Alt Doc Plus

Program Code: Alt Plus -30, -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			
		Purchase & R/T		Cash-Out	
		Primary	2nd Home/ Investment	Primary	2nd Home/ Investment
740+	≤ 1M	90%	85%	80%	75%
	≤ 1.5M	85%	80%	75%	75%
	≤ 2M	85%	80%	75%	70%
	≤ 2.5M	80%	75%	70%	65%
	≤ 3M	75%	70%	65%	60%
720-739	≤ 1M	85%	85%	75%	75%
	≤ 1.5M	85%	80%	75%	75%
	≤ 2M	80%	80%	70%	70%
	≤ 2.5M	80%	75%	70%	65%
	≤ 3M	75%	70%	65%*	60%*
700-719	≤ 1M	85%	85%	75%	75%
	≤ 1.5M	85%	80%	75%	70%
	≤ 2M	80%	80%	70%	70%
	≤ 2.5M	75%	75%	65%	65%*
	≤ 3M	70%	70%*	60%*	60%*
680-699	≤ 1M	80%	80%	70%	70%
	≤ 1.5M	80%	80%	70%	70%
	≤ 2M	75%	75%	65%	65%*
	≤ 2.5M	70%	70%	60%	NA
660-679	≤ 1M	80%	80%	70%	70%
	≤ 1.5M	75%	75%	70%	70%
	≤ 2M	75%	70%	60%	60%*
	≤ 2.5M	70%*	65%*	NA	NA

- **Asset Depletion/Asset Qualifier:** Max LTV/CLTV 85%, Min FICO 700, Cash-Out not eligible, Primary Only
- **Non-Permanent Resident Alien:** Max LTV/CLTV 80%, Cash out not eligible, Asylum applicant – C08 not eligible
- **2-4 Units/Condos:** Max LTV/CLTV 85%
- **Non-Warrantable Condo:** Max LTV/CLTV 80%
- **Declining Markets:** 5% LTV/CLTV Reduction
- **Interest Only:** Max LTV/CLTV 85%, Min FICO 700, FTHB not eligible

- If loan has credit event BK/FC/SS/DIL/Mod (due to Default)/NOD/PreFC/MC/Lis Pendens/ & 120+ days delinquent between 36-48 Mo, 1x30x12, 0x60x24), additional restrictions will apply:
  - 5% LTV/CLTV reduction (* Not available)
  - Max DTI 50%
  - LTV/CLTV > 60%: Max Cash-out $500,000
  - Asset Depletion/Asset Qualifier Max LTV/CLTV 75%
  - Non-Permanent Resident Alien Max LTV/CLTV 75%
  - 2-4 Units/Condos Max LTV/CLTV 75%

General Requirements

DTI	▪ 50%
Occupancy	▪ Primary ▪ Second Home ▪ Investment

Product Type

***Interest Only: Qualification based upon the remaining term (amortized) after expiration of the interest only period**

Product	Term	Amortization Term	I/O Term	Qualifying Rate
40-Yr Fixed IO	40 yr	30 yr	10 yr	Note Rate
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	
5/6 ARM IO-40Yr Term	40 yr	30 yr	10 yr	

Loan Purpose	▪ Purchase
	▪ Rate/Term
	▪ Cash-Out
	  ○ Refinance of a previous Cash Out transaction seasoned less than one (1) year will be considered a Cash Out
	  ○ **Non-Permanent Resident Alien: Cash out not eligible**

Max Cash-Out Limit	▪ LTV/CLTV > 60%: Max Cash-out $750,000 (No Credit Event) ▪ LTV/CLTV ≤ 60%: Unlimited Cash-out
Loan Amount	• Min: $150,000 • Max: $3,000,000
Appraisals	▪ 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

State Restrictions	▪ Maximum loan amount is limited to $2,000,000. If either or both of the following apply: ○ The appraisal report identifies the property as a declining market; ○ The subject property is in a state of NJ or FL ▪ Florida Condominiums: ○ 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. ▪ Investment properties are ineligible in Baltimore, Maryland
Appraisal Review	▪ Collateral Underwriter (CU) or Loan Collateral Advisor (LCA) as a secondary valuation if the score is <= 2.5 ▪ CDA if the score is > 2.5
Declining Market	▪ Properties in declining markets as determined by the appraisal, other third-party valuation (i.e., CDA) will require a 5% reduction to the LTV/CLTV caps within the loan matrices.
Rural Property	▪ Maximum of 20 acres
Escrow Impound	▪ Mandatory escrow for taxes and insurance will be required for below ○ HPLMs (5 Years) ▪ Flood insurance escrows are required when the subject property is located in a Special Flood Hazard Area (SFHA)
Prepayment Penalty	▪ 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	▪ Ninety (90) days prior to the note date
General Underwriting Guidelines	
Credit Score	▪ Middle of 3 scores or lower of 2
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 minimum tradeline requirement is waived
Housing Payment History	▪ 0x30x12 and 0x60x24 ▪ 1x30x12 and 0x60x24 ***See Credit Restriction Below**
Credit Event Seasoning	▪ BK/FC/SS/DIL/Mod (due to Default)/NOD/PreFC/MC/Lis Pendens/ & 120+ days delinquent > 48 Mo ▪ > 36 and < 48 Mo *** See Credit Restriction below** ▪ Forbearance and deferral transactions and a loan modification due to default is considered a derogatory housing event ▪ The seasoning period is measured from the date of discharge/ dismissal or property resolution (completion date) to the note date.

Credit Restriction	▪ If loan has credit event BK/FC/SS/DIL/Mod (due to Default)/NOD/PreFC/MC/Lis Pendens/ & 120+ days delinquent between 36-48 Mo, 1x30x12, 0x60x24) additional restrictions will apply: ○ 5% LTV/CLTV reduction (* Not available) See Matrix above. ○ Max DTI 50% ○ LTV/CLTV > 60%: Max Cash-out $500,000 ○ Non-Warrantable Condo max LTV/CLTV 75%
First Time Home Buyer	▪ Both Owner-Occupied (OO) and Non-Owner-Occupied (NOO) permitted. ▪ DTI may not exceed 50%. ▪ The rental history, reflecting 0x30 ○ First time homebuyers with less than 12-month rental history: LOE or rent-free letter is required. ▪ Interest Only not eligible
Eligible Borrower	▪ US Citizens ▪ Permanent Resident Aliens ▪ Non-Permanent Resident Aliens (Max LTV /CLTV 80% w/ no credit event, cash out not eligible) - Asylum applicant C08 not eligible ▪ Inter Vivos Revocable Trust (Must meet Fannie Mae requirements) ▪ Limited Liability Companies
Ineligible Borrower	▪ Non-Occupant Co-Borrowers ▪ Irrevocable Trust ▪ Layered Entity with a trust ▪ ITIN Borrower ▪ Land Trust ▪ Blind Trust ▪ Asylum Applicant (C08) ▪ Persons with Diplomatic Immunity, as defined by US Citizenship and Immigration Services ▪ Persons from OFAC sanctioned countries and persons sanctioned by OFAC ▪ Not-For-Profit entity ▪ Any material parties (company or individual) to the transaction listed on HUD's Limited Denial of Participation (LDP) list, the federal General Services Administration (GSA) Excluded Party list, or any other exclusionary list.
Assets Requirements	▪ 1 month bank statement or VOD with 30-day average.
Reserves	▪ Reserve requirements are determined by loan amount and LTV as follows: o Loan Amount ≤ $1.5 million and LTV ≤ 75% → None required o Loan Amount ≤ $1.5 million and LTV > 75% → 2 months of PI o Loan Amount > $1.5 million → 4 months of PI o Loan Amount > $2.0 million → 6 months of PI ▪ Cash out may be used to satisfy requirement
Gift Funds	▪ LTV/CLTV ≤ 80%: 100% gift allowed for down payment, closing and reserves ▪ LTV/CLTV > 80%: Gift funds allowed for down payment, closing and reserves after Minimum 5% borrower contribution is met ▪ Gift funds are allowed in refinance transactions.
Interested Party Contribution	▪ Primary and Second Home ○ 6% for LTVs > 75% ○ 9% for LTV ≤ 75% ▪ Investment ○ Max 6%

Bank Statement Income	▪ **Personal Bank Statements** ○ 12-months of Personal and 2-months of business bank statements ○ Qualifying income is determined by the total eligible deposits from the 12-months of personal statements divided by the number of statements; or the income disclosed on the initial 1003 ○ The business bank statements must reflect business activity and transfers to the personal account ▪ **Business Bank Statements** ○ 12-months of business bank statements. Qualifying income is determined by one of the following analysis methods: ▪ Fixed Expense Ratio (50%) industry eligibility based upon the completion of the Business Narrative Form in the Seller Guide. ▪ **OR** Expense ratio provided by a 3rd party (CPA or EA) min ratio of 10% ▪ **OR** P&L statement prepared by 3rd party (CPA or EA): No expense ratio deduction. P&L must support business bank statement.
1099 Income	▪ 1-year 1099 ▪ Fixed Expense Ratio of 10% ▪ YTD Documentation to support continued receipt of income from same source.
Asset Utilization	▪ Minimum eligible asset required is the lower of $1,000,000 or 150% of the loan amount ▪ Most recent three (3) months account statements, quarterly statement or a VOD (assets must be seasoned 90 days) ▪ Total Eligible Assets less down payment and closing costs divided by 84 to determine a monthly income ▪ Eligible asset: ○ 100% of Checking, Savings, and Money Market Accounts; ○ 100% of the cash surrender value of life insurance less any loans may be considered ○ 70% of Stocks, Bonds, and Mutual Funds; ○ 70% of Retirement Assets: Eligible if the borrower is of retirement age (at least 59½) ○ 60% of Retirement Assets: Eligible if the borrower is not of retirement age. ▪ **Asset Utilization Restriction:** ○ No gift funds allowed
Ineligible Transactions	▪ Assignment of Contracts ▪ Construction Loans ▪ Builder Bailout & Model leasebacks ▪ Conversion Loans ▪ Rent Credits ▪ Non-Arm's Length (Only Eligible on Primary Residence) ▪ Employee of a Seller, Broker or Originator that is party to the subject loan ▪ Lease Option ▪ Daily Simple Interest Loans ▪ Tenants in Common, unless all parties vested match the actual borrowers on the loan

Eligible Properties	▪ Individual properties must have a minimum property value of $150k ▪ One Unit Single Family Residences ▪ Single Family properties with ADUs (Accessory Dwelling Units) follow FNMA requirements and restrictions ▪ Unpermitted additions/alterations and deferred maintenance to follow FNMA guidelines ▪ 2-4 unit properties ▪ PUDs – Attached and Detached ▪ Townhouses ▪ Leasehold Properties ▪ Warrantable Condo ▪ Non-Warrantable Condo * See Restrictions to Non-Warrantable Condo may be permitted case-by-case, with LLPA* ▪ Maximum 20 acres
Non-Warrantable Condo	▪ Rick stacking of non-warrantable features are not permitted ▪ A single owner / entity may not own more than 30% of the units ▪ Commercial Space must be typical to the market, have no negative impact and comprise 49% or less of project space ▪ Investor Concentration up to 70% ▪ No more than 25% of the total units in the project may be 60 days or more past due on their Condo / HOA dues. This figure includes delinquencies for special assessments ▪ Mandatory upfront or periodic membership fees for the use of recreational amenities, such as country club facilities and golf courses are not allowed ▪ All common areas must be 100% complete ▪ HOA Should be in control. Projects under builder, developer control may be considered on a case-by-case basis and will require an Exception approval, subject to an additional LLPA ▪ HOA Reserves must demonstrate a minimum of 10% ▪ Projects involved in pending litigation that involve minor matters with no impact on the safety, structural soundness, habitability, or functional use of the project are acceptable as long the pending lawsuit(s) meets the following o Do not affect marketability of the units o Potential for damages do not exceed 25% of the HOA reserves OR with documentation from the insurance carrier and attorney representing the HOA or insurance carrier that the insurance carrier has agreed to provide the defense and the association's insurance is sufficient to cover the litigation ▪ **Lawsuits that involve safety, structural soundness, habitability, or functional use are not eligible**

Ineligible Property Type	▪ Multiple dwellings on same lot (legal ADU acceptable. Limited to one) ▪ Agricultural zoned properties **(may be considered case-by-case, exception required, subject to LLPA)** ▪ Properties used as healthcare facilities (e.g., assisted living, elder care, recovery/treatment, Continuing Care Facilities) ▪ Properties used for the cultivation, distribution, manufacture, or sale of Marijuana ▪ Properties with condition rating of C5/C6 or quality rating of Q6 on the appraisal ▪ Barndominiums ▪ Properties under Construction ▪ Units with >= 5 units ▪ Properties > 20 acres ▪ Zoning Violations or illegal use ▪ Properties on Native American Land (Reservations) ▪ Manufactured or Mobile homes ▪ Mixed Use Properties ▪ Faux Log Homes (properties with a Log Cabin aesthetic, may be eligible with exception, subject to LLPA) ▪ Houseboats ▪ Log Homes ▪ Units subject to timeshare arrangements ▪ Properties with fractional ownership ▪ Boarding Houses ▪ Builder Model Leaseback ▪ Condominium projects with registration services or restrictions on owner's ability to occupy ▪ Condotels ▪ Cooperatives ▪ Earth Berm Homes ▪ Group Homes ▪ Live/Work Condos ▪ Mandatory Country Club Memberships ▪ Unique Properties ▪ Working Farms ▪ Theme Park Resort Properties ▪ Vacant land or land development properties ▪ Properties not readily accessible by roads that meet local standards ▪ Properties not suitable for year-round occupancy, regardless of location ▪ Units in a Co-op development ▪ Properties used as boarding houses, bed/breakfast, or single room occupancy (e.g., pad split app) ▪ Properties with nonresidential, income-producing structures on premise (e.g., billboards, cell phone towers, commercial workshop) ▪ Dome or geodesic properties

Listing Seasoning	▪ Properties that have been listed for sale within the past six (6) months from the Note Date may not be currently listed at the time of Loan Application and will require a borrower LOE and listing cancellation. ▪ Multiple listings in the past twelve (12) months are not eligible. ▪ For all refinances, the LTV/CLTV will be based on the appraised value.