

# 1 Year Income Credit

Program Codes: 1YrC -40, 30, 15 & 7/6

Credit Score	Loan Amount	Maximum LTV/CLTVs			
		Primary Residence		Second Home / Investment	
		Purchase	R/T & Cash-Out	Purchase	R/T & Cash-Out
700+	≤ 1,000,000	85%	80%	80%	75%
	1,000,001 – 1,500,000	85%	80%	80%	75%
	1,500,001 – 2,000,000	80%	75%	80%	75%
	2,000,001 – 2,500,000	70%	65%	70%	65%
680 - 699	≤ 1,000,000	85%	80%	80%	75%
	1,000,001 – 1,500,000	80%	75%	80%	75%
	1,500,001 – 2,000,000	80%	70%	80%	70%
	2,000,001 – 2,500,000	70%	65%	70%	65%
660 - 679	≤ 1,000,000	80%	75%	80%	75%
	1,000,001 – 1,500,000	80%	75%	80%	75%
	1,500,001 – 2,000,000	70%	65%	70%	65%
620 - 659	≤ 1,000,000	75%	70%	75%	70%
	1,000,001 – 1,500,000	70%	65%	70%	65%
	1,500,001 – 2,500,000	65%	NA	65%	NA
580 - 619	≤ 1,000,000	70%	65%	70%	65%
Income Requirements					
Document	1 year Full Doc				
Income	<ul style="list-style-type: none"> <li>▪ <b>Wage/Salary</b> <ul style="list-style-type: none"> <li>- Paystubs</li> <li>- W-2</li> <li>- 1 year of Tax Returns</li> <li>- IRS Form 4506</li> </ul> </li> <li>▪ <b>Self-Employed</b> <ul style="list-style-type: none"> <li>- 1 year of Personal and Business Tax Returns</li> <li>- YTD P&amp;L</li> <li>- IRS Form 4506</li> </ul> </li> <li>▪ <b>Verbal VOE required within 10-days of Note Date</b></li> </ul>				
General Requirements					
Product Type	40-Yr Fixed, 30-Yr Fixed, 15-Yr Fixed, 7/6 ARM				
Loan Amount	Min: \$150,000   Max: \$2,500,000				
Loan Purpose	Purchase, Rate/Term, and Cash Out				
Occupancy	Primary, Second Home, Investment				
Property Type	Single Family   Attached   Detached (No restrictions) 2-4 Units & Condo Max LTV/CLTV: Purchase & R/T: 80%   Cash-out: 75%				
Acreage	Property up to 20-acres, not meeting the rural definition, eligible. 10 or more acres limited to a max LTV/CLTV 80%.				
Rural Property	Not eligible				
Cash-Out	Max Cash-In-Hand: Unlimited 2-4 Units & Condo Max LTV/CLTV: Cash-out: 75%				
Cash-Out Seasoning	<ul style="list-style-type: none"> <li>▪ For properties owned 12 months or longer, the LTV/CLV is based upon the appraised value.</li> <li>▪ If the cash-out seasoning is less than 12 months, but greater than 6 months, the transaction property value is limited to the lower of the current appraised value or the property's purchase price plus documented improvements.</li> </ul>				
Appraisals	<ul style="list-style-type: none"> <li>▪ FNMA Form 1004, 1025, 1073 with interior / exterior inspection.</li> <li>▪ Appraisal review product required unless 2nd appraisal obtained.</li> <li>▪ 2nd Appraisal required for loans &gt; \$2,000,000.</li> <li>▪ Transferred Appraisal are acceptable</li> </ul>				
Escrow Impound	Taxes and insurance escrows required				
State/CBSA Restrictions	<ul style="list-style-type: none"> <li>▪ Property in State or CBSA in the link below is subject to max loan amount \$2,000,000 and 5% LTV reduction to all transactions (<a href="#">Click to see list of zip code</a>)</li> <li>▪ FL Condo: Upto 7 Stories. No High Rise Condo (8+)</li> </ul>				
Underwriting Requirements					
Housing History Restrictions	Housing History:	1x30x12	0x60x12	0x90x12	
	Max LTV/CLTV:	85%	80%	70%	
	Max LTV (Cash-out):	80%	75%	NA	
	Max Loan Amount:	\$2,500,000	\$1,500,000	\$1,000,000	
Forbearance, Modification, and Deferrals	<ul style="list-style-type: none"> <li>▪ Forebearance and Deferrals are considered under housing payment history.</li> <li>▪ Greater than 12 months from note date: Forbearance, loan modification, or deferrals (including COVID-19 related events) completed or reinstated greater than 12 months from the note date of the subject transaction and having a 0x30x12 housing history are allowed.</li> <li>▪ Within 12 months of note date: Forebearance, loan modification, or deferrals (including COVID-19 related events) completed or reinstated within 12 months of the note date of the subject transaction will be treated as a 0x90x12. Eligibility and pricing applies.</li> </ul>				
Housing Event Seasoning Restrictions	BK/FC/SS/DIL/Mod:	≥ 36 Months	≥ 24 Months	≥ 12 Months	
	Max LTV/CLTV:	85%	80%	70%	
	Max LTV (Cash-out):	80%	75%	NA	
	Max Loan Amount:	\$2,500,000	\$1,500,000	\$1,000,000	
Credit Score	<ul style="list-style-type: none"> <li>▪ Middle of 3 scores or lower of 2</li> <li>▪ Use credit score of primary earner</li> </ul>				
DTI	Standard max 50% (If 1st time home buyer or living rent free, additional restriction will apply)				
Assets Requirements	Min of 30-days asset verification required (Any large deposit must be sourced)				
Reserves	<ul style="list-style-type: none"> <li>▪ LTV &lt; 80%: 3-months of PITIA</li> <li>▪ LTV ≥ 80%: 6-months of PITIA</li> <li>▪ Cash out may be used to satisfy requirement</li> </ul>				
Gift Funds	Min contribution: 5% primary, 10% investment				
Document Age	90-days				
Tradelines	Min: 2 reporting 24-months w/ activity in last 12-months or 3 reporting 12-months w/ recent activity (If the primary borrower has three (3) credit scores, the minium tradeline requirement is waived)				
First Time Home Buyers	<ul style="list-style-type: none"> <li>▪ Primary residence only</li> <li>▪ Minimum FICO 680</li> <li>▪ 12-month rental history is required, reflecting 0x30</li> <li>▪ DTI may not exceed 45%</li> <li>▪ Minimum six (6) months of reserves</li> </ul>				
Living Rent Free	DTI may not exceed 43%				
Prepayment Penalty (Investment Property Only)	<ul style="list-style-type: none"> <li>▪ Prepayment periods up to 5-years eligible, see rate sheet</li> <li>▪ Penalties not allowed on loans vested to individuals in NJ</li> <li>▪ Six (6) months of interest on prepayments that exceed 20% of the original principal balance in a given 12-month time period.</li> </ul>				