STG MORTGAGE The Foundation Of Trust

GRAND JUMBO P

11/23/2026

2 YEAR FULL DOC MATRIX						
OCCUPANCY	**LOAN PURPOSE**	**NUMBER OF UNITS**	**MAX LOAN AMOUNT**	**MIN CREDIT SCORE**	**MAX LTV/CLTV**	**MIN RESERVES (MONTHS)**
PRIMARY RESIDENCE	**Purchase & Rate/Term**	**1 Unit**	**$2.0 MM**	720	89.9%	Greater of AUS or 3 Months
			$2.5 MM	720	80%	18 Months
			$3.0 MM	740	80%	18 Months
			$3.5 MM	740	75%	24 Months
		2 Unit	**$1.5 MM**	720	84.9%	Greater of AUS or 3 Months
			$2.0 MM	740	84.9%	Greater of AUS or 3 Months
				720	80%	Greater of AUS or 3 Months
			$2.5 MM	720	75%	18 Months
			$3.0 MM	740	75%	18 Months
	Cash-Out	**1 Unit**	**$1.0 MM**	700	80%	Greater of AUS or 6 Months
			$1.5 MM	720	80%	Greater of AUS or 6 Months
			$2.0 MM	740	80%	Greater of AUS or 6 Months
			$3.0 MM	740	70%	18 Months
		2 Unit	**$1.5 MM**	700	70%	Greater of AUS or 6 Months
			$2.0 MM	740	70%	Greater of AUS or 6 Months
SECOND HOME	**Purchase & Rate/Term**	**1 Unit**	**$1.5 MM**	700	80%	Greater of AUS or 3 Months
			$2.0 MM	720	80%	Greater of AUS or 3 Months
			$3.0 MM	740	75%	18 Months
	Cash-Out	**1 Unit**	**$1.5 MM**	720	70%	Greater of AUS or 6 Months
			$2.0 MM	740	70%	Greater of AUS or 6 Months
INVESTMENT	**Purchase**	**1 Unit**	**$1.0 MM**	700	80%	Greater of AUS or 3 Months
			$1.5 MM	720	80%	Greater of AUS or 3 Months
			$2.0 MM	740	80%	Greater of AUS or 3 Months
			$2.5 MM	740	75%	18 Months
		2 Unit	**$1.5 MM**	700	70%	Greater of AUS or 3 Months
			$2.5 MM	740	70%	18 Months
	Rate/Term	**1 Unit**	**$1.0 MM**	700	75%	Greater of AUS or 3 Months
			$1.5 MM	720	75%	Greater of AUS or 3 Months
			$2.5 MM	740	75%	18 Months
		2 Unit	**$1.5 MM**	700	70%	Greater of AUS or 3 Months
			$2.5 MM	740	70%	18 Months
	Cash-Out	**1 Unit**	**$1.5 MM**	740	70%	Greater of AUS or 6 Months
		2 Unit	**$1.5 MM**	740	65%	Greater of AUS or 6 Months

TERMS & RESTRICTIONS	
AVAILABLE TERMS	Fixed 15 YR, 30 YR **ARMs coming 01/27**--5/6 ARM | 7/6 ARM | 10/6 ARM
ARM QUALIFYING	Not permitted
INTEREST-ONLY	Not permitted
LTV LIMITS	LTV/CLTV > 80% limited to a Fixed 30 YR
LOAN AMOUNT	MIN $1 over FNMA Standard Loan Limit | MAX $3.5MM
TEMPORARY BUYDOWN	Available (1-0), (1-1), and (2-1) | MAX Loan Amount $1.5MM | MIN FICO 740 | Purchase Only | Primary Residence only | Borrower paid buydowns are ineligible | Must meet all FNMA requirements
SUBORDINATE FINANCING	Permitted
UNDERWRITING EXCEPTIONS	Not permitted
UNDERWRITING SPECIFICATIONS	
UNDERWRITING TYPE	DU or LPA (AUS reports where rental history has been added as a non-traditional tradeline are not permitted)
RESIDUAL INCOME	No Residual Income requirement
DTI	DTI ≤ 45%: No Restrictions DTI 45.01% to 50%: Primary Residence only | MAX LTV/CLTV 80% | MAX Loan Amount $2.0MM
RESERVE REQUIREMENTS	See Matrix
ADDITIONAL REO RESERVES	Total Non-Subject Property Liens ≤ $1.0MM: Follow FNMA Reserve requirements Total Non-Subject Property Liens > $1.0MM & ≤ 6 financed properties: 6 months per property Total Non-Subject Property Liens > $1.0MM OR > 6 financed properties: 8 months per property
CASH-OUT LIMITS	$500K
SECOND HOME/INVESTMENT PROPERTY RESTRICTIONS	Must own a primary residence

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PROPERTY TYPES	
ELIGIBLE PROPERTY TYPES	Condos (Warrantable) | PUD | SFR | 1 Unit with ADU | 2 Unit
INELIGIBLE PROPERTY TYPES	3-4 Units | 2 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 | 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 | 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 Unit properties with ADUs are not permitted | Appraisal must show ADU as legal
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	MAX LTV/CLTV 80% | Must meet FNMA full review requirements
CONDO - NON-WARRANTABLE	Not permitted
2 UNIT	Second Homes not permitted | ADUs not permitted
APPRAISAL REQUIREMENTS	
LOAN AMOUNT (≤ $2MM)	1 Full Appraisal and a secondary valuation (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 full appraisals: Collateral Desktop Analysis (CDA) 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	Lesser of 75% LTV/CLTV or 5% below the MAX LTV/CLTV allowed per the product matrix
APPRAISAL REVIEW	Program requires Investor review of appraisal; allow 72 hours for review
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 | 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: The non-perm must have a 2 year U.S. employment history (tax returns required) and history of visa renewals.
NON-OCCUPANT CO-BWR	<12 months or Rent-free housing history not permitted | 12 months cancelled checks or equivalent required to support housing history
BORROWER INCOME	Standard FNMA 2 year documentation | Capital Gains not permitted
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 letters of explanation from both the borrower and rent-free provider | FTHB restrictions apply | Non-occupant co-borrower not permitted
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 $1,000
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
INTERESTED PARTY CONTRIBUTIONS (IPC)	Primary Residence & Second Home: MAX 6% | Investment Properties: MAX 2%
GIFT FUNDS	Standard FNMA Requirements/Restrictions | Investment Properties: Not permitted | Wedding gifts: Not permitted | Gift from property seller: Not permitted | Gift funds not permitted for reserves
BUSINESS ASSETS	Standard FNMA Requirements/Restrictions | Business funds may be used up to the borrower's percentage of ownership
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 REFINANCES	Texas 50(a)(6) not permitted | See Guidelines for additional guidance on Texas 50(a)(4) and Texas 50(f)(2)
HPML LOANS	Not permitted
INELIGIBLE STATES	AK | AR | HI | MA | MD | MO | ND | NY | OK | SD | Puerto Rico | Guam | US Virgin Islands
TEMP GEOGRAPHIC RESTRICTIONS	Primary Residence Only for Philadelphia County in Pennsylvania
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)

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