all accounts exceeds \$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 > 45% DTI: 300% max payment shock ≤ 45% 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 Gift funds not permitted for reserves					
BUSINESS ASSETS LISTED FOR SALE	Standard FNMA Requirements/Restrictions Business funds may be used up to the borrower's percentage of ownership 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					
TEMP GEOGRAPHIC RESTRICTIONS	Primary Residence Only for Philadelphia County in Pennsylvania Baltimore Metro Area in Maryland not permitted					
ENTITY VESTING	Not permitted					
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 CLOSINGS	Not permitted					
ESCROW ACCOUNTS	Required for the following: LTV > 80% Properties in Flood Zones Higher Priced Mortgage Loans (HPML)					

