

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	
PROGRAM HIGHLIGHTS	• Use Assets to Qualify - No DTI calculated • Does not require: Paystubs, Tax Returns, W-2s, 4506-C
DOCUMENTATION REQUIREMENTS	• 180 days of asset statements (VODs & online printouts not permitted) • Wet signed ATR Attestation for each borrower
RESTRICTIONS	• Must provide most recent Asset Statement available as of Note Date • Only personal funds held in the borrower's name are permitted • Gift funds not permitted • Rents received may not be used to offset monthly mortgage payment for properties • Cannot be combined with any other type of income
MINIMUM ASSETS REQUIRED	• The greater of Cash to Close, & 60 months of All Other Payments or \$500K in Net Assets after closing
ASSET TYPES INELIGIBLE FOR UTILIZATION	• 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
RESIDUAL INCOME CALCULATION	• Total the Allowable Assets then subtract Down Payment & 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
4506-C & TAX TRANSCRIPTS	• Not required
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 \$2.0MM
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
SUBORDINATE FINANCING	Must be seller or builder funded Realtor/Lender funded not permitted Not permitted in age restricted communities
UNDERWRITING EXCEPTIONS	Not permitted

STG MORTGAGE INC | (833) 784-5626 | 18401 Von Karman Avenue, Suite 440, Irvine, CA 92612 | NMLS #2091912. www.nmlsconsumeraccess.org. For Mortgage Professional use only and not for consumer distribution. Not all applicants are eligible for or qualify for all products offered. All loans must satisfy STG MORTGAGE INC underwriting guidelines. All market data and other information is not warranted as to completeness or accuracy. Information, rates and pricing are subject to change without prior notice at the sole discretion of STG MORTGAGE INC. Licensing: <https://stgmortgage.com/licenses>. Equal Housing Lender.



UNDERWRITING SPECIFICATIONS	
UNDERWRITING TYPE	Manual UW
RESIDUAL INCOME	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
DTI	DTI not calculated
RESERVE REQUIREMENTS	Not required
CASH-OUT LIMITS	Cash-out refinances not permitted
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, Condominiums converted from motels, Co-ops, Geodesic/Dome homes, 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), 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 & Second Home 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)
CONDOTEL	MAX LTV/CLTV 75%
2 UNIT	Second Homes not permitted
3 UNIT	Second Homes not permitted
4 UNIT	ADUs not permitted Second Homes not permitted
APPRAISAL REQUIREMENTS	
LOAN AMOUNT ($\leq$ \$2.0MM)	1 Full Appraisal and a secondary valuation (CDA) Re-use of appraisal from previous transaction not permitted 3 comps within 10 miles required
LOAN AMOUNT ($>$ \$2.0MM)	2 Full Appraisals, use the lower value for qualifying Re-use of appraisal from previous transaction not permitted 3 comps within 10 miles required
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	6 most recent months
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 Occupying borrower must contribute to qualifying assets
BORROWER INCOME	Do not list borrower employment, income sources, or income amount on loan application
RESTRICTED STOCK INCOME (RSU)	Not permitted
CREDIT EVENTS	60 months from discharge or dismissal date for all credit events 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 & Second Home: MAX 9% LTV > 75%: MAX 6%
GIFT FUNDS	Not permitted
BUSINESS ASSETS	Not permitted
LISTED FOR SALE	Rate/Term: Removed from market Prior to Note Date
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 NY OK SD WY U.S. Possessions or Territories
TEMPORARY GEOGRAPHIC RESTRICTIONS	Primary Residence Only for Philadelphia County in Pennsylvania and the Baltimore Metro Area in Maryland
ENTITY VESTING	Not permitted
TRUSTS	Inter Vivos Revocable Trusts permitted See full guidelines for additional requirements/restrictions
DUAL AGENCY (DUAL CAPACITY)	Not permitted. Loan Officer may not also be Realtor / Seller.
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)

