

# AUS Jumbo

Program Code: AJ-30, 15,

Primary						
Loan Purpose	Property Type	Loan Amt	Credit Score	Max LTV/CLTV	Max DTI	Minimum Reserves
Purchase & R&T	1 Unit, PUD, Condo	≤ 1.5M	700+	89.99%	50%*	Per AUS
		≤ 2M	720+	89.99%	50%*	
		≤ 2.5M	720+	80%	45%	18 Mo
		≤ 3M	740+	80%	45%	
	2-Unit	≤ 1.5M	720+	84.99%	50%*	Per AUS
		≤ 2M	740+	84.99%	50%*	
		≤ 2.5M	720+	75%	45%	18 Mo
		≤ 3M	740+	75%	45%	
Cash-Out	1 Unit, PUD, Condo	≤ 1M	700+	80%	50%*	The greater of 6 Mo or per AUS
		≤ 1.5M	720+	80%	50%*	
		≤ 2M	740+	80%	50%*	
		≤ 3M	740+	70%	45%	18 Mo
	2-Unit	≤ 1.5M	700+	70%	50%*	The greater of 6 Mo or per AUS
		≤ 2M	740+	70%	50%*	
Second Home						
Loan Purpose	Property Type	Loan Amt	Credit Score	Max LTV/CLTV	Max DTI	Minimum Reserves
Purchase & R&T	1 Unit, PUD, Condo	≤ 1.5M	700+	80%	45%	Per AUS
		≤ 2M	720+	80%	45%	
		≤ 3M	740+	75%	45%	18 Mo
Cash-Out	1 Unit, PUD, Condo	≤ 1.5M	720+	70%	45%	The greater of 6 Mo or per AUS
		≤ 2M	740+	70%	45%	

Investment						
Loan Purpose	Property Type	Loan Amt	Credit Score	Max LTV/CLTV	Max DTI	Minimum Reserves
Purchase & R&T	1 Unit, PUD, Condo <b>(Purchase)</b>	≤ 1M	700+	80%	45%	Per AUS
		≤ 1.5M	720+	80%	45%	
		≤ 2M	740+	80%	45%	
		≤ 2.5M	740+	75%	45%	18 Mo
	1 Unit, PUD, Condo <b>(Rate &amp;Term)</b>	≤ 1M	700+	75%	45%	Per AUS
		≤ 1.5M	720+	75%	45%	
		≤ 2.5M	740+	75%	45%	18 Mo
	2 Units	≤ 1.5M	700+	70%	45%	Per AUS
		≤ 2.5M	740+	70%	45%	18 Mo
	Cash-Out	1 Unit, PUD, Condo	≤ 1.5M	740+	70%	45%
2 Units		≤ 1.5M	740+	65%	45%	

(\* ) Maximum DTI of 50.00% with an AUS approve/accept is eligible for the following:

- Primary residence
- Maximum CLTV 80.00%
- Maximum loan amount \$2,000,000

Scenarios not meeting the above criteria have a maximum DTI of 45.00% with an AUS approve/accept

If the borrower owns other financed properties, additional reserves must be calculated and documented for financed properties other than the subject property and the borrower's principal residence (refer to Multiple Financed Properties section).

- Loan balances \$1,000,000:
  - 1-6 properties use 6 months of the monthly payment amount on each additional property
  - 7-10 properties use 8 months of the monthly payment amount on each additional property.

- LTVs > 80% are limited to a 30-year fixed rate loan term.

General Requirements	
<b>Loan Purpose</b>	<ul style="list-style-type: none"> <li>▪ Purchase</li> <li>▪ Rate/Term</li> <li>▪ Cash-Out</li> </ul>

<b>Loan Amount</b>	<ul style="list-style-type: none"> <li>▪ Min: \$1 &gt; conforming loan limit</li> <li>▪ Max: \$3,000,000</li> </ul>
<b>Cash-Out Limit</b>	<ul style="list-style-type: none"> <li>▪ \$500,000</li> </ul>
<b>Product Type</b>	<ul style="list-style-type: none"> <li>▪ <b>Fixed:</b> 30-Yr, 15-Yr</li> </ul>
<b>Occupancy</b>	<ul style="list-style-type: none"> <li>▪ Primary: 1-2 units</li> <li>▪ Second Home: 1 unit only</li> <li>▪ Investment: 1-2 unit and primary residence 1-2 unit properties:           <ul style="list-style-type: none"> <li>• When using rental income to qualify from a subject property, the borrower must own a primary residence; or</li> <li>• Document a reasonable current housing expense (DU only).</li> </ul> </li> </ul>
<b>Property Type</b>	<ul style="list-style-type: none"> <li>▪ Single Family (Attached/ Detached single unit)</li> <li>▪ 2 Unit Attached/Detached</li> <li>▪ Warrantable Condo</li> <li>▪ PUD</li> <li>▪ Rural Properties (properties must be residential in nature)</li> <li>▪ Manufactured homes as an accessory dwelling unit are eligible.</li> </ul>
<b>AUS</b>	<ul style="list-style-type: none"> <li>▪ Loans must be underwritten through DU or LPA.</li> <li>▪ Agency High Balance/Super Conforming loan amounts require a DU Approve/Eligible or LPA Accept/Eligible</li> <li>▪ Jumbo loan amounts require a DU Approve/Ineligible or LPA Accept/Ineligible (ineligible due to loan amount only).</li> <li>▪ Manual UW is not permitted</li> </ul>
<b>Ineligible Borrower</b>	<ul style="list-style-type: none"> <li>▪ Foreign Nationals are not eligible</li> <li>▪ Borrowers who are a party to a lawsuit are ineligible.</li> </ul>
<b>Ineligible Properties</b>	<ul style="list-style-type: none"> <li>▪ 3- 4-unit properties</li> <li>▪ Manufactured homes or any dwelling built on a permanent chassis.</li> <li>▪ Manufactured homes as an accessory dwelling unit are eligible.</li> <li>▪ Mobile homes</li> <li>▪ Cooperatives</li> <li>▪ New condos, unless PERS approved</li> <li>▪ Condotels,</li> <li>▪ Non-warrantable condos and Hotel Condominiums</li> <li>▪ Timeshares</li> <li>▪ Working Farms and Ranches and Hobby farms</li> <li>▪ Leaseholds and Unimproved Land</li> <li>▪ Property currently in litigation</li> <li>▪ Land Trust, including community land trusts</li> <li>▪ Turn-key investment properties. See Property Turn-key Investments section for additional details.</li> <li>▪ Properties zoned commercial, agricultural (&gt;5 acres), or mixed use</li> </ul>

	<ul style="list-style-type: none"> <li>▪ Properties with evidence of commercial production of marijuana, including but not limited to grow rooms, or hydroponic equipment, are ineligible.</li> <li>▪ Properties with solar panels that include a UCC filing or an easement on title are ineligible.</li> <li>▪ Unpermitted Add-Ons Not Permitted</li> <li>▪ Mixed Use Properties Not Permitted</li> <li>▪ Industrial, Commercial Zoning Not Permitted</li> </ul>
<b>Borrower Contribution</b>	<ul style="list-style-type: none"> <li>▪ Primary Residence: (100% gift is allowed as long as min contribution is documented)           <ul style="list-style-type: none"> <li>• Min 5% for 70% LTV or Less</li> <li>• Min 10% for Greater than 70% LTV</li> </ul> </li> <li>▪ Second Home &amp; Investment: 100% own fund. Gift funds are not permitted</li> </ul>
<b>Interested Party Contributions (IPC)</b>	<ul style="list-style-type: none"> <li>▪ Primary &amp; Second Home: 6%</li> <li>▪ Investment: 2%</li> <li>▪ Financing concessions for primary residences and second homes must be within the following allowable percentages:           <ul style="list-style-type: none"> <li>• 9% of value with LTV/CLTV ratios less than or equal to 75% or 6% of value with LTV/CLTV ratios greater than 75% up to and including 90%</li> <li>• Value is the lesser of the sales price or appraised value</li> </ul> </li> </ul>
<b>Number of Financed Properties</b>	<ul style="list-style-type: none"> <li>▪ Maximum number of 10 financed properties.</li> <li>▪ Borrowers with 7-10 financed properties use the more restrictive of 720 FICO or AUS Jumbo FICO requirement.</li> <li>▪ Loan balances \$1,000,000:           <ul style="list-style-type: none"> <li>• 1-6 properties use 6 months of the monthly payment amount on each additional property.</li> <li>• 7-10 properties use 8 months of the monthly payment amount on each additional property</li> </ul> </li> </ul>
<b>State Restrictions</b>	<ul style="list-style-type: none"> <li>▪ FL Condo: Up to 7 stories. No High Rise Condo (8+)</li> <li>▪ Texas 50 (a)(6) refinance mortgages are not eligible</li> </ul>
<b>Temporary Buydowns</b>	<ul style="list-style-type: none"> <li>▪ Allowed subject to the following:           <ul style="list-style-type: none"> <li>• Maximum loan amount \$1,500,000</li> <li>• Minimum 740 FICO</li> <li>• Owner Occupied only</li> <li>• Purchase transactions only</li> <li>• Borrower paid buydowns are ineligible</li> <li>• Maximum total interest rate reduction of 2%, max increase per year of 1% (e.g., 1/0, 1/1, and 2/1)</li> <li>• Maximum 2 years to reach standard note rate</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>• Must qualify at the standard note rate without benefit of the buydown</li> <li>• Must meet all other applicable Fannie Mae or Freddie Mac requirements, including but not limited to qualification, IPC limits, documentation of buydown, and funding of buydown.</li> </ul>
<b>Escrow Holdbacks</b>	<ul style="list-style-type: none"> <li>▪ Not permitted</li> </ul>
<b>Escrow/Impounds</b>	<ul style="list-style-type: none"> <li>▪ Escrow for taxes and insurance are required above 80% LTV, (90% in CA), or as required by applicable state law.</li> </ul>
<b>Mortgage Insurance</b>	<ul style="list-style-type: none"> <li>▪ Not Required</li> </ul>
<b>Subordinate Financing</b>	<ul style="list-style-type: none"> <li>▪ If subject property has an existing subordinate lien, the lien may be resubordinated to the new "refinance" transaction. New Subordinate financing is Not Permitted.</li> </ul>
<b>Non-Arms Length Transaction</b>	<ul style="list-style-type: none"> <li>▪ Not permitted</li> </ul>
<b>Deed Restricted Properties</b>	<ul style="list-style-type: none"> <li>▪ Not permitted</li> </ul>
<b>Power of Attorney</b>	<ul style="list-style-type: none"> <li>▪ Specific Power of Attorney meeting all State, Federal, Agency requirements allowed.</li> <li>▪ An individual employed by or affiliated with any party to the loan transaction is not eligible as a POA.</li> </ul>
<b>General Underwriting Guidelines</b>	
<b>Borrower Eligibility</b>	<ul style="list-style-type: none"> <li>▪ Maximum number of borrowers is four</li> <li>▪ U.S. Citizen</li> <li>▪ Permanent Resident</li> <li>▪ Non-Permanent resident alien immigrants with proof of lawful residence             <ul style="list-style-type: none"> <li>• There must be documented employment and income history including, but not limited to, two years of US tax returns, a history of visa renewals and no reason to believe employment will cease.</li> </ul> </li> <li>▪ Borrowers who are party to a lawsuit are ineligible</li> <li>▪ Foreign Nationals are not eligible</li> </ul>
<b>Credit</b>	<ul style="list-style-type: none"> <li>▪ Use lowest middle score of all borrowers</li> <li>▪ No credit bureaus may be frozen. Borrowers must unfreeze all bureaus and the AUS rerun with updated credit.</li> </ul>
<b>Tradeline</b>	<ul style="list-style-type: none"> <li>▪ Minimum 1 open and active for last 24 months, and 3 open or closed for last 12 months for each borrower (effective 2/4 application date)</li> <li>▪ Contingent liabilities may only be excluded from the DTI with proof the borrower is not the primary obligor.</li> <li>▪ Installment debt must be paid in full to be excluded. Borrowers may not pay down installment debts to less than 10 months to exclude.</li> </ul>

<b>Derogatory Credit</b>	<ul style="list-style-type: none"> <li>▪ Minimum 7-year seasoning on all major derogatory credit events including bankruptcy (7, 11, 13) multiple bankruptcies, foreclosures, Deed-in-Lieu of Foreclosure, Pre-foreclosure Sale (Short Sale), Mortgage Charge-Off</li> <li>▪ Forbearance: 6 months timely consecutive payments post forbearance required.</li> <li>▪ Modifications: 6 months timely consecutive payments post forbearance required. The trial payment plan may be included in seasoning if the final modification payment is the same as the trial.</li> </ul>
<b>Charge Offs/Collections</b>	<ul style="list-style-type: none"> <li>▪ Any Unpaid Charge Offs, Collection accounts, and/or Past Due payments must be satisfied prior to docs with Satisfactory LOE regarding derogatory accounts.</li> </ul>
<b>Forbearance</b>	<ul style="list-style-type: none"> <li>▪ If there is evidence the subject loan being refinanced, or any other mortgage the borrower is obligated to, is currently in forbearance the loan is ineligible (e.g., reflected on the credit report, mortgage statement, payoff statement, in SSE, etc.)</li> </ul>
<b>Age of Documents</b>	<ul style="list-style-type: none"> <li>▪ For new and existing construction, credit documents must be no more than 4 months old (DU) or 120 days (LPA) on the date the note is signed, including credit reports and employment, income and asset documents.</li> <li>▪ Appraisals must be dated within 120 days of the note date. A new appraisal is required after 120 days.</li> </ul>
<b>Verification of Mortgage or Rent</b>	<ul style="list-style-type: none"> <li>▪ Private mortgages may be verified with canceled checks or bank statements</li> <li>▪ Handwritten verification documents including, Verification of Mortgages (VOM) or Verification of Rents (VOR), are not eligible</li> <li>▪ Borrowers unable to provide a complete twelve-month (12) mortgage/rental history are limited to owner occupied primary residence only.</li> </ul>
<b>Current Housing Payment (NOO &amp; 2<sup>nd</sup> Home)</b>	<ul style="list-style-type: none"> <li>▪ Borrowers must document their current housing expense with one of the following when they do not currently own a primary residence:             <ul style="list-style-type: none"> <li>• Six months canceled checks or equivalent payment source;</li> <li>• Six months bank statements reflecting a clear and consistent payment to an organization or individual.</li> <li>• Direct verification of rent from a management company or individual landlord, supported by two months cancelled checks; or</li> <li>• A copy of a current, fully executed lease agreement and two months canceled checks (or equivalent payment source) supporting the rental payment amount.</li> </ul> </li> <li>▪ For second home transactions where the borrower is living rent-free, the borrower's rent-free status must be documented. A rent free letter from a third-party verification source may be acceptable.</li> </ul>

	<ul style="list-style-type: none"> <li>▪ Non-occupant borrowers:           <ul style="list-style-type: none"> <li>• Non-occupant co-borrowers must share a relationship meeting gift donor under applicable Agency guidelines. Non-occupant co-borrowers must have a reasonable housing payment. Rent free is not acceptable</li> </ul> </li> </ul>
<b>Rate and Term</b>	<ul style="list-style-type: none"> <li>▪ Cash out to the borrower cannot exceed \$2,000</li> <li>▪ Pools, or other features, constructed by a third-party builder/contractor are not eligible for pay off with loan proceeds on a limited cash out refinance</li> <li>▪ Paying off the unpaid principal balance of PACE loans and other debt used for energy-related improvements is not eligible</li> </ul>
<b>Cash-Out</b>	<ul style="list-style-type: none"> <li>▪ Maximum cash-out is \$500,000 which includes:           <ul style="list-style-type: none"> <li>• The payoff of any unsecured debt</li> <li>• Unseasoned liens</li> <li>• Debt not secured by the subject property</li> <li>• Non-purchase money seconds secured by the property, and</li> <li>• Any cash on hand</li> </ul> </li> <li>▪ Borrower must have owned the property for at least six months and there must be six months seasoning since the most recent note date</li> <li>▪ Listings must have been expired or withdrawn 12 months prior to the note date of the new loan</li> <li>▪ All NOO cash out transactions require a use of funds attestation.</li> <li>▪ Attestation must indicate whether the funds are being used for personal or business purposes. Must be signed and dated by at least one borrower.</li> </ul>
<b>Asset</b>	<ul style="list-style-type: none"> <li>▪ VODs are not acceptable for asset documentation.</li> <li>▪ Business assets are eligible for down payment and closing costs.</li> <li>▪ Assets derived from the production or sale of marijuana are ineligible</li> <li>▪ Assets derived from Bitcoin and other virtual currencies are ineligible</li> <li>▪ Assets held solely in the name of a non-borrowing purchaser are considered a gift.</li> <li>▪ Large deposits sourced back to a non-borrowing purchaser are considered a gift.</li> </ul>
<b>Gifts</b>	<ul style="list-style-type: none"> <li>▪ Gift funds are ineligible on an investment property transaction</li> <li>▪ Gifts of equity are ineligible</li> <li>▪ Gifts must be from a related party</li> <li>▪ Wedding gifts may not be used to qualify</li> <li>▪ Gift funds are ineligible if the donor is also the seller of the subject property.</li> </ul>
<b>Down Payment Assistance</b>	<ul style="list-style-type: none"> <li>▪ Employer assistance is acceptable</li> <li>▪ Other forms of down payment assistance are ineligible</li> </ul>

<b>Reserves</b>	<ul style="list-style-type: none"> <li>▪ If borrower has multiple financed properties, in addition to the reserve requirements listed in the above Matrices for the Subject Property, 2 months PITIA is required on each additional residential property</li> <li>▪ 6 months PITIA reserves requirements for Departure Properties</li> <li>▪ Gift funds are not allowed to satisfy the reserves requirements</li> <li>▪ Business assets cannot be used as reserves.</li> </ul>
<b>Business Funds</b>	<ul style="list-style-type: none"> <li>▪ Business Funds to close:             <ul style="list-style-type: none"> <li>• Borrower must have 100% ownership</li> <li>• Two months consecutive business bank statements</li> <li>• CPA letter to confirm that the withdrawal will not negatively impact the financial strength of the business</li> </ul> </li> </ul>
<b>Liabilities</b>	<ul style="list-style-type: none"> <li>▪ If installment debt does not extend beyond 10 months, the Underwriter should review the borrower's debt to ensure that the size and/or number of remaining payments will not impact the borrower's ability to handle the new mortgage payment during the early period of the loan.</li> <li>▪ A Borrower who increases debt and then periodically uses refinance or debt consolidation to reduce payments to a manageable level presents a higher risk and the qualifying ratios should be within guidelines.</li> <li>▪ Cosigned Obligations: the payment does not have to be included in the borrower's DTI:             <ul style="list-style-type: none"> <li>• Third party provides 12 months cancelled checks or documented proof of making regular payments during the previous 12 months, and does not have a history of delinquent payments on the loan during that time.</li> </ul> </li> </ul>
<b>Refinance</b>	<ul style="list-style-type: none"> <li>▪ Continuity of Obligation Required (Min 12 Mo)</li> <li>▪ Delayed Financing not permitted</li> <li>▪ Net proceeds on a R/T refinance may not exceed \$1,000 or 1% whichever is less</li> <li>▪ Junior Liens - Min 12 Mo seasoning required to be considered R/T</li> </ul>
<b>Appraisals</b>	<ul style="list-style-type: none"> <li>▪ Appraisal report must be dated within 120 days of the note date (Recert after 90 days). A new appraisal is required after 120 days</li> <li>▪ Property Inspection waivers are not eligible</li> <li>▪ Appraisal report must be Appraiser Independence Requirements (AIR) compliant</li> <li>▪ Full URAR Interior and Exterior appraisal report on agency applicable Form</li> <li>▪ One full appraisal for purchase transactions on loan amounts up to \$3,000,000</li> <li>▪ Two (2) appraisal reports for refinance transactions are required if the loan amount is greater than \$2M and must be from Two Different AMCs</li> </ul>



	<ul style="list-style-type: none"> <li>▪ If two (2) appraisals are required then the property value will be the lesser of the two (2) appraisals</li> <li>▪ All single appraisal transactions (purchase and refinance) must have a secondary valuation assessment completed prior to the note date with one of the following conditions satisfied:           <ul style="list-style-type: none"> <li>• A Fannie Mae Collateral Underwriter® (CU) Score of &lt; 2.5 and a Freddie Mac Loan Collateral Advisor® (LCA) score of &lt; 2.5 is required               <ul style="list-style-type: none"> <li>• If CU returns no score (999), an LCA &lt; 2.5 is sufficient. If LCA returns no score (99), a CU score &lt; 2.5 is sufficient.</li> <li>• If two scores are obtained and either score is &gt; 2.5, another assessment option referenced below is required</li> </ul> </li> <li>• Clear Capital Collateral Desktop Analysis (CDA) with a 10% tolerance</li> <li>• Clear Capital or Pennymac Home Value Estimator (HVE) AVM with a 10% tolerance</li> </ul> </li> </ul>
<b>Other Appraisal Considerations</b>	<ul style="list-style-type: none"> <li>▪ Accessory units are acceptable (SFR only) when fully permitted and comply with zoning. Similar comps must be provided</li> <li>▪ Properties zoned agricultural are eligible if all of the following are met:           <ul style="list-style-type: none"> <li>• The property is &lt;math&gt;\leq 5.00&lt;/math&gt; acres</li> <li>• No presence of barns, pole barns, stables, horse stalls, livestock, chicken coops, grain silos, crops (other than a few fruit trees, grapevines, etc. for personal household consumption), or any agricultural related outbuildings</li> <li>• Subject property and the surrounding area must be non-agricultural</li> <li>• Subject property may not have an underlying affiliation with other land used for agricultural purposes.</li> </ul> </li> </ul>
<b>Properties recently listed for sale</b>	<ul style="list-style-type: none"> <li>▪ No Cash-Out Transaction:           <ul style="list-style-type: none"> <li>• The subject property must not be currently listed for sale. It must be taken off the market on or before the disbursement date.</li> <li>• Borrowers must confirm their intent to occupy the subject property (for principal residence transactions).</li> </ul> </li> <li>▪ Cash-Out Transaction:           <ul style="list-style-type: none"> <li>• Properties listed for sale in the six months preceding the application date for new financing are limited to 70% LTV/CLTV.</li> <li>• Properties that were listed for sale must be taken off the market on or before the disbursement date.</li> </ul> </li> <li>▪ Documentation evidencing the listing was cancelled, along with a letter of explanation from the borrower detailing the rationale for cancelling the listing, must be provided.</li> </ul>
<b>Property Flipping Policy (Properties resold within 180 days of purchase)</b>	<ul style="list-style-type: none"> <li>▪ Properties that involve a re-sale that occurred within the last 180 days that have a non-arm's length relationship between the buyer and seller and an increase in value are prohibited.</li> </ul>

	<ul style="list-style-type: none"> <li>▪ Time frame is established by seller's date of acquisition as the date of settlement on the seller's purchase of that property and the execution of a sales contract to another party</li> </ul>
<b>Property: Turn-key Investments</b>	<ul style="list-style-type: none"> <li>▪ Purchase or refinance transactions involving turn-key investment, or other similar arrangements, are not eligible.</li> <li>▪ Characteristics of a Turn-key property include but are not limited to:           <ul style="list-style-type: none"> <li>• The property seller is an LLC (or other entity) that purchases distressed properties and re-sells to borrowers at a non-distressed valuation.</li> <li>• Property seller or a related entity enters into an agreement to manage the property on behalf of the buyer including marketing, tenant screening, rent collection, maintenance, etc.</li> <li>• Buyer frequently lives out-of-the-area from the subject property.</li> </ul> </li> </ul>

<b>Income Requirements</b>	
<b>Wage Earner, Self-Employed, and Rental Income</b>	<ul style="list-style-type: none"> <li>▪ Follow AUS/GSE used for income and asset documentation, and verification requirements</li> </ul>
<b>Non-taxable Income</b>	<ul style="list-style-type: none"> <li>▪ Social Security Income (SSI)           <ul style="list-style-type: none"> <li>• Document regular receipt per requirements outlined in the Fannie Mae Selling Guide ♣</li> <li>• 15% of Social Security Income (SSI) may be treated as non-taxable without having to provide documentation evidencing the nontaxable status. That amount can then be grossed-up by 25%</li> </ul> </li> </ul>
<b>Trust Income</b>	<ul style="list-style-type: none"> <li>▪ Trust Income is eligible           <ul style="list-style-type: none"> <li>• If any assets from the trust are being used for down payment, closing costs, or reserves, those assets must be subtracted from the total amount before determining if the trust income meets continuity of income requirements.</li> <li>• A copy of the trust agreement or the trust's federal tax returns confirming the amount, frequency, and type of income being received (variable or fixed).</li> </ul> </li> </ul>
<b>Capital Gains</b>	<ul style="list-style-type: none"> <li>▪ Capital gains income is not allowed. Capital gains losses do not need to be included.</li> </ul>
<b>Other Income</b>	<ul style="list-style-type: none"> <li>▪ Income derived from the production or sale of marijuana is ineligible</li> <li>▪ Income derived from Bitcoin and other virtual currencies is ineligible</li> <li>▪ Projected Income either from an increase to existing salary or projected income from a new job is ineligible</li> <li>▪ Boarder income is ineligible</li> </ul>
<b>Employment Verification</b>	<ul style="list-style-type: none"> <li>▪ For salaried employees the verbal verification of employment must be completed within 10 business days prior to the note date.           <ul style="list-style-type: none"> <li>• YTD paystub is ineligible</li> <li>• Written VOE (Form 1005) is ineligible</li> <li>• Bank statement is ineligible</li> </ul> </li> </ul>

<b>Employment Verification (Cont)</b>	<ul style="list-style-type: none"><li>▪ Employment Offers or Contracts for future employment are not eligible</li><li>▪ For self-employed borrowers the verbal verification of employment must be completed within 120 days prior to the note date.</li><li>▪ For borrowers in the military, a military Leave and Earnings Statement dated within 30 days prior to the note date is acceptable in lieu of a verbal verification of employment.</li></ul>
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