

4/1/2019

Owner / Second Home / Non-Owner			
Purchase / Rate & Term			
OCCUPANCY	LOAN AMOUNT	FICO	LTV/CLTV
Primary	\$1,000,000	740	85 Purchase Only
		720	80
		700	75
		680	65
	\$2,000,000	700	70
Second	\$2,500,000	720	70
	\$1,000,000	700	70
Non-Owner	\$2,000,000	700	65
	\$1,000,000	700	75
	\$1,500,000	700	70
Cash-Out			
Primary	\$1,000,000	700	70
	\$2,000,000	700	65
Second	\$1,000,000	700	60
	\$2,000,000	700	55
Non-Owner	\$1,500,000	700	60
MINI GUIDES			
PRODUCTS	5/1 ARM, 5/1 ARM I/O, 7/1 ARM, 7/1 ARM I/O, 30 Yr Fixed, 40 YR Fixed I/O		
MINIMUM LOAN AMOUNT	\$100,000 Owner Occupied/ \$150,000 Non Owner		
INTEREST ONLY	Max 80% LTV for Owner Occupied; Max 70% for Non-Owner; Min 700 FICO		
DTI	Max DTI 50%		
RESIDUAL INCOME	DTI >43% or HPML requires Residual Income = 1 person \$1550; 2 persons \$2500, Add \$150 per add'l household member Not required on Non-Owner Properties		
CREDIT EVENTS	No Housing Event permitted on any real estate within 4 years* *Housing Event = Foreclosure, Short Sale, Deed in Lieu, Default Modification, Notice of Default or 120+ Delinquent No Bankruptcy 7, 11, 13 (discharged or dismissed) within 4 years		
MORTGAGE HISTORY	0 X 30 x 12 for any REO		
RENTAL HISTORY	0 X 30 X 12		
QUALIFYING FICO	Middle Score of the primary wage earner		
TRADELINES	2 within 24 mos with 12 mo history or combined profile with co-borrower of 3 tradelines Tradeline activity is not required; no derog in last 24 Mos; housing history not on credit can be considered a trade with supporting bank records Authorized user accounts are not considered eligible tradelines (must be included in DTI)		
BORROWERS	Non-Occupant Co-Borrower- Max LTV 80%, Primary Purchase & R&T, 1 Unit Only Non-Permanent Resident Aliens- Max LTV 75%, Primary Purchase & R&T; 1 Unit Only Foreign Nationals are Ineligible		
INCOME-EXPRESS DOC	<b>Express Doc:</b> Wage Earner = Most recent YTD paystub/earnings statement with at least 30 days of earnings, 1 year W2 or 1099 Self Employed = 1 year personal and business tax returns with YTD P&L		
INCOME-BANK STMTS	<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 700 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		
GIFT FUNDS	Primary Purchase Only, Max LTV 80% Borrower must have 5% of their own funds documented but not required to use Borrower must have 5% of their own funds documented but not required to use Gift funds cannot be used toward reserves		
RESERVES	Loan Amts ≤ \$500,000 = 6 Mos; \$500,001 - \$1.0MM = 9 Mos, \$1,000,001-\$2.0MM = 12 Mos; \$2,000,001 -\$2.5MM = 18 Mos Second Home and Non-Owner; Minimum 12 months Non-Occupant Co-Borrower; Minimum 6 months Greater than 2 financed properties requires 9 mos on subject property plus 3 mos for each add'l financed property (waived if primary residence transaction with 18 months reserves)		
ASSETS	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		
PROPERTY	Primary 1-2 Units / Second Home 1 Unit / Non-Owner 1-4 Units Condos: Reduce LTV 5% / Non Warrantable Condos are ineligible Florida Condo: Max LTV/CLTV 75% Purchase & Refinance; 70% for Cash-Out Rural Properties not allowed on Second Homes, Non-Owner Properties or Cash-Out Loan Amounts > \$1,500,000 or HPML flips require 2nd full appraisal All appraisals require a third party desk review by ClearEdge Max Financed Properties = 15 residential Declining Markets requires a 5% LTV reduction Max 20 Acres		
CASH-OUT	Cash-Out unlimited if LTV < 65% Cash-Out permitted to meet reserves Cash-Out not permitted on Rural Property Max Cash-Out \$1.5 MM		
ESCROWS	Required for HPML loans per CFPB		
SUBORDINATE FINANCING	LTV=CLTV, Allowed behind Fixed and 7/1 ARM no I/O, Institutional Financing Only, Primary Residence Only		
PREPAYMENT PENALTY	None		