

Community Alt Doc | Primary, Second Home and Investment

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%	
\$1,500,001 - \$2,000,000	700 +	80%	80%	80%	9 Months	700+	80%	80%	80%	9 Months
	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%	9 Months	700+	80%	80%	80%	9 Months
	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%	9 Months	700+	75%	75%	75%	9 Months
	680	75%	75%	75%		680	75%	75%	75%	
	660	N/A	N/A	N/A		660	N/A	N/A	N/A	

*Debt Consolidation not permitted on investment properties

Geographic Restrictions	
Eligible States:	NY, NJ, PA, OH, FL, CT

Product Highlights	
Loan Purpose	Purchase, Rate and Term, Cash out *Primary and Second Home (Consumer) & Investment (Business Purpose)
Exceptions	Considered on a case by case basis
Prepayment Penalty (Investment Property Only)	5% of the 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 pay a Prepayment Premium equal to Five Percent (5%) of any amount prepaid ("Prepayment Premium") N.J. Pennsylvania 1-2 Units > \$319,777. OH 1-2 Units not allowed.
Product Types	<ul style="list-style-type: none"> • Primary & 2nd Home: 30-Yr Fixed, 5/6 ARM • Investment Occupancy: 30-Yr Fixed, 5/6 ARM, 7/6 ARM, 10/6 ARM
Interest Only	Not Allowed
Loan Amounts	Min: \$150,000 - Max: \$3,000,000 (> \$3,000,000 case by case).
Occupancy	Primary (O/O), Second Home (Max 80% LTV), & Investment (N/O/O)
First Time Investor	No housing late payments during the past 12 months. If Rent Free refer to guidelines.
Property Types and Restrictions	SFR, SFR + 1 ADU, Modular, PUD, Townhome, 2-4 Units, Condos, Non-Warrantable Condos, Rural properties Condotels are eligible on investment properties only
Property Overlays for Primary & 2nd Home	Condominium Max 85% LTV Non-Warrantable: Max 80% LTV, 2-4 Unit: Max LTV 80%
Cash Out	Max Cash In Hand: > 65% LTV \$1,000,000 ≤ 65% LTV Unlimited. Cash-Out Proceeds may be used for 100% reserve requirements.
Short Term Rental	Max LTV: Purchase 75% Refinance: 70%
Acresage	Properties up to 20-acres
Appraisals	Loan Amounts ≥ \$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. Desk Review must be in tolerance as outlined in guidelines * Transferred appraisal acceptable.
Declining Markets: Investment	Declining markets, as identified by the appraiser, require a 5% LTV reduction off Matrix Max LTV.
Income Documentation	<ul style="list-style-type: none"> • 12 mos 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 employment in the same line of work or related occupation or 1 year of employment and formal education/training in the same line of work. • 12 mos 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 business 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 education/training in the same line of work.
	<ul style="list-style-type: none"> • P&L Only: 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. Max 80% LTV (85% case by case). PTIN Tax Prepared P&L < 720 score = Max LTV 75%.
	<ul style="list-style-type: none"> • WVOE: 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: FICO ≥ 720: Purchase R&T: 80% C/O OR FTHB: 70% FICO < 720: Purchase R&T: 75% C/O OR FTHB: 70%
	<ul style="list-style-type: none"> • 1099 IRS Form Only: Fixed Expense Ratio 10%; YTD Documentation to support continued receipt of income from source. Borrower(s) must be self-employed for at least 2 years, and the business must be in existence for at least 2 years.
DTI	Max 50%. >45% max 80% LTV FTHB 45%
Tradelines	<ul style="list-style-type: none"> • Primary wage earner has 3 scores; or • 1 open and reporting 24-months; or • 2 open and reporting 12-months
Housing History: Primary & 2nd Home	Borrowers who do not have a complete 12-month housing history are subject to ALL of the following restrictions: <ul style="list-style-type: none"> • Primary Residence Only • MAX 43% DTI, 80% LTV, 10% minimum investment, 6 mos. Reserves • Fully executed VOR/VOM with all applicable payments documented • Borrowers 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 are not eligible however could be reviewed for exception. • 1x30x12 allowed with Max LTV of 80%
Housing History: Investment	Borrowers must have a complete 12-month housing history. 1x30x12 allowed
Credit Event Seasoning	24 Months w/ LTV cap 75% for Purchase 70% Rate and Term & Cashout.
BK/FCL/SS/DIL	<ul style="list-style-type: none"> ≥ 36 Months: No Reduction • 48 months is required for 85% LTV (Refer to guidelines for Mod/Forebearance)
Reserves	Cash out may be used to satisfy requirement
Seller Concessions	6% Max
Gift Funds	Gift funds allowed as 100% for down payment/cash to close. Ineligible for reserves. *Rent Free requires min. 10% investment.
Subordinate Financing	Secondary 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 allowed, and subordinate financing from the borrower's employer may not include a provision requiring repayment upon termination.
Citizenship	US Citizen, Permanent Resident Alien, Non-Permanent Resident Alien (With US Credit and acceptable VISA).