

1 Year Income Prime

Program Code: 1Yr Prime -30, -40, -7/6, -5/6, -30 IO, -40 IO, -7/6 IO, -7/6 IO-40, -5/6 IO, -5/6 IO-40

FICO	Loan Amt	Max CLTV					
		Primary			2 nd Home/Investment		
		Purchase	R/T	Cash-Out	Purchase	R/T	Cash-Out
720+	≤ 1M	90%	85%	80%	85%	80%	75%
	≤ 1.5M	90%	85%	80%	85%	80%	75%
	≤ 2M	85%	80%	80%	85%	80%	75%
	≤ 2.5M	80%	75%	75%	80%	75%	75%
	≤ 3M	75%	70%	70%	75%	70%	70%
	≤ 3.5M	70%	65%	NA	70%	65%	NA
700-719	≤ 1M	90%	85%	80%	85%	80%	75%
	≤ 1.5M	90%	85%	80%	85%	80%	75%
	≤ 2M	85%	75%	70%	85%	75%	70%
	≤ 2.5M	75%	70%	65%	75%	70%	65%
	≤ 3M	75%	70%	65%	75%	70%	65%
	≤ 3.5M	70%	65%	NA	70%	65%	NA
680-699	≤ 1M	90%	85%	75%	85%	80%	75%
	≤ 1.5M	85%	80%	75%	85%	80%	75%
	≤ 2M	80%	75%	70%	80%	75%	70%
	≤ 2.5M	75%	70%	65%	75%	70%	65%
	≤ 3M	70%	65%	65%	70%	65%	65%
660-679	≤ 1M	80%	80%	75%	80%	80%	75%
	≤ 1.5M	80%	75%	75%	80%	75%	75%
	≤ 2M	75%	70%	65%	75%	70%	65%
	≤ 2.5M	70%	65%	65%	70%	65%	65%
640-659	≤ 1M	80%	75%	70%	80%	75%	70%
	≤ 1.5M	70%	65%	65%	70%	65%	65%
	≤ 2M	65%	NA	NA	65%	NA	NA

620-639	≤ 1M	70%	70%	NA	70%	70%	NA						
<ul style="list-style-type: none"> ▪ 2-4 Units & Condo Max LTV/CLTV: 85% ▪ Rural Max LTV/CLTV: Purchase 80%, Refinance 75% ▪ Interest Only: Min Fico 660 ▪ State Restriction: Maximum LTV/CLTV is limited to 85% for Purchases and 80% for all refinances and the max loan amount is limited to \$2,000,000 if either or both of the following apply: <ul style="list-style-type: none"> ○ The appraisal report identifies the property as a declining market; ○ The subject property is in a state of NJ or FL ▪ Ineligible in Baltimore, Maryland 													
Income Requirement													
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	▪ YTD P&L												
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General Requirements													
DTI	<ul style="list-style-type: none"> ▪ Max 50% 												
Occupancy	<ul style="list-style-type: none"> ▪ Primary ▪ Second Home ▪ Investment 												
Interest Only	<ul style="list-style-type: none"> ▪ Min Credit Score: 660 												
Product Type	Product	Term	Amortization Term	I/O Term	Qualifying Rate								
*Interest Only: Amortization term used for Qualification	40-Yr Fixed	40 yr	40 yr	NA	Note Rate								
	40-Yr Fixed IO	40 yr	30 yr	10 yr									
	30-Yr Fixed	30 yr	30 yr	NA									
	30-Yr Fixed IO	30 yr	20 yr	10 yr									
	7/6 ARM	30 yr	30 yr	NA	Higher of Fully Indexed or Note Rate								
	7/6 ARM IO	30 yr	20 yr	10 yr									
	7/6 ARM IO-40Yr Term	40 yr	30 yr	10 yr									
	5/6 ARM	30 yr	30 yr	NA									
	5/6 ARM IO	30 yr	20 yr	10 yr									
Loan Purpose	<ul style="list-style-type: none"> ▪ Purchase ▪ Rate/Term ▪ Cash-Out 												
	<ul style="list-style-type: none"> ▪ Min: \$150,000 												

	<ul style="list-style-type: none"> ▪ Max: \$3,500,000
State Restrictions	<ul style="list-style-type: none"> ▪ Maximum LTV/CLTV is limited to 85% for Purchases and 80% for all refinances and the max loan amount is limited to \$2,000,000. If either or both of the following apply: <ul style="list-style-type: none"> ○ The appraisal report identifies the property as a declining market; ○ The subject property is in a state of NJ or FL ▪ Florida Condominiums: <ul style="list-style-type: none"> ○ Up to 7 Stories. No High Rise Condo (8+) ○ A structural inspection is required if the project is greater than 5 stories and over 30 years old or 25 years old if within 3 miles of the coast. ○ Projects with an unacceptable or no inspection are not eligible. ▪ Ineligible in Baltimore, Maryland
Cash-Out	<ul style="list-style-type: none"> ▪ Max Cash-In-Hand: Unlimited ▪ Cash-Out Seasoning <ul style="list-style-type: none"> ○ For properties owned 12 months or longer, the LTV/CLV is based upon the appraised value. ○ 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.
Property Type	<ul style="list-style-type: none"> ▪ Single Family ▪ 2-4 Units (Max LTV/CLTV: 85%) ▪ Condo (Max LTV/CLTV: 85%)
Acreage	<ul style="list-style-type: none"> ▪ Property up to 20-acres ▪ Rural Max LTV/CLTV: Purchase 80%, Refinance 75%
Rural Property	<ul style="list-style-type: none"> ▪ Not eligible
Appraisals	<ul style="list-style-type: none"> ▪ FNMA Form 1004, 1025, 1073 with interior/exterior inspection ▪ Appraisal review product required unless 2nd appraisal obtained ▪ 2nd Appraisal required for loans > \$2,000,000 ▪ Transferred Appraisal are acceptable
Escrow Impound	<ul style="list-style-type: none"> ▪ Taxes and insurance escrows required
Prepayment Penalty	<ul style="list-style-type: none"> ▪ Investment Properties only ▪ Prepayment periods up to 5-years eligible, see rate sheet ▪ Penalties not allowed on loans vested to individuals in NJ ▪ Prepayment not allowed on MD ▪ Six (6) months of interest on prepayments that exceed 20% of the original principal balance in a given 12-month time period. ▪
Document Age	<ul style="list-style-type: none"> ▪ 90 days prior to the note date
General Underwriting Guidelines	
Credit Score	<ul style="list-style-type: none"> ▪ Middle of 3 scores or lower of 2

Tradelines	<ul style="list-style-type: none"> 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 minimum tradeline requirement is waived) 			
Housing History	Housing History	1x30x12	0x60x12	0x90x12
	Max LTV/CLTV: Purchase	See matrix above	80%	70%
	Max LTV/CLTV: Refi.	See matrix above	75%	NA
	Max Loan Amt:	See matrix above	\$1,500,000	\$1,000,000
Credit Event Seasoning	BK/FC/SS/DIL/PreFC/MC	>= 36 Mo	>= 24 Mo	>= 12 Mo
	Max LTV/CLTV: Purchase	See matrix above	80%	70%
	Max LTV/CLTV: Refi.	See matrix above	75%	NA
	Max Loan Amt:	See matrix above	\$1,500,000	\$1,000,000
Notice of Default	<ul style="list-style-type: none"> Notice of Default will be considered 1x90x12 under housing history restrictions. If the borrower cured the default and has made 12 timely payments, they are eligible without any restrictions. 			
Forbearance, Modification, and Deferrals	<ul style="list-style-type: none"> Forbearance and Deferrals are considered under housing payment history. 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 are eligible. Within 12 months of note date: Not Eligible 			
Reserves	<ul style="list-style-type: none"> Reserve requirements are determined by loan amount and LTV as follows: <ul style="list-style-type: none"> Loan Amount \leq \$1.5 million and LTV \leq 75% \rightarrow None required Loan Amount \leq \$1.5 million and LTV $>$ 75% \rightarrow 2 months of PI Loan Amount $>$ \$1.5 million \rightarrow 4 months of PI Loan Amount $>$ \$2.0 million \rightarrow 6 months of PI Cash out may be used to satisfy requirement 			
Assets Requirements	<ul style="list-style-type: none"> Min of 30-days asset verification required. 			
Gift Funds	<ul style="list-style-type: none"> 100% of Gift Funds allowed for loans with an LTV/CLTV less than 80%. For loans with an LTV/CLTV greater than or equal to 80%, Gift Funds are acceptable; however, the borrower must contribute at least 5% from their own funds. Gift funds are allowed in refinance transactions. Gift funds may be used to meet down payment, closing cost, and reserve. Borrowers must meet reserve and residual income requirements 			
First Time Home Buyer	<ul style="list-style-type: none"> Both Owner-Occupied (OO) and Non-Owner-Occupied (NOO) permitted. DTI may not exceed 50%. The rental history, reflecting 0x30, documented; 			

	<ul style="list-style-type: none">▪ First time homebuyers with less than 12-month rental history:▪ LOE or rent-free letter is required.
Interested Party Contributions	<ul style="list-style-type: none">▪ Primary and Second Home<ul style="list-style-type: none">o 6% for LTVs > 75%o 9% for LTV ≤ 75%▪ Investment<ul style="list-style-type: none">o Max 6%