

						Cor	nmunity Alt Do	c Primary, Se	cond Home a	nd Investmen	
OCCUPANCY		PRIMARY & 2ND HOME				INVESTMENT					
Loan Amount	FICO	Purchase	Rate & Term / Debt Consolidation	Cash-Out	Reserves	FICO	Purchase	Rate & Term	Cash-Out	Reserves	
≤\$1,000,000 —	720+	85%	85%	80%	- 3 Months -	720+	80%	80%	80%	- 3 Months	
	700	85%	85%	80%		700	80%	80%	80%		
	680	80%	80%	75%		680	75%	75%	75%		
	660	70%	70%	70%		660	70%	70%	70%		
\$1,000,001 - \$1,500,000	700 +	85%	85%	80%	6 Months	700+	80%	80%	80%	6 Months	
	680	80%	80%	75%		680	75%	75%	75%		
	660	70%	70%	70%		660	70%	70%	70%		
	700 +	80%	80%	80%	9 Months	700+	80%	80%	80%	9 Months	
61,500,001 - \$2,000,000	680	80%	80%	75%		680	75%	75%	75%		
	660	70%	70%	70%		660	70%	70%	70%		
\$2,000,001 - \$2,500,000	700 +	80%	80%	80%		700+	80%	80%	80%		
	680	80%	80%	75%		680	75%	75%	75%		
	660	N/A	N/A	N/A		660	N/A	N/A	N/A		
\$2,500,001 - \$3,000,000	700 +	75%	75%	75%		700+	75%	75%	75%		
	680	75%	75%	75%		680	75%	75%	75%		
	660	N/A	N/A	N/A		660	N/A	N/A	N/A		
				*Debt Consolidation	n not permitted on Invest	ment properties					
				Geo	graphic Restrictior	is					
ligible States:		NY, NJ, PA, OH, FL,	CT								
				Pi	roduct Highlights						
oan Purpose		Purchase, Rate and	Term, Cash out *Primar	y and Second Home	(Consumer) & Investme	nt (Business Purpos	e)				
Exceptions		Considered on a case by case basis									
repayment Penalty					ments required herein, i		nis Note in whole or in	part before the full tern	n of the pre-payment	period, Borrower wil	
Investment Property Only)		remium equal to Five Pe 2 Units > \$319,777. OH		nount prepaid ("Prepaym d.	ent Premium")					
Product Types		Primary & 2nd Home: 30-Yr Fixed, 5/6 ARM									
		Investment Occupancy: 30-Yr Fixed, 5/6 ARM, 7/6 ARM, 10/6 ARM									

Loan Purpose Purchase, Exceptions Considere Prepayment Penalty 5% of the pay a Prep NJ. Penase, Interest Only Not Allow Loan Amounts Min: \$150 Occupancy Primary (Consorted Primary (Consorted Property Types and Restrictions Property Types and Restrictions Property Overlays for Primary & 2nd Home Condomic Cash Out Max Cash Short Term Rental Max LTV: FACTER Property Overlays for Primary & 2nd Home Condomic Cash Out Max Cash Short Term Rental Max LTV: FACTER Property Overlays for Primary & 2nd Home Condomic Cash Out Max Cash Short Term Rental Max LTV: FACTER Properties Properties Properties Properties Appraisals Declining Markets: Investment Declining * 12 mos 12	Product Highlights e, Rate and Term, Cash out *Primary and Second Home (Consumer) & Investment (Business Purpose) red on a case by case basis e unpaid principal balance. (Other than the monthly payments required herein, if Borrower prepays this Note in whole or in part before the full term of the pre-payment period, Borrower will						
Exceptions Considere Prepayment Penalty [Investment Property Only] Product Types Product Types Product Types Product Types Primary Interest Only Not Allow Loan Amounts Min: \$150 Occupancy Primary (C First Time Investor Property Types and Restrictions Property Overlays for Primary & 2nd Home Cash Out Max Cash Short Term Rental Appraisals Declining Markets: Investment Declining 12 mos I employme 12 mos I employme 12 mos I business s education P&L Only; Max Obs Pactoria Considered Pactoria Considered Pactoria Considered Pactoria Considered Pactoria Considered Properties Properties Properties Appraisals Declining Markets: Investment Pel Only; Max Obs Pactoria Considered Pactoria Consi	e, Rate and Term, Cash out *Primary and Second Home (Consumer) & Investment (Business Purpose) red on a case by case basis e unpaid principal balance. (Other than the monthly payments required herein, if Borrower prepays this Note in whole or in part before the full term of the pre-payment period, Borrower will						
Exceptions Considere Prepayment Penalty 5% of the pay a Prep (Investment Property Only) Product Types Property Product Types Product Types Product Types Property Primary (Cocupancy Primary (Cocupancy Primary (Cocupancy Property Types and Restrictions Property Types and Restrictions Property Overlays for Primary & 2nd Home Condomic Cash Out Max Cash Short Term Rental Max LTV: Face Properties Producties Properties Producties Prod	red on a case by case basis suppaid principal balance. (Other than the monthly payments required herein, if Borrower prepays this Note in whole or in part before the full term of the pre-payment period, Borrower wilt						
Prepayment Penalty [Investment Property Only) Product Types Property Primary (C First Time Investor Property Types and Restrictions Property Types and Restrictions Property Overlays for Primary & 2nd Home Cash Out Max Cash Short Term Rental Apraisals Declining Markets: Investment Properties	e unpaid principal balance. (Other than the monthly payments required herein, if Borrower prepays this Note in whole or in part before the full term of the pre-payment period, Borrower will						
(Investment Property Only) Product Types Product Types Primary interest Only Loan Amounts Occupancy Primary interest Only Primary interest Only Occupancy Primary interest Only Primary interest Only Primary interest Only Primary interest Only Property Primary interest Only Property Overlays for Primary & 2nd Home Cash Out Short Term Rental Acreage Properties Appraisals Declining Markets: Investment Poeting interest Only 1 2 mos in usuanses education Income Documentation							
Interest Only NJ. Penns							
Product Types - Investment Interest Only Not Allow Loan Amounts Min: \$150. Occupancy Primary (C First Time Investor No housin Property Types and Restrictions SFR, SFR - Property Overlays for Primary & 2nd Home Condomir Cash Out Max Cash Short Term Rental Max LTV: F Acreage Properties Appraisals Loan Amo Desk Revi Declining Markets: Investment Declining Markets: Investment 12 most business & education Income Documentation P&L Only: Max 08v5 Max 08v6	pay a Prepayment Premium equal to Five Percent (5%) of any amount prepaid ("Prepayment Premium") NJ. Pennsylvania 1-2 Units > \$319,777. OH 1-2 Units not allowed.						
Interest Only Loan Amounts Min: \$150 Occupancy Primary (C Primary (C Primary (C Property Types and Restrictions SFR, SFR Property Overtays for Primary & 2nd Home Cash Out Max Cash Short Term Rental Acreage Properties Appraisals Declining Markets: Investment Declining Markets: Investment Income Documentation Not Allow Max LTV: F Properties 12 mos I Susiness education P&L Only: Max Ools Min: \$150 mos I Not Control P&L Only: Max Ools Min: \$150 mos I Not Control P&L Only: Max Ools Min: \$150 mos I Not Control P&L Only: Max Ools Min: \$150 mos I Not Control P&L Only: Max Ools Min: \$150 mos I Not Control PRED ONLY Max Ools Min: \$150 mos I Not Control PRED ONLY Max Ools Min: \$150 mos I Not Control PRED ONLY Max Ools Min: \$150 mos I Not Control PRED ONLY Max Ools Min: \$150 mos I Not Control PRED ONLY Max Ools Min: \$150 mos I Not Control PRED ONLY Max Ools Min: \$150 mos I Not Control PRED ONLY Max Ools Min: \$150 mos I Not Control PRED ONLY Max Ools Min: \$150 mos I Not Control PRED ONLY Max Ools Min: \$150 mos I Not Control PRED ONLY Max Ools Min: \$150 mos I Not Control PRED ONLY Max Ools Min: \$150 mos I Not Control PRED ONLY Max Ools Min: \$150 mos I Not Control PRED ONLY Max Ools Min: \$150 mos I Not Control PRED ONLY Max Ools Min: \$150 mos I Not Control PRED ONLY Max Ools Min: \$150 mos I Not Control PRED ONLY	y & 2nd Home: 30-Yr Fixed, 5/6 ARM nent Occupancy: 30-Yr Fixed, 5/6 ARM, 7/6 ARM, 10/6 ARM						
Loan Amounts Min: \$150 Occupancy Primary (C First Time Investor No housin Property Types and Restrictions SFR, SFR * Property Overlays for Primary & 2nd Home Condomir Cash Out Max Cash Short Term Rental Max LTV: F Acreage Properties Appraisals Desk Revir Declining Markets: Investment Declining * 12 mos 1 business s education Income Documentation P&L Only Max Cash Min: \$1500 PI - 12 mos 1 British Condomir PAL Only Max Cash Max Cash Min: \$1500 PRL Only Max Cash Max Max Cash Max Max Cash	Not Allowed						
Occupancy Primary (C First Time Investor No housin Property Types and Restrictions SFR, SFR. Property Overlays for Primary & 2nd Home C Cash Out Max Cash Short Term Rental Max LTV: F Acreage Properties Appraisals Declining Markets: Investment Declining * 12 mos 1 business s education Income Documentation P&L Only, Max Oable	0,000 - Max: \$3,000,000 (>\$3,000,000 case by case).						
First Time Investor No housin Property Types and Restrictions SFR, SFR - Property Overlays for Primary & 2nd Home Cash Out Max Cash Short Term Rental Max LTV: F Acreage Properties Appraisats Loan Amo Desk Revi Declining Markets: Investment Declining 12 mos I employme 11 mos I business s education Income Documentation P&L Only Max Ob's	(O/O), Second Home (Max 80% LTV), & Investment (N/O/O)						
Property Types and Restrictions Property Overlays for Primary & 2nd Home Condomir Cash Out Max Cash Short Term Rental Acreage Properties Appraisals Declining Markets: Investment Declining Markets: Investment 1 2 mos 1 1 3 mos 1 1 4 mos	ing late payments during the past 12 months. If Rent Free refer to guidelines.						
Property Overlays for Primary & 2nd Home Cash Out Max Cash Short Term Rental Acreage Appraisals Declining Markets: Investment Declining Markets: Investment 12 mos I business education Income Documentation P&L Only Max 80915	The Audit Andular, PUD, Townhome, 2-4 Units, Condos, Non-Warrantable Condos, Rural properties Condotels are eligible on investment properties only						
Cash Out Max Cash Short Term Rental Max LTV: F Acreage Properties Appraisals Loan Armo Declining Markets: Investment Declining 12 mos employme 112 mos business s education Income Documentation P&L Only; Max 80% t	inium Max 85: LTV Non-Warrantable: Max 80% LTV, 2-4 Unit: Max LTV 80%						
Short Term Rental Max LTV: F Acreage Properties Appraisals Loan Amo Declining Markets: Investment Declining 1 2 mos employme 1 12 mos l business s education P&L Only. Max 60% Hax 60%							
Acreage Properties Appraisals Loan Armo Desk Revi Declining Markets: Investment Declining * 12 mos 1 * 13 mos 1 * 14 mos 10 mos 1 * 14 mos 10 mos 1 * 15 mos 10 mos 1	h In Hand: > 65% LTV \$1,000,000 < 65% LTV Unlimited. Cash-Out Proceeds may be used for 100% reserve requirements.						
Appraisals Declining Markets: Investment Declining * 12 mos employme 12 mos business education Income Documentation Loan Amo Desk Revir	Purchase 75% Refinance: 70%						
Desk Revi Declining Markets: Investment 12 mos l employme 12 mos l business se education Income Documentation Desk Revi 12 mos l employme 12 mos l business se education P&L Only: Max 80% l	es up to 20-acres						
Declining Markets: Investment 12 mos employme 12 mos business seductation Income Documentation Declining Markets: Investment 12 mos P&L Only: Max 80% I	iounts 2 \$2,000,000 require 2 appraisals. Desk Review Product to be ordered on all loans with an CU Score over 2.5 (only eligible on SF Homes), except for those with a full second appraisal						
• 12 mos lemptoyme • 12 mos lousiness seducation Income Documentation • 12 mos lousiness seducation P&L Only Max 80% i	view must be in tolerance as outlined in guidelines * Transferred appraisal acceptable.						
employme • 12 mos I business s education Income Documentation P&L Only: Max 80% I	g markets, as identified by the appraiser, require a 5% LTV reduction off Matrix Max LTV.						
• 12 mos l business s education Income Documentation P&L Only: Max 80% I	s Personal Bank Statements: Should be self-employed minimum 2 years. May qualify with less than 2 years but more than 1 year if borrower can document at least 2 years of previous nent in the same line of work.						
business s education P&L Only Max 80% i	s Business Bank Statements: Business should be established and in existence minimum 2 years. May qualify with less than 2 years but more than 1 year of self-employment, then the						
Income Documentation P&L Only:	s should be established for the same length of time and borrower must document they have been in the same line of work or related occupation or 1 year of employment and formal						
Max 80% L	on/training in the same line of work.						
Max 80% L	y: Must cover most recent 12 mos. Completed and reviewed by CPA, IRS EA, CTEC, or other registered tax preparer. See rate sheet for adjustment if 2 business bank statements provided.						
- 148/05.1	b LTV (85% case by case). PTIN Tax Prepared P&L < 720 score = Max LTV 75%.						
	: FNMA Form 1005 or FNMA approved 3rd party vendor required. Only Wage/Salary income used. 2 year history with same employer required. MIN FICO: 680 Primary Occ only. Max LTV's: 20: Purchase R&T: 80% C/O OR FTHB: 70% FICO < 720: Purchase R&T: 75% C/O OR FTHB: 70%						
	**IOS 17.5 Form Only: Fixed Expense Ratio 10%; YIOD Documentation to support continued receipt of income from source. Borrower(s) must be self-employed for at least 2 years, and the busin						
	in existence for at least 2 years.						
	Utilization:100% of checking, savings, money market accounts and stock/bonds. 100% of retirement assets eligible retirement age/70% under eligible age. Max LTV 75%. Max 43% DTI						
DTI Max 50%.	s. >45% max 80% LTV FTHB 45%						
• Primary	y wage earner has 3 scores; or						
Tradelines • 1 open a	and reporting 24-months; or						
• 2 open a	and reporting 12-months						
Borrowers	rs who do not have a complete 12-month housing history are subject to ALL of the following restrictions:						
• Primary	y Residence Only						
• MAX 439	3% DTI, 80% LTV, 10% minimum investment, 6 mos. Reserves						
Housing History: Primary & 2nd Home • Fully exe	xecuted VOR/VOM with all applicable payments documented						
Borrowe	ers living rent free with a spouse are acceptable with rent-free letter from spouse and evidence of spouse's mortgage or current lease. Borrowers living rent free with anyone other than						
spouse ar-	are not eligible however could be reviewed for exception.						
• 1x30x12	2 allowed with Max LTV of 80%						
Housing History: Investment Borrowers	rs must have a complete 12-month housing history. 1x30x12 allowed						
	hs w/ LTV cap 75% for Purchase 70% Rate and Term & Cashout.						
2 30 MOIII	ths: No Reduction						
	nths is required for 85% LTV guidelines for Mod/Forebearance)						
	guidenines for infour ofecueration) I may be used satisfy requirement The property of the pr						
Seller Concessions 6% Max							
	a allowed on 100% for down neumont (such to elece Individue for recorner *Pont Erro zonico min 10% investment						
	is allowed as 100% for down payment/cash to close. Ineligible for reserves. *Rent Free requires min. 10% investment.						
Citizenship US Citizen	s allowed as 100% for down payment/cash to close. Ineligible for reserves. *Rent Free requires min. 10% investment. ry or subordinate financing is allowed with a max CLTV equaling maximum LTV per matrix. No seller carry-back; HELOC CLTV based on credit line limit, negative amortization not and subordinate financing from the borrower's employer may not include a provision requiring repayment upon termination.						