STG MORTGAGE The Foundation Of Trust

PORTFOLIO JUMBO O

06/23/2026

2 YEAR FULL DOC MATRIX					
OCCUPANCY	LOAN PURPOSE	NUMBER OF UNITS	MAX LOAN AMOUNT	MIN CREDIT SCORE	MAX LTV/CLTV
PRIMARY RESIDENCE	Purchase & Rate/Term	1-4 Unit	$1.0 MM	740	90%
				660	80%
			$1.5 MM	700	85%
				680	80%
			$2.0 MM	740	85%
				700	80%
				660	75%
			$2.5 MM	720	80%
				700	75%
				680	70%
			$3.0 MM	720	75%
				700	70%
			$3.5 MM	740	65%
				720	60%
	Cash-Out	1-4 Unit	$1.0 MM	740	80%
			$1.5 MM	700	75%
				680	70%
			$2.0 MM	740	75%
				700	70%
				680	65%
			$2.5 MM	720	70%
				700	65%
				680	60%
			$3.0 MM	720	65%
				700	60%

SECOND HOME	Purchase & Rate/Term	1 Unit	$1.5 MM	700	85%
				680	80%
			$2.0 MM	700	80%
				680	75%
			$2.5 MM	700	75%
				680	70%
			$3.0 MM	700	70%
			$3.5 MM	720	60%
	Cash-Out	1 Unit	$1.0 MM	700	75%
			$1.5 MM	720	75%
				680	70%
			$2.0 MM	700	70%
				680	65%
			$2.5 MM	700	65%
			$3.0 MM	700	60%

INVESTMENT	Purchase & Rate/Term	1-4 Unit	$1.5 MM	680	80%
			$2.0 MM	700	80%
				680	75%
			$2.5 MM	700	75%
				680	70%
			$3.0 MM	700	70%
	Cash-Out	1-4 Unit	$1.0 MM	700	75%
			$1.5 MM	720	75%
				680	70%
			$2.0 MM	700	70%
				680	65%
			$2.5 MM	700	65%
			$3.0 MM	700	60%

STG MORTGAGE
The Foundation Of Trust

PORTFOLIO JUMBO O

06/23/2026

TERMS & RESTRICTIONS	
AVAILABLE TERMS	Fixed 15 YR, 30 YR | Interest-Only: 30 YR, 40 YR **ARMs coming 08/26**--30 year amortization: 3/6 ARM | 3/6 ARM I/O | 5/6 ARM | 5/6 ARM I/O | 7/6 ARM | 7/6 ARM I/O | 10/6 ARM | 10/6 ARM I/O **ARMs coming 08/26**--40 year amortization: 3/6 ARM I/O (40 year) | 5/6 ARM I/O (40 year) | 7/6 ARM I/O (40 year) | 10/6 ARM I/O (40 year)
INTEREST ONLY	10 YR I/O Period | MIN FICO 700 | MAX DTI 50%
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 | 30-year Fixed Product only | Interest-Only not permitted
SUBORDINATE FINANCING	Primary Residence only | Not permitted for I/O products | See full guidelines for additional details
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 ≤ 43%: No Residual Income requirement DTI > 43% & ≤ 50%: Depends on size of Household: $1,500 for 1, $2,500 for 2, add $150 per person for each additional household member DTI > 50% & ≤ 55%: Depends on size of Household: $2,250 for 1, $3,750 for 2, add $225 per person for each additional household member Residual Income is required on all Higher Priced Mortgage Loan (HPML) transactions, regardless of the DTI
DTI	DTI ≤ 50%: No Restrictions DTI 50.01% to 55%: MIN FICO: 700 | MAX LTV/CLTV: 80% | Primary Residence only | FTHB not permitted | Interest-Only not permitted | Higher Residual Income required

RESERVE REQUIREMENTS

Loan Amount	Reserves Required	Additional Reserve Requirements	Months
≤ $1.0MM	6 Months	Each Additional financed REO	2 Months
> $1.0MM and ≤ $2.0MM	9 Months	Non-Occupant Co-Borrower	6 Months
> $2.0MM	12 Months	MAX Total Reserve Requirement	12 Months

Cash-out amount may be used to meet Reserve requirement

CASH-OUT LIMITS	LTV/CLTV ≤ 60%: No limit LTV/CLTV > 60%: $750K

PROPERTY TYPES	
ELIGIBLE PROPERTY TYPES	Condos (Warrantable) | PUD | SFR | 1 Unit with ADU | 2-4 Unit | Leaseholds
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 | Condotels | Cooperatives (Co-ops) | Farms | Hawaii properties located in lava zones 1 and/or 2 | Homes on Native American/Indian/Tribal Land (Reservations) | Industrial Properties | 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 | Tenants in Comon Properties | 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 and provide comparables with ADUs
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
CONDO - NON-WARRANTABLE	Not permitted
2-4 UNIT	MAX LTV/CLTV 85% | Second Home not permitted | Non-occupant co-borrower not permitted

STG MORTGAGE The Foundation Of Trust

PORTFOLIO JUMBO O

06/23/2026

APPRAISAL REQUIREMENTS	
LOAN AMOUNT (≤ $2MM)	1 Full Appraisal and a secondary valuation (CU Score, LCA 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 either a CU or LCA Score of 2.5 or less, or a Collateral Desktop Analysis (CDA) is required
COLLATERAL DESKTOP ANALYSIS (CDA REPORT)	When CDA/LCA is required, it must support appraisal within 10% for LTV ≤ 85% or 5% for LTV > 85% | CDA/LCAs outside of allowable limits require two Full Appraisals | CDA/LCA 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
TRANSFERRED APPRAISAL	Permitted
UNDERWRITING	
QUALIFYING FICO SCORE	Minimum of 2 scores is required | Use mid-score from primary wage earner (highest income earner) on the file | **Rescores after lock not**
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
AUTHORIZED USER ACCOUNTS	Must be included in DTI | May not count toward minimum tradeline requirements
DOCUMENT AGE	Credit, Income, Assets & Appraisal: 120 days
ASSET STATEMENTS	2 Months
ELIGIBLE BORROWERS	U.S. Citizen | Permanent Resident | Non-Permanent Resident
INELIGIBLE BORROWERS	Foreign National | ITIN | Irrevocable Trusts | Borrowers who are party to a lawsuit | Borrowers with diplomatic immunity
BORROWER RESTRICTIONS	Non Permanent Resident: MAX LTV/CLTV 80% | Cash-Out Refi not permitted
NON-OCCUPANT CO-BWR	Purchase & Rate/Term only | Primary Residence only | MAX LTV/CLTV 80% | MAX DTI 43% | 2-4 unit not permitted | Additional 6 months Reserves required | Occupying Borrower must have documented income equal to 75% of PITIA | Immediate Relatives only
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	Mortgage: 0x30x12 and 0X60X24 | Rental: 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) | Borrower must be a dependent family member of rent-free provider | Payment shock restrictions do not apply to rent-free FTHB
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 $5,000 or if there are multiple accounts, when the total balance of all accounts exceeds $5,000
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 | MAX DTI: 50% | Interest-only not permitted | 250% max payment shock | Rent-Free Borrowers: Payment shock restriction does not
INTERESTED PARTY CONTRIBUTIONS (IPC)	Primary Residence & Second Home: MAX 6% | Investment Properties: MAX 2%
GIFT FUNDS	Second Home & Investment Properties: MAX LTV/CLTV 80% | When LTV/CLTV ≥ 75%, bwr must contribute 5% own funds | Gift funds not permitted for reserves
BUSINESS ASSETS	Permitted | 25% Business Ownership required | See full guidelines for additional requirements/restrictions
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% | All FNMA Selling Guide Requirements
TEXAS 50(A)(6)	Permitted
INELIGIBLE STATES	AK | AR | HI | MO | ND | NM | NY | OK | SD | WY | U.S. Possessions or Territories
TEMP GEOGRAPHIC RESTRICTIONS	Philadelphia County in Pennsylvania and the Baltimore Metro Area in Maryland are 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% (90% for Primary Residence in California)| Properties in Flood Zones | Higher Priced Mortgage Loans (HPML)