

PRIME Connect				
FULL DOC, EXPRESS DOC, ASSET UTILIZATION AND BANK STATEMENT				
PRIMARY RESIDENCE				
TRANSACTION TYPE	MAX LOAN AMOUNT	MAX LTV/CLTV	MIN FICO	
PURCHASE RATE AND TERM	\$1,000,000	90% (Purchase Only)	680	
	\$1,500,000	90% (Purchase Only)	700	
	\$1,500,000	85%	660	
	\$2,000,000	85%	680	
	\$2,000,000	80%	660	
	\$2,500,000	80%	680	
	\$3,000,000	80%	700	
CASH OUT	\$1,000,000	85% <sup>1</sup>	740 <sup>1</sup>	
	\$1,500,000	80%	700	
	\$1,500,000	75%	660	
	\$2,000,000	80%	720	
	\$2,000,000	75%	680	
	\$2,000,000	70%	660	
	\$2,500,000	75%	720	
CASH OUT	\$2,500,000	70%	700	
	\$3,000,000	70%	720	
	SECOND HOME			
	TRANSACTION TYPE	MAX LOAN AMOUNT	MAX LTV/CLTV	MIN FICO
	PURCHASE RATE AND TERM	\$1,000,000	85% (Purchase Only)	680
		\$1,000,000	80%	660
		\$1,500,000	85% (Purchase Only)	720
\$1,500,000		75%	660	
\$2,000,000		80%	680	
\$2,500,000		80%	700	
\$2,500,000		75%	680	
CASH OUT	\$1,000,000	80% <sup>2</sup>	740	
	\$1,500,000	75%	680	
	\$1,500,000	70%	660	
	\$2,000,000	75%	720	
	\$2,000,000	70%	680	
	\$2,000,000	65%	660	
	\$2,500,000	70%	720	
INVESTMENT				
TRANSACTION TYPE	MAX LOAN AMOUNT	MAX LTV/CLTV	MIN FICO	
PURCHASE RATE AND TERM	\$1,500,000	85% (Purchase Only) <sup>3</sup>	680	
	\$1,500,000	80%	660	
	\$2,000,000 <sup>4</sup>	80%	680	
	\$2,000,000 <sup>4</sup>	75%	660	
	\$2,500,000 <sup>4</sup>	80%	700	
CASH OUT	\$1,500,000	75%	660	
	\$2,000,000	70%	660	
	\$2,500,000	70%	720	

<sup>1</sup> 80.01% - 85% LTV/CLTV Primary Residence Cash Out

- Max Cash Out \$200k
  - If between 680 and 739 FICO no cash in hand
    - Limited to junior mortgages, HELOCs, revolving and installment debt seasoned 6 months or more
- Appraisals
  - CU Scores in lieu of Desk Review is ineligible
  - Hybrid appraisal ineligible

<sup>2</sup> 75.01% - 80% LTV/CLTV Second Home Cash Out

- Max cash out \$200k

<sup>3</sup> 80.01% - 85% LTV/CLTV Investment Purchase

- First Time Investor not allowed
- First Time Home Buyer not allowed

<sup>4</sup> Loans \$2MM+ are allowed for 2-4 unit properties only

- Exception: SFR and 2-4 unit properties allowed in California only

**Asset Utilization**

- Primary and 2<sup>nd</sup> home – Maximum LTV/CLTV of 80%
- Investment Property – Max LTV/CLTV of 65%
- Cash out – Max 60% LTV/CLTV
- Gift funds may not be used

PLUS Connect			
FULL DOC, EXPRESS DOC, ASSET UTILIZATION AND BANK STATEMENT			
PRIMARY RESIDENCE			
TRANSACTION TYPE	MAX LOAN AMOUNT	MAX LTV/CLTV	MIN FICO
PURCHASE RATE AND TERM	\$1,000,000	90% (Purchase Only)	680
	\$1,000,000	85%	660
	\$1,000,000	80%	640
	\$1,000,000	75%	620
	\$1,000,000	70%	600
	\$1,500,000	90% (Purchase Only)	720
	\$1,500,000	85%	660
	\$1,500,000	80%	620
	\$2,000,000	80%	680
	\$2,000,000	75%	620
	\$2,500,000	80%	720
	\$2,500,000	75%	680
	\$3,000,000	75%	700
	CASH OUT	\$1,000,000	80%
\$1,500,000		75%	660
\$1,500,000		70%	640
\$1,500,000		65%	620
\$2,000,000		75%	700
\$2,000,000		70%	660
\$2,500,000		70%	700
\$2,500,000		65%	680
SECOND HOME			
TRANSACTION TYPE	MAX LOAN AMOUNT	MAX LTV/CLTV	MIN FICO
PURCHASE RATE AND TERM	\$1,000,000	80%	640
	\$1,500,000	80%	660
	\$1,500,000	75%	640
	\$2,000,000	80%	680
	\$2,000,000	75%	660
	\$2,000,000	70%	640
	\$2,500,000	75%	700
	\$2,500,000	70%	680
CASH OUT	\$1,000,000	70%	620
	\$1,500,000	75%	660
	\$2,000,000	75%	700
	\$2,000,000	70%	680
\$2,000,000	65%	660	
INVESTMENT			
TRANSACTION TYPE	MAX LOAN AMOUNT	MAX LTV/CLTV	MIN FICO
PURCHASE RATE AND TERM	\$1,000,000	80	640
	\$1,500,000	80	660

	\$1,500,000	75%	640
	\$2,000,000	80%	680
	\$2,000,000	75%	660
	\$2,000,000	70%	680
<b>CASH OUT</b>	\$1,000,000	70%	640
	\$1,500,000	75%	660
	\$1,500,000	65%	640
	\$2,000,000	75%	700
	\$2,000,000	70%	660
	\$2,500,000	65%	680

**\*Asset Utilization**

- Primary and 2<sup>nd</sup> home – Maximum LTV/CLTV of 80%
- Investment Property – Max LTV/CLTV of 65%
- Cash out – Max 60% LTV/CLTV
- Gift funds may not be used

**FLEX CONNECT**

FNMA DO<sup>®</sup> DOCUMENTATION

OCCUPANCY	TRANSACTION TYPE	CREDIT GRADE	MAX LOAN AMOUNT	MAX LTV/CLTV	MIN FICO
<b>PRIMARY</b>	<b>PURCHASE RATE AND TERM</b>	<b>PRIME</b> Connect	\$2,500,000	80%	660
		<b>PLUS</b> Connect	\$2,500,000	80%	620
	<b>CASH OUT</b>	<b>PRIME</b> Connect	\$2,500,000	75%	660
		<b>PLUS</b> Connect	\$2,500,000	75%	620
<b>SECOND HOME</b>	<b>PURCHASE RATE AND TERM</b>	<b>PRIME</b> Connect	\$2,500,000	75%	680
		<b>PLUS</b> Connect	\$2,500,000	75%	640
<b>INVESTMENT</b>	<b>PURCHASE RATE AND TERM</b>	<b>PRIME</b> Connect	\$2,500,000	70%	660
		<b>PLUS</b> Connect	\$2,500,000	70%	640

**ASSET CONNECT**

ASSET ONLY DOCUMENTATION

**PRIMARY RESIDENCE**

TRANSACTION TYPE	CREDIT GRADE	MAX LOAN AMOUNT	MAX LTV/CLTV	MIN FICO
<b>PURCHASE RATE AND TERM</b>	<b>PRIME</b> Connect	\$1,000,000	80%	720
		\$1,500,000	75%	720
		\$2,000,000	70%	720
<b>SECOND HOME</b>				
<b>PURCHASE RATE AND TERM</b>	<b>PRIME</b> Connect	\$1,000,000	75%	720
		\$1,500,000	70%	720