



12/4/2018

Purchase / Rate & Term / Cash-Out			
Owner / Second Home / Non-Owner			
Loan Amount	Credit Score	LTV/CLTV	Recent Credit Event** LTV/CLTV
\$1.5 MM	680	<b>90 Purchase Only</b>	85
	640	85	80
	600	80	75
\$ 3.0 MM	660	80	75
	640	75	70
LTV Adjustors Below Cumulative deductions with a floor of 65% LTV			
Second Home / Non-Owner**			10
Warrantable Condo			5
Non-Warrantable Condo			10
Cash Out ≥720			5
Cash Out < 720			10
Cash Out > \$500,000			5
Interest Only			5
First Time Home Buyer			5
Non-Occupant Co-Borrower			15
Non-Permanent Resident Alien			15
Declining Markets			5
<b>MINI GUIDES</b>			
<b>PRODUCTS</b>	5/1 ARM, 7/1 ARM, 30 Yr, 40 Yr, 40 Yr ARM all with Interest Only Options / 40 Yr Fixed without I/O is not available		
<b>DTI</b>	Max DTI 50%		
<b>RESIDUAL INCOME</b>	DTI >43% or HPML requires Residual Income = 1 person \$1550; 2 persons \$2500, Add \$150 per add'l household member Not required on Investment Properties		
<b>MORTGAGE HISTORY</b>	Primary housing history = 0 X 60 X 12		
<b>**RECENT CREDIT EVENT</b>	Non-Owner Occupied with a recent credit event are ineligible Foreclosure: 1 Day - < 36 months Bankruptcy: 12 -24 months / BK ≤ 12 months is ineligible Primary housing history = 0 X 90 X 12 *Foreclosure, Short Sale, Deed in Lieu, Default Modification, Notice of Default or 120+ Delinquent		
<b>QUALIFYING FICO</b>	Bank Statement / Express Doc = Lowest middle score of all borrowers Full Doc = Middle score of the primary wage earner No Borrower can have a middle score below 600		
<b>TRADELINES</b>	2 within 24 mos with 12 mo history or combined profile with co-borrower of 3 tradelines  Tradeline activity is not required; no derogs in last 24 mos; housing history not on credit can be considered a trade with supporting bank records  Borrowers no using income to qualify are not required to meet the minimum tradeline requirements Authorized user accounts are not considered eligible tradelines (must be included in DTI)		
<b>BORROWERS</b>	First Time Home Buyer = Never having owned a home: Primary Purchase, Min 660 FICO, Max Loan Amt \$2MM, No I/O Non-Occupant Co-Borrower- Primary Purchase & R&T, 1 Unit Only, No recent credit event Non-Permanent Resident Alien- Primary Purchase & R&T; 1 Unit Only, No recent credit event Foreign National Ineligible		
<b>FULL DOC</b>	Most recent YTD paystub with at least 30 days of earnings, 2 years W2		
<b>EXPRESS DOC</b>	Most recent YTD paystub with at least 30 days of earnings, 1 year W2 or 1099		
<b>BANK STATEMENTS</b>	<b>Bank Statements:</b> 12 or 24 months personal or business bank statements  12 or 24 mo Business Bank Statements apply Expense Factor Table * or provide CPA or Borrower prepared P&L with Business Narrative *FTE/Contractors; Service Business: 0 = 20%, 1-5 = 40%, 5+ = 60% Product Business: 0 = 40%; 1-5 = 60%; 5+ = 80%  *When using Expense Factor Max LTV is 75% with Min FICO of 680 If using a P&L, it should cover the same time frame as the business bank statements provided Bank statement qualifying may be used in conjunction with wage earner income		
<b>GIFT FUNDS</b>	Primary Purchase Only Permitted on Full Doc loans with LTVs ≤ 85% and Bank Statement/Express Doc loans with LTV ≤ 80% Borrower must have 5% of their own funds documented but not required to use Gifts are not allowed for reserves		
<b>RESERVES</b>	Loan Amts ≤ \$500,000 = 3 Mos; \$500,501 - \$1.5MM = 6 Mos; \$1,500,501 - \$3MM = 12 Mos Second Home and Non-Owner; Minimum 12 Months  Interest Only; Minimum 12 Months Greater than 2 financed properties requires 9 mos PITIA on subject property plus 2 months PITIA of any add'l financed property (waived if primary residence transaction with 12 mos reserves)		
<b>ASSETS</b>	Most Recent 2 months Asset Statements, Quarterly Statement or FNMA approved third party direct pull services 100% value of Stocks/Bonds/Mutual Funds/Retirement Accounts at vesting percentage/Bank Accounts		
<b>PROPERTY</b>	Primary 1-2 Units / Second Home 1 Unit / Non-Owner 1-4 Units 2nd full appraisal required for Loan Amounts > \$1,500,000 and HPML flips All appraisals require a third party desk review by ClearEdge Max financed properties = 10 residential Declining Markets requires 5% LTV reduction Rural Property- Max LTV 85%; Primary Purchase & R&T Only		
<b>CASH-OUT</b>	Max Cash-Out \$1MM Cash-Out may be used to meet reserves		
<b>ESCROWS</b>	Required for HPML loans per CFPB		
<b>STATE ELIGIBILITY</b>	AZ, CA, CO, NV, OR, UT, WA		
<b>PREPAYMENT PENALTY</b>	Non-Owner only; 3 Year prepay can be bought down		

