TERMS	
AVAILABLE TERMS	Fixed 10, 15, 20, 25, 30 YR | 5/1 ARM CMT (coming Q4, 2026)
RECASTING	Not Permitted
ESCROWS	Always Required
BUYDOWNS	Available (2-1), (1-0) Purchase & Fixed Rate only, must be seller or builder funded. Realtor/Lender funded not permitted.
MINIMUM LOAN AMOUNT	$100K
PROPERTY TYPES	
ELIGIBLE PROPERTY TYPES	2-4 Unit | Barndominiums: **with 1.0 Pricing Adjustment** | Leaseholds | Manufactured | Modular | PUD | SFR | Warrantable Condos
INELIGIBLE PROPERTY TYPES	Agricultural/Farm Properties | Commercial/Industrial/Office Properties | Community Land Trust | Condotels | Co-ops | Group Homes / Care Facilities | Illinois Land Trust | Indian Lands & Leaseholds | Irrevocable Trust | Life Estates | Log Cabins | Mixed Use Properties | Off-Grid Properties (No Grid Power) | Properties in Lava Zone 1 or 2 (Hawaii) | Properties not suitable for Year-Round living | Second Homes with 2-4 Units | Shouse (shop-house) | Tenants in Common Properties | Unique Properties | Vacant Lots
ACCESSORY DWELLING UNIT (ADU)	At least 1 comp must have an ADU. Multiple ADUs not allowed. Rental Income Used: 1007 Required, max 75% of Gross Rent can be used. 1 Unit with an ADU: Rental Income cannot exceed 30% of qualifying income. ADUs must have separate entry. 1 unit + ADU is considered 1 Unit. 2 unit with ADU is considered 3 Unit. 3 Unit with ADU is considered 4 units. 4 unit with ADU: Ineligible. Single Wides Not Permitted.
RURAL	Permitted. Must be Primarily residential. Properties with significant Farming/Agricultural features to be closely reviewed.
MAX ACREAGE	Max 20 acres (Texas Primary Residence: Max 10 Acres or UW Manager Exception Required).
CONTRACT ASSIGNMENTS	Not Permitted
CONDOMINIUMS	Must either be on FHA Appv'd List, get a Single Unit Approval, or be exempt (Streamline, Det. Condo w/ HO3 Insurance, Hud Owned REO)
CONDOMINIUMS (ON FHA APPROVED LIST)	Documentation: Master & H06 (Walls In) Insurance + Pending Litigation Information + % of Units > 60 Days Delinquent in HOA Dues. No More than 15% of units may be delinquent. External Vendor (Interisland) Condo Review Not Required.
CONDOMINIUMS (SINGLE UNIT APPROVALS)	Documentation: 9991 Form (HOA) + Budget + Balance Sheet + Recorded Declaration, Bylaws, Articles of Inc. + Master Ins & HO6 (walls in) Project cannot be on FHA Reject List or be < 5 units. Ext. Vendor (Interisland) Condo Review Req'd. Allow 48 hrs. to review final conditions. SUA Process: 1. Broker Gets 9991 Form | 2. STG Requests Case # | 3. STG UW Manager sends 9991 to HUD | 4. HUD Approves Case #
MANUFACTURED HOMES	Purchase & R/T Only | Primary Only | ARMs Not Permitted | Single Wide Manfucatured Homes Not Permitted | ADUs Not Permitted | Leaseholds Not Permitted | New Builds Not Permitted | Manufactured Homes within a Condominium Not Permitted | 700 Sq. Ft. Min | 620 MIN FICO for DTI ≤ 50% | 640 MIN FICO for DTI > 50% | Buydowns Require 660 FICO | Photo of HUD Data Plate & Certification Required | Must be taxed as Real Estate at time of Application | Attached or overhanging additions require a structural engineering report (Including covered porches, patios, stoops and/or any type of add-on)
2-4 UNIT	2-4 Unit Properties May Not have a Non-Occupant Co-Borrower. 3-4 Unit Properties Must Pass HUD Self Sufficiency Test.
SELF SUFFICIENCY TEST (3-4 UNIT PROPERTIES)	Use 75% of Fair Market rent from ALL Units, then divide by PITIA. Minimum 100% ratio required.
TEMP GEOGRAPHIC RESTRICTIONS	Primary Residence Only for Philadelphia County in Pennsylvania and the Baltimore Metro Area in Maryland
GENERAL ELIGIBILITY	
AGE OF CREDIT DOCUMENTS	MAX 120 days old at Closing (Income, Assets, Credit Report, Appraisal, Title) -- (Title in Texas: 90 Days)
ASSET STATEMENTS REQUIRED	1 Month. Internet Printouts must contain Web Address (URL), account identifying info sufficient to verify the borrower is account holder and the name of institution holding the funds.
ELIGIBLE BORROWERS	US Citizen | Permanent Resident Aliens (Green Card Holders)
INELIGIBLE BORROWERS	Foreign National | ITIN | Non Permanent Resident Aliens | DACA Borrowers (C-33 EAD Card) | Borrowers w/ Temporary Protected Status
NON-PERMANENT RESIDENTS	No Longer Eligible Per Mortgagee Letter 2025-09
DTI	Per AUS for Approve/Eligible Loans. For Manually Underwritten Loans, see Manual Underwriting information below.
MANUAL UNDERWRITING (STREAMLINES)	Minimum FICO 580 | 0x30X12 Housing History | Interest Rate Must Decrease by 0.50% | If funds to close > 1 month PITIA, then provide Bank Statement. Closing Costs & Prepaids Cannot be rolled into loan amount.
MANUAL UNDERWRITING (NON-STREAMLINES)	MIN FICO 620 | Must provide housing history 0x30x12 | 1 Months Reserves Required | With DTI up to 37% Front / 47% Back: 1 Comp Factor Required | With DTI up to 40% Front / 50% Back: 2 Comp Factors Required
MANUAL UNDERWRITING (ACCEPTABLE COMPENSATING FACTORS)	3 Months Cash Reserves from own funds | Residual Income Test | Significant Additional Income Not Used on Loan App | Documented 0X30X12 Housing History and New Housing Payment not more than $100 or 5% above Current Housing Payment (Rent-Free Not Eligible)
MINIMUM CREDIT SCORES	Each borrower must have at least 2 valid credit scores. See FHA Matrix for program minimums.
FROZEN CREDIT	All Credit Bureaus must be unfrozen for all borrowers.
NON TRADITIONAL CREDIT	Not Permitted as standalone documentation, Underwriter may request to supplement a thin credit file.
CREDIT INQUIRIES	All inquiries within 90 days must be addressed in file.
GAP CREDIT/CREDIT REFRESH	STG pulls a credit refresh or equivalent within 10 days of closing. All inquiries must be addressed, all new tradelines added to debt. At least 1 Bureau must be reported on Credit Refresh.
ESCROW HOLDBACKS	Not Permitted
SUBORDINATE FINANCING	Must be HUD approved Govt/Housing Agency Second or STG Pledge Zero product. UW Mgr to second review non STG subordinate liens.
ADDING / REMOVING BORROWER	Requires a Change of Circumstance to update pricing. Credit Report Fee for additional BORROWER must be disclosed. Case # Update Required. New 7 Day TRID Starts.
QM POINTS & FEES	Primary Residence & Second Home: May not exceed 3% QM Points & Fees. Investment Properties: May not exceed 5% QM Points & Fees with a Business Purpose Affidavit. Loans with Business Purpose Affidavit: No Personal Debts may be paid off at closing.
LISTED FOR SALE REFINANCES	Listing must have been expired or been withdrawn 180 days prior to the application date
TEXAS 50(A)(6)	Not Permitted per Texas law
APPRAISAL REQUIREMENTS	
APPRAISAL REQUIREMENTS	Appraisals are valid for 180 days. STG must receive XML Appraisal & EAD SSR (Submission Summary Report). All properties must have at least 3 comps within 10 miles.
APPRAISAL REVIEW REQUIRED	Manufactured Home, Flip Transactions, Identity of Interest, and Declining Markets: Require 2nd Review from STG UW Manager
NEW CONSTRUCTION	Need Final 1004D + Cert of Occupancy (Prior to Close) or Final Approved Building Inspection by City or County. For jurisdictions that don't issue CO or Inspections, need Hud Form 92051 completed by a certified Residential Combination Inspector or Combination Inspector.
TRANSFERRED APPRAISALS	File must contain appraisal transfer letter signed by transferring lender | Case # Must be Transferred to STG | STG UW Must Verify Case # is in Bwr Name | File must contain proof appraisal delivered to bwr & proof Reconsideration of Value disclosure provided to bwr with appraisal.

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APPRAISAL REQUIREMENTS (CONTINUED)	
CONDITION & QUALITY	Properties with condition ratings of C5 & C6 or quality ratings of Q6 are not eligible. Appraisal must state property meets all HUD 4000.1 Requirements. Any item listed as fair or below average throughout the appraisal must be repaired or replaced (specifically Page 1 of Appraisal, Improvements: Exterior / Interior sections).
DECLINING MARKETS	Require STG UW Manager Review
PRIVATE WATER / SEWER	Properties with Well Water require an Inspection. Properties with Sewer Systems require an inspection if Appraiser notes any irregularities.
TERMITE (WDO) INSPECTIONS	If sales contract is contingent upon a WDO/Termite inspection, then a copy must be provided.
UNPERMITTED ADDITIONS	Must meet 4000.1 Requirements. Appraiser or inspector must state addition have been completed in a workman like manner, has permanent heat source, and quality must be at least as good as the main dwelling. UW Manager to Review. Properties not meeting criteria considered by exception with **0.250 Pricing Adjustment Required.**
CREDIT AND LIABILITIES	
DEBTS PAID BY OTHERS	May exclude with 12 months proof of payment by others. Borrower may not be on account paying the liability. Person making payments must be on the obligation.
DEBTS EXCLUDED BY DIVORCE OR SEPARATION	Actual court order must exist to exclude debt. Separation agreements not filed in court are not sufficient to exclude debts. This is true even in states that don't require or allow separation agreements to be filed in court. To exclude the debt, the order must come from a court. Voluntary Separation Agreements without court order can't be used to exclude debt.
STUDENT LOANS	Loans in Deferment: Use 0.5% or actual payment from servicer. For borrowers to use payment amount from an income driven repayment plan, they must be approved and actively in the plan. Proposed plans may not be used.
IRS TAX PLANS	Must evidence 1 on time payments & plan amount must be included in DTI. Not eligible if Tax Lien Already Filed. File must contain evidence the repayment plan was IRS approved.
DELINQUENT IRS DEBT	Must pay delinquent amt prior to closing or be on an IRS Approved tax repayment plan. If Tax Lien Filed, must be released no later than closing.
NON BORROWING SPOUSE (OR REGISTERED DOMESTIC PARTNERS)	In Community Property States, must obtain credit report for the non-borrower spouse. Their debts must be included in DTI. Any collections are considered in max collection limits.
COMMUNITY PROPERTY STATES	Arizona, California, Idaho, Louisianna, Nevada, New Mexico, Texas, Washington (State), Wisconsin
CHAPTER 13 BANKRUPTCY	Manual Downgrade Required. Borrowers in active Chapter 13, must be Purchase, have trustee approval, 12 months timely payments on the Chapter13 Bankruptcy Plan, 0x30X12 Housing History Required.
MANUAL DOWNGRADE REQUIREMENTS	Any of the following loan parameters require the file to be downgraded and underwritten manually: More than $1K in disputed accounts on credit report | Bankruptcy in last 2 years | Foreclosure/Short Sale/Deed In Lieu in last 3 years | Business Income Declines 20%+ | A mortgage not on credit with any lates in last 24 months | In Active Chapter 13 Bankruptcy
DISPUTED ACCOUNTS	If Disputed Accounts total more than $1,000, file must be manually downgraded.
INCOME	
IRS TRANSCRIPTS	1040 Tax Transcripts required when Tax Returns used for income (Self Employed/Rental/Dividends, etc.). 1120 Business Transcripts required when using business income from a C-Corp (C-Corp W-2 income Only, No Transcripts Required). Waiver of this Requirement requires UW Manager Approval and **0.250 Pricing Adjustment.**
IRS RECORD OF ACCOUNT	When needed to evidence that tax transcripts not available or proof of non-filing, May be ordered by STG or provided from Borrower's IRS Transcript Online Portal.
EMPLOYMENT STABILITY	If the borrower has changed jobs > 3 times in the most recent 12 months, or has changed lines of work, the file must contain either: Transcripts of training or education for new position or documentation evidencing continual increases in income/benefits. UW Manager Review Required.
WRITTEN VOE (WVOE)	When used without W2s, is only eligible on Simple VOE program. See Simple VOE Overlay Sheet.
ELECTRONIC WVOE	Eligible to be sole source of Income Documentation when from Work # or similar service.
EMPLOYED BY FAMILY	Requires Two Years of Tax Returns + Standard Wage Earner Documentation + Tax Transcripts.
RECENT TAX FILINGS	When taxes filed in last 90 days, obtain evidence borrowers have paid the tax liability due on the return.
AMENDED TAX RETURNS	When amended taxes are being used to qualify file must contain: Amended and Original Returns, Proof any additional Tax has been paid, & explanation for the re-file & proof of filing. When amended taxes were filed < 60 days before the application date, the underwriter must carefully review to ensure income was not inflated to qualify for the subject transaction. Exception from UW Manager required and subject to a **0.250 Pricing Adjustment.** UW Manager will contact lock desk upon granting exception.
FUTURE INCOME / NEW JOBS / EXPECTED INCOME	New Job, Raises, or other employment derived Income reasonably expected to be received within 60 days of closing may be used in qualifying. Cannot be sourced from Family owned business. Document the type & amount of income expected to be received in writing from employer and that it is GUARANTEED to begin within 60 days of mortgage closing. The New Income Sources may not be variable such as Commission or Bonus.
RECENT JOB CHANGES	Borrowers that will or have started employment within 30 days of closing, obtain offer letter outlining income. See Job Gaps for restrictions.
JOB GAPS	Any Job gaps greater than 30 days in most recent 24 months must have a letter of explanation. If any job gaps in the most recent 2 years are 6 months or greater, the borrower must have been on most recent job for at least 6 full months.
MULTIPLE JOBS	Borrowers must have a full 2 year history of working multiple jobs with no gaps. If borrower has any period in most recent 2 years with only 1 employer, then income from the secondary employment may not be used.
MORTGAGE CREDIT CERTIFICATES	Not Permitted
CANNABIS BUSINESS INCOME	Not Permitted. Consider changing loan to FNMA.
ASSETS USED AS INCOME	Not Permitted

RESIDUAL INCOME AS COMPENSATING FACTOR

Family Size	Northwest	Midwest	South	West
1	$450	$441	$441	$491
2	$755	$738	$738	$823
3	$909	$899	$899	$990
4	$1,025	$1,003	$1,003	$1,117
5+	+ $80 for each additional family member			

TITLE	
TITLE INSURANCE	Short Form or Long Form Alta Title Policies as accepted by HUD. Attorneys Opinion Letters in lieu of title not permitted.
CASH OUT SEASONING	The borrower must have been on title and occupied the property for the most recent 12 month period.
E-NOTES/E-MORTGAGE CLOSINGS	Not Permitted at this time.
PROPERTY FLIPS	Properties owned < 90 days by seller are not eligible. Properties owned 91-180 days by seller are eligible, however if sales price is more than double the last sales price, 2 appraisals required. Sellers acquisition date is considered the RECORDED DATE of the deed, measured to the Sales Contract Date of the subject transaction.
NON-OCCUPANT CO-BORROWER	Must take title and sign mortgage. Co-borrowers which do not take title (co-signers) are not permitted.

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ASSETS	
HANDWRITTEN VOD	If being used as sole source of asset documentation, UW Manager Approval Required.
MISCELLANEOUS	
POWER OF ATTORNEY	Permitted on closing docs only (not application or initial disclosures). Must be specific to transaction. Not eligible for: Cash Out Transactions, Properties Held in Trust, Non-Arms Length Transactions.
NON-ARMS LENGTH & IDENTITY OF INTEREST	Borrower buying their current rental: Must have lived there 6 months and provide lease or File Limited to 85% LTV. Borrower buying property from family member: Must be purchasing a immediate relatives primary residence or File Limited to 85% LTV. Non-Arms Length Transactions: Property POA Not Permitted. New Construction (Second Homes & Investment Properties) Not Permitted.
INCAPACITATED BORROWERS	Physically Incapacitated Only: Legal Review required at Borrower's Expense. Legal review will determine requirements for signing. Mentally Incapacitated / Memory Issues: Signer must have legal conservatorship or guardianship over borrower's finances and property. Living trust / durable POA are NOT permitted without court order granting Conservatorship. Legal Review Required at Borrower's Expense.
INCAPACITATED TITLE HOLDERS (NON-BORROWING)	Durable Power of Attorney or Living Trust Granting Property Rights + Evidence the Incapacitation clause is in effect. Legal Review Required at Borrower's Expense.
BUYERS AGENT COMMISSION	Sellers may pay the Buyer's Agent Commission. This does not count toward Interested Party Contribution Limits.
SELLER'S CREDIT LIMITATIONS	Seller Credits which exceed IPC limits must be deducted from Sales Price & then the loan amount lowered to keep the same LTV. Seller Credits cannot exceed actual closing costs & prepaids. If seller credit exceeds borrower costs, excess will be removed from Closing Disclosure (Cannot be used for Principal Reduction). May be used to prepay HOA up to 12 months.
EXCESS LENDER CREDIT	If Lender Credit exceeds actual amount of allowable closing costs & prepaids, the rate must be reduced to minimize the excess credit. The remaining excess lender credit up to $1,500 may be used to principal reduce the loan.
FLORIDA CONDO INSPECTION	Florida Condos 3 Stories & Higher must be in compliance with the milestone inspection requirements. Any deficient elements must have been repaired/remediated and the safety/soundness of the deficient element be resolved prior to closing.
CALIFORNIA BALCONY BILL	Condos must be in compliance with SB326. Wood Balconies, Stairs, Railings, etc. must complete their inspection and be up to code according to the timetable outlined in the law.
ADDRESS HISTORY	All addresses shown on credit report, any income documents, or asset statements in the most recent 24 months must be either listed on the 1003 or addressed via a letter of explanation from the borrower.
CAIVRS	Each file must contain a clear CAIVRS report for each borrower.
DUAL AGENCY (LO and Realtor)	If loan officer is also a realtor on the transaction, UW Manager Approval Required and **0.125 Pricing Adjustment.**

TAX RETURN CALENDAR			
APPLICATION RECEIVED DATE	**DOCUMENTATION REQUIREMENTS**		
January 1, 2026 to March 30, 2026	2024 Taxes + 2025 Full Year P&L	**OR**	2025 Taxes
April 1, 2026 to April 15, 2026	2024 Taxes + 2025 Full Year P&L + 2026 Q1 P&L	**OR**	2025 Taxes + 2026 Q1 P&L
April 16, 2026 to June 30, 2026	2024 Taxes + 2025 Full Year P&L + 2026 Q1 P&L + 2025 Extension & Proof of Tax Paid	**OR**	2025 Taxes + 2026 Q1 P&L
July 1, 2026 to September 30, 2026	2024 Taxes + 2025 Full Year P&L + 2026 Q1/Q2 P&L + 2025 Extension & Proof of Tax Paid	**OR**	2025 Taxes + 2026 Q1/Q2 P&L
October 1, 2026 to October 15, 2026	2024 Taxes + 2025 Full Year P&L + 2026 Q1/Q2/Q3 P&L + 2025 Extension & Proof of Tax Paid	**OR**	2025 Taxes + 2026 Q1/Q2/Q3 P&L
October 16, 2026 to Dec. 31, 2026	2025 Taxes + 2026 Q1/Q2/Q3 P&L		

If using income from Tax Forms 1065 or 1120S, a Balance Sheet is also required whenever a P&L is required, covering the same period.

PROGRAM SPECIFIC - FHA STREAMLINE	
APPLICATION	Income sources should be listed on application, income amounts should not be listed.
SEASONING	Must meet GNMA seasoning requirements of: 6 Payments Made on previous loan, 6 Months passed since the first payment Due Date on Previous Loan, and 210 Days Since Note Date on Previous Loan. Measured to the new loan's Case # Assignment Date.
BORROWER BENEFIT	The new loan must be 0.50% lower in Rate than the Previous FHA Mortgage.
APPRAISED VALUE	Appraisal is NOT required. Use the Appraised Value of the Previous FHA Loan being Refinanced.
CREDIT REPORT	Acceptable Credit Reports are any of the following: A Full Tri-merge Credit Report, A Residential Mortgage Credit Report, Mortgage Only Credit Report, Soft-Pull Merged Credit Report
BORROWERS	All borrowers on existing loan must remain as borrowers on the new loan.
FINANCED CLOSING COSTS	Closing Costs & Prepaids may NOT be rolled into new loan balance. No more than 60 days of Interest may be rolled into new loan amount.
INCOME	Income documentation is not required. Sources of Incomes however should be listed on Loan Application with $0 dollar amounts.
ASSETS	If less than 1 month of PITIA is needed to close, no asset documentation required. If more than 1 month of PITIA is needed to close, provide 1 month of asset statements to evidence funds to close.
OTHER REQUIRED DOCS	Current Mtg Statement, Note from loan being paid off, Current Utility Bill to show address, Current Payoff (needed to calculate max loan amt).
SECOND HOMES	Must be approved by the Regional FHA HOC governing the property.
PROGRAM SPECIFIC - FHA DISASTER RELIEF 203(H)	
MAX LTV	Up to 100% LTV. No Minimum Required Investment.
ELIGIBLE BORROWERS	At least 1 borrower must have lived in a presidentially declared disaster area in the most recent 12 months AND had their primary residence damaged or destroyed by that same disaster. Borrowers may have been property owners or renters in the disaster area.
ELIGIBLE PROPERTIES	1 Unit SFR, PUD, Condos (2-4 and Manufactured are ineligible). The new property does not need to be located in the same area as the previous primary residence.
REQUIRED DOCUMENTATION	Proof of residence in a disaster area along with proof their residence was destroyed must be in loan file (Insurance Claims, Fema Claims, Photographs, etc.). Borrowers with a previously Owned Primary must provide evidence they are working with their servicer to handle the previous mortgage obligation, had insurance, and have filed a mortgage claim.
HOMEBUYER EDUCATION	Files with credit scores less than 640 and a DTI over 45% require at least borrower to complete homebuyer education. This applies even for borrowers who previously or currently own other real estate.
EXCLUDING PREVIOUS MORTGAGE DEBT	Debt for a mortgaged property which was damaged or destroyed in the disaster may be excluded from DTI when the file contains evidence: Borrower is working with servicer and insurance company to manage the mortgage obligation, previous property was damaged/destroyed by the disaster
ELIGIBLE ORIGINATORS	The FHA Disaster Relief Program must be submitted via TPO Channel. Non Delegated Correspondents may not close in their own name (must submit as brokered loan to STG).

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SIMPLE FHA WVOE WITH PAYSTUB					
TRANSACTION TYPE	**OCCUPANCY**	**STANDARD BALANCE MIN FICO**	**HIGH BALANCE MIN FICO**	**MAX LTV/CLTV**	**MAX DTI**
PURCHASE & RATE/TERM	PRIMARY RESIDENCE	660	680	96.50%	55%
STREAMLINE REFI	PRIMARY RESIDENCE	660	680	96.50%	N/A
CASH-OUT	PRIMARY RESIDENCE	660	680	80.00%	55%

HIGH BALANCE LOANS	
RESERVES	3 Months PITIA Required if housing payment is increasing by more than $3,500/month.
PROPERTY RESTRICTIONS	Manufactured Homes Not Permitted on High Balance loans.

GENERAL REQUIREMENTS	
AVAILABLE TERMS	Fixed 15, 30 YR
BUYDOWNS	Available (2-1), Temporary Seller/Builder funded Buydowns Permitted
MIN LOAN AMOUNT	$100K
ELIGIBLE PROPERTY TYPES	2-4 Unit (No rental income permitted from Subject) | Condo | Manufactured | SFR (including Attached SFRs)
INELIGIBLE PROPERTY TYPES	Agricultural/Farm Properties | Barndominiums | Commercial/Industrial/Office Properties | Community Land Trust | Condotels | Condotels | Co-ops | Group Homes / Care Facilities | Illinois Land Trust | Indian Lands | Income producing properties | Irrevocable Trust | Leaseholds | Life Estates | Log Cabins | Mixed Use Properties | Mobile Homes | Off-Grid Properties (No Grid Power) | Properties in Lava Zone 1 or 2 (Hawaii) | Properties not suitable for Year-Round living | Second Homes with 2-4 Units | Shouse (shop-house) | Tenants in Common Properties | Timeshares | Unimproved Land | Unique Properties | Vacant Lots
INELIGIBLE PROGRAMS	Pledge Zero, Pledge Zero Plus and all other DPA programs.

OTHER REQUIREMENTS	
ELIGIBLE INCOME	Wage Earner (W2) only | Self-employment or rental income ineligible
INELIGIBLE INCOME	Self-employment | Rental income
CREDIT REPORT	New credit report may be pulled at the discretion of STG Mortgage. No Credit Bureaus may be Frozen
AUS	Approve/Eligible | Manual underwriting not permitted unless Streamline Refi
TRANSACTIONS	Only Arms Length Transactions Eligible. Borrower may not have a family or financial relationship with the seller, mortgage originator or their employer.
AUS FINDINGS	AUS findings must demonstrate the borrower is eligible for direct electronic verification of employment.
DOCUMENTATION	3rd party electronic WVOE + 30 days paystub with YTD earnings. YTD earnings must support income reported on the WVOE. Signed 4506-C Signed at Closing.
WRITTEN VOE (WVOE)	Electronic 3rd party WVOE to be ordered and obtained by STG Mortgage. Electronic WVOE must document the most recent 2-year employment history. STG Mortgage to obtain WVOE or VVOE within 10 days prior to the Note date.
EMPLOYMENT	Borrower must be employed by current employer for the most recent 1 year with 2 years in the same line of work. Electronic VOE must be able to provide income for all employers covering the most recent 2 year period with gaps not exceeding 1 month. Underwriter will use online tools to verify income is reasonable for profession. Incomes exceeding the top 10% for the profession regionally may require additional documentation and/or reserves per underwriter discretion.
EMPLOYER	Relationship between borrower and employer must be arm's length. Borrower cannot be employed by the broker submitting file. STG must be able to verify with Secretary of State that employer has an active business presence that has existed for 2+ years. UW must be able to verify the business presence with online searches, the business address must be reasonable for the industry. Borrowers employed in the mortgage field are not permitted.
TEXAS REFINANCES	Texas 50(a)(6) not permitted. See the Texas Refinance Supplement for additional guidance on Texas 50(a)(4) and Texas 50(f)(2).
TRAINING	All originators submitting these products should consult with their A/E prior to submission for training and information. Please do not submit a loan without discussing the scenario with your A/E first.
ZERO FRAUD TOLERANCE	STG uses LexisNexis and other fraud prevention tools. STG will permanently terminate relationships with any brokerage firm if fraudulent submissions are discovered from any of the firm's originators.

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