

# MORTGAGE PROGRAM MATRIX





## QM Community Loan (retail only)

Occupancy	Loan Amount	Loan Purpose	Max LTV/CLTV	FICO	Reserves
<b>Primary Home Only</b>	Follow Agency Loan Limits	Purchase Rate/Term Refinance Cash Out Refinance	97.00%/97.00% and follow AUS results	Min FICO 620	Follow AUS Results
<b>Price Incentive</b>	<b>★2% of loan amount incentive with a \$4,500 Caps</b>				
<b>Product</b>	<ul style="list-style-type: none"> <li>★30 and 15-year Fixed Agency Conforming loan</li> <li>★30-year Fixed Agency High Balance</li> </ul>				
<b>Job &amp; Income</b>	<ul style="list-style-type: none"> <li>★Follow DU/LPA Findings and Fannie Mae/Freddie Mac Income calculation/documentation requirements, plus Refer to the following topics outlined in the Fannie Mae and Freddie Mac Overlay Matrix</li> <li>4506-C</li> <li>Tax Transcripts</li> <li>Ineligible Products and Features</li> </ul>				
<b>Property Eligible</b>	★ Refer to <a href="https://hub.collateralanalytics.com/correspondentsearch">https://hub.collateralanalytics.com/correspondentsearch</a>				
<b>Property Type</b>	<ul style="list-style-type: none"> <li>★1 Unit, PUD, 2-4 Unit</li> <li>★Below properties are ineligible:               <ol style="list-style-type: none"> <li>(1) Condo/Condotel/Lodging Units properties;</li> <li>(2) Manufactured homes;</li> <li>(3) Any land, building, property, structure, etc. in which there is knowledge of an illegal activity occurring past or present (based on federal or state law), regardless of whether any income or assets are being derived from the illegal activity. Property alterations cannot be made to achieve collateral eligibility;</li> <li>(4) Properties with agricultural type land (such as orchards or ranches), including those properties that are currently not commercially income producing.</li> </ol> </li> </ul>				
<b>Citizenship</b>	<ul style="list-style-type: none"> <li>★U.S Citizens; Permanent and Temporary Residents</li> <li>★Non-Permanent Resident borrower can not allow non-occupant co-borrower</li> <li>★No limitation of FTHBs</li> <li>★Maximum 4</li> </ul>				
<b>Assets</b>	<ul style="list-style-type: none"> <li>★Follow Fannie Mae and Freddie Mac requirements and DU/LPA Findings, plus               <ol style="list-style-type: none"> <li>(1) Fannie Mae DU Validation Services for asset verification is eligible</li> <li>(2) Freddie Mac AIM-DDA data for asset verification, positive rent payment assessment and borrower cash-flow credit assessment is eligible</li> </ol> </li> </ul>				
<b>Credit</b>	★Acceptable credit history determined by AUS. Document per AUS findings. (non-traditional credit not eligible)				
<b>Credit Event</b>	★Refer to Fannie Mae and Freddie Mac Overlay Matrix > Derogatory Credit and Fannie Mae and Freddie Mac Overlay Matrix > Reaffirmation of Bankruptcy				
<b>Appraisal</b>	<ul style="list-style-type: none"> <li>★Follow AUS messaging for appraisal requirements, plus:               <ol style="list-style-type: none"> <li>(1) If using DU Value Acceptance (Appraisal Waiver) is eligible.</li> <li>(2) If using LPA Automated Collateral Evaluation (ACE) is eligible.</li> <li>(3) Additional due diligence required when final DU or LPA Findings indicates High Value Flag.</li> <li>(4) Value Acceptance (Appraisal Waiver) + PDR or ACE + PDR is not eligible.</li> <li>(5) <b>Appraisal transfer is NOT eligible.</b></li> </ol> </li> </ul>				
<b>Other Requirements</b>	★No temporary buydown				

## Agency Loan Program

AAA LENDINGS offers the Standard Fannie Mae and Freddie Mac's Conforming, High Balance, HomeReady and HomePossible Loan Program, All requirements follow with

[Fannie Mae and Freddie Mac Seller Guideline](#)

## Government Down Payment Assistance (DPA) First Lien

Primary Home Only	Santa Clara County	Los Angeles County
<b>Area</b>	Santa Clara County	The property is in the unincorporated area of Los Angeles County or in one of the HOP Participating Cities.  <a href="#">Eligible Area check here:</a>
<b>DPA amount</b>	<ol style="list-style-type: none"> <li>1. Min. Loan Amount- \$68,000</li> <li>2. Max. loan amount of \$250,000, up to 30% of the purchase price.</li> </ol>	<ol style="list-style-type: none"> <li>1. HOP80: Up to \$100,000, or 20% of the purchase prices, whichever is lesser.</li> <li>2. HOP120: Up to \$85,000, or 20% of the purchase prices, whichever is lesser.</li> </ol>
<b>1 st lien/ Max. purchase price</b>	<ol style="list-style-type: none"> <li>1. 1st lien:               <ol style="list-style-type: none"> <li>1) Must be 30-year fully amortized fixed rate loan</li> <li>2) Min. LTV is 60%, Max LTV is 80%</li> </ol> </li> <li>2. Max. purchase price: No maximum purchase price cap.</li> </ol>	<ol style="list-style-type: none"> <li>1. 1st lien: Must be FHA or Conventional and have fixed interest rate, and fully amortized regulations, VA loans are permitted.</li> <li>2. Max. Purchase price: HOP80: The maximum purchase price allowed for existing or new homes is \$700,000 for Single-Family Homes, Condominiums, and Townhomes HOP120: The maximum purchase price allowed for existing or new homes is \$850,000 for Single-Family Homes, Condominiums, and Townhomes</li> </ol>
<b>Term and rate/ Lien position</b>	<ol style="list-style-type: none"> <li>1. The term of the deferred loan is thirty (30) years. No monthly principal or interest payments are required for 30 years.</li> <li>2. Repayment of loan principal and a share of the appreciation is due at sale, cash-out refinance, default of the terms and conditions of the loan, or at the end of the term.</li> <li>3. 2nd lien</li> </ol>	<ol style="list-style-type: none"> <li>1. 0% interest loans with a deferred payment</li> <li>2. Repayment is required when the home is sold, there is a transfer of title, or the home is no longer owner-occupied.</li> <li>3. 2nd lien</li> </ol>
<b>Credit score</b>	Min. 620	Follow 1st mortgage
<b>Income limit</b>	Not exceed 120% of the AMI	HOP80: Not exceed 80% COUNTY MEDIAN INCOME HOP120: Not exceed 120% COUNTY MEDIAN INCOME  *Income not to exceed maximum amount per family size.
<b>DTI</b>	<ol style="list-style-type: none"> <li>1. The Min. Front-end ratio is 25%, and cannot exceed 38%.</li> <li>2. DTI cannot exceed 45%</li> </ol>	Follow DU



## Government Down Payment Assistance (DPA) First Lien

Primary Home Only	Santa Clara County	Los Angeles County
<b>LTV/CLTV</b>	CLTV cannot exceed 97%	Follow 1st mortgage
<b>Citizenship</b>	US Citizen, Permanent Residents	US Citizen, Permanent Residents
<b>First-time homebuyer</b>	All applicants, co-applicants, a non-borrowing spouse, and the applicants' adult household members must be FTHBs.	First Time Home Buyers only
<b>Education for borrowers</b>	The borrowers, including non-borrowing spouses are required to attend and complete an eight (8) hour in-person, virtual, or online HUD certified homebuyer education course.	All HOP applicants must complete an eight-hour first-time homebuyer education seminar and obtain a Certificate of Completion from a HUD-approved facilitator. The LACDA must receive a copy of the certificate before the close of escrow.
<b>Eligible Use</b>	Used for down payment only	Down payment and/or closing assistance
<b>Property Types &amp; unit</b>	A single unit residence (condominium, townhome, or single-family home)	1.The property must be a single family residence, condominium, or townhouse dwelling. 2.Tenant-occupied properties are not eligible under HOP unless it is a tenant-purchaser transaction.
<b>Shared Appreciation</b>	<ol style="list-style-type: none"> <li>The share of net appreciation shall be capped at 100% of the original EMPOWER loan amount for the first ten (10) years of the loan.</li> <li>After the initial ten (10) year period, there is no cap on the share of net appreciation.</li> <li>The Percentage Share of Appreciation based on percentage of Original EMPOWER principal loan amount to the original purchase price of the home.</li> </ol>	<p>HOP80-2024:</p> <ol style="list-style-type: none"> <li>When the property is sold, there is a transfer of title, or the home is no longer owner-occupied, the homebuyer repays the loan, plus a share of the appreciation.</li> <li>There is no "shared appreciation" applied if the property is sold or transferred after the completed five (5) years of the recording of the HOP80 loan.</li> </ol> <p>HOP120-2024:</p> <ol style="list-style-type: none"> <li>When the property is sold or transferred within the first 15 years, the LACDA will share a portion of the property's appreciated value with the Homeowner.</li> <li>There is no "shared appreciation" applied if the property is sold or transferred after the completed 15 years of the closing of the property purchase and the HOP120 loan.</li> </ol>
<b>Borrower contribution</b>	<ol style="list-style-type: none"> <li>At least 3% or greater amount if required by the Senior Lender, plus closing costs.</li> <li>Min. 50% of the required down payment must be the applicant's own funds.</li> <li>Will allow up to 50% of the required borrower contribution to be in the form of a gift.</li> </ol>	Applicants must invest a minimum of 1% of the down payment, not including closing costs, of their own funds. Applicants' total contribution into escrow, including initial deposit, gift funds, and closing funds, cannot exceed \$150,000 for HOP80 and \$200,000 for HOP120.
<b>Asset Reserve / Limitation</b>	<ol style="list-style-type: none"> <li>Borrowers must have a minimum of one-month reserves</li> <li>The household's post-closing assets (excluding retirement accounts) cannot exceed \$125,000.</li> </ol>	Asset/Income Disclosure Form for all household members 18 years or older.



NMLS #295075  
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1 (877) 789-8816  
Lock Desk Email: lockdesk@aaalendings.com  
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## Full Doc Jumbo (30 Yrs Fixed & 10/6 ARM)

Prop.Type	Loan Amt	Max LTV	Min FICO	Max C/O Amt	Max DTI	Reserves	
<b>Primary Home Purchase / R/T Refinance</b>							
1-2 Unit	\$1.0M	80.00%	720	NA	43.00%	12	
	\$2.0M	75.00%	720		41.00%	18	
	\$3.0M	70.00%	760		41.00%	24	
		75.00%			36		
3-4 Unit	\$2.0M	70.00%	720		43.00%	18	
	\$3.0M	65.00%	760		41.00%	36	
<b>Primary Home C/O Refinance</b>							
1-2 Unit	\$1.0M	70.00%	740		\$350K	43.00%	18
	\$1.5M	65.00%					
<b>Second Home Purchase / R/T Refinance (C/O Refin. Ineligible)</b>							
1 unit	\$1.5M	70.00%	740	NA	43.00%	18	
2-4 Units are ineligible							
<b>Investment Purchase / R/T Refinance (C/O Refin. Ineligible)</b>							
1 unit	\$1.5M	65.00%	760	NA	40.00%	36	
2-4 Units are ineligible							
<b>Product</b>	<ul style="list-style-type: none"> <li>★ Prime 30 Yrs Fixed</li> <li>★ Prime 10/6 ARM (30-day Average SOFR/2.75Margin; 5/1/5 Cap, Qualifying Rate is the Higher of Note Rate or Fully Index Rate. Floor rate = margin)</li> </ul>						
<b>Citizenship</b>	<ul style="list-style-type: none"> <li>★ U.S. Citizens</li> <li>★ Permanent Resident borrowers</li> <li>★ Non-Permanent Resident</li> <li>★ All U.S. citizens, permanent resident global clients, and non-permanent global clients must have a social security number in order to be eligible.</li> </ul>						
<b>Job &amp; Income</b>	<ul style="list-style-type: none"> <li>★ Acceptable sources of income include:               <ul style="list-style-type: none"> <li>(1) Wage Earner Income: All non-self-employed borrowers who receive a W-2 at year end to summarize total earnings– includes hourly, weekly, biweekly, part-time, seasonal, bonus, commission, and tips/gratuity.</li> <li>(2) Self-Employed: Sole Proprietorship, Partnership, Corporations, and S-Corporations.</li> <li>(3) Non-Employed Income: Alimony/ Maintenance/Child Support/Separate Maintenance, Foster Care, Unemployment/Welfare/ADC, Disability/Worker’s Compensation, Retirement/Pension, Social Security, Annuity, IRA, Military/VA Benefits, Trust, Interest &amp; Dividend, Inheritance/Guaranteed Income, Note Receivables, Mortgage Differential/ COLA, and Rental.</li> </ul> </li> <li>★ Note: 2 years' tax returns will be required for all borrowers, if using tax return income or one of the borrower is self-employed.</li> </ul>						
<b>Assets</b>	<ul style="list-style-type: none"> <li>★ Primary: LTV is 70% or less, minimum 5% contribution from own funds (liquid assets); LTV above 70%, minimum 10% contribution from own funds (liquid assets).</li> <li>★ 2nd Home or N/O/O can not use gift funds.</li> <li>★ Gift funds cannot be reserves.</li> <li>★ Assets from China are unacceptable including gifts.</li> <li>★ Most recent bank statement(s) covering a two month period for all accounts that are being used for down payment, closing costs, prepaids and reserves must be provided.</li> </ul>						
<b>Credit</b>	<ul style="list-style-type: none"> <li>★ 4 trade lines in all, one of which is open and has a minimum of 24 months history, the other 3 may be open or closed but must be rated for at least 12 months.</li> <li>★ 0x30x12 for mtg/rent.</li> </ul>						
<b>Appraisal</b>	<ul style="list-style-type: none"> <li>★ Depreciating Markets policy applies to any MSA depreciating 5.01% or more. The above maximum LTV/CLTV/HCLTV should be reduced by 5% if the subject property is located in a depreciating market.</li> <li>★ Properties must be appraised or inspected (if that level of property fieldwork is recommended by DU or LPA) within the 12 months preceding the date of the note.</li> </ul>						
<b>Other Requirements</b>	<ul style="list-style-type: none"> <li>★ At least 2 years landlord experience history is required.</li> <li>★ Max financed properties 5 for Primary Transaction; 4 for 2nd Home/Investment Transaction.</li> <li>★ Full Doc JUMBO 30 Yrs Fixed and 10/6 ARM can accept the high balance loan limits(2024 high balance limits).</li> </ul>						



## Expanded Full Doc Jumbo (30 Yrs Fixed & 15 Yrs Fixed)

Primary Home					
	Units	Loan Amount	Max LTV/CLTV	FICO	Min PITIA Reserves
<b>Purchase/ Rate &amp; Term</b>	1-Unit	≤ 1.5M	80.00%	≥ 700	Per AUS
		≤ 2.0M		≥ 720	Per AUS
		≤ 2.5M		≥ 720	18 months
		≤ 3.0M		≥ 740	18 months
	2-Unit	≤ 1.5M	80.00%	≥ 720	Per AUS
		≤ 2.0M	80.00%	≥ 740	Per AUS
		≤ 2.5M	75.00%	≥ 720	18 months
		≤ 3.0M	75.00%	≥ 740	18 months
<b>Cash-Out</b>	1-Unit	≤ 1.0M	80.00%	≥ 700	The greater of 6 mos / per AUS
		≤ 1.5M	80.00%	≥ 720	The greater of 6 mos / per AUS
		≤ 2.0M	80.00%	≥ 740	The greater of 6 mos / per AUS
		≤ 3.0M	70.00%	≥ 740	18 months
	2-Unit	≤ 1.0M	70.00%	≥ 700	The greater of 6 mos / per AUS
		≤ 1.5M		≥ 720	The greater of 6 mos / per AUS
		≤ 2.0M		≥ 740	The greater of 6 mos / per AUS

Second Home					
	Units	Loan Amount	Max LTV/CLTV	FICO	Min Reserves
<b>Purchase/ Rate &amp; Term</b>	1-Unit	≤ 1.5M	80.00%	≥ 700	Per AUS
		≤ 2.0M	80.00%	≥ 720	Per AUS
		≤ 3.0M	75.00%	≥ 740	18 months
<b>Cash-Out</b>	1-Unit	≤ 1.5M	70.00%	≥ 720	The greater of 6 mos / per AUS
		≤ 2.0M		≥ 740	The greater of 6 mos / per AUS

Investment						
	Units	Loan Amount	Max LTV/CLTV	FICO	Min Reserves	
<b>Purchase/ Rate &amp; Term</b>	1-Unit Purchase	≤ 1.0M	80.00%	≥ 700	Per AUS	
		≤ 1.5M	80.00%	≥ 720	Per AUS	
		≤ 2.0M	80.00%	≥ 740	Per AUS	
		≤ 2.5M	75.00%	≥ 740	18 months	
	1-Unit Rate & Term	≤ 1.0M	75.00%	≥ 700	Per AUS	
		≤ 1.5M		≥ 720	Per AUS	
		≤ 2.5M		≥ 740	18 months	
	2-Unit	≤ 1.0M	70.00%	≥ 700	Per AUS	
		≤ 1.5M		≥ 720	Per AUS	
		≤ 2.5M		≥ 740	18 months	
	<b>Cash-Out</b>	1-Unit	≤ 1.5M	70.00%	≥ 740	The greater of 6 mos / per AUS
		2-Unit	≤ 1.5M	65.00%	≥ 740	The greater of 6 mos / per AUS

<b>Borrower Eligibility</b>	<ul style="list-style-type: none"> <li>Maximum number of borrowers is four</li> <li>U.S. citizens</li> <li>Permanent resident aliens, with proof of lawful permanent residence</li> <li>Nonpermanent resident alien immigrants with proof of lawful residence</li> <li>Foreign Nationals are not eligible</li> <li>Borrowers who are a party to a lawsuit are ineligible.</li> <li>All borrowers must have a valid Social Security Number</li> <li>Non-occupant co-borrowers must share a relationship meeting gift donor under applicable Agency guidelines.</li> </ul>
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## Expanded Full Doc Jumbo (30 Yrs Fixed & 15 Yrs Fixed) continued

<b>Income</b>	<ul style="list-style-type: none"> <li>Follow AUS used for income and asset documentation, and verification requirements</li> <li>Capital gains income is not allowed. Capital gains losses do not need to be included.</li> <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>RSU income is eligible in accordance with Fannie Mae/Freddie Mac guidelines.</li> <li>Employment Offers or Contracts for future employment are not eligible.</li> </ul>
<b>Assets</b>	<ul style="list-style-type: none"> <li>VODs are not acceptable for asset documentation.</li> <li>Follow the gift requirements for the AUS used</li> <li>Gifts of equity are ineligible</li> <li>Follow the large deposit requirements of the AUS used               <ul style="list-style-type: none"> <li>On refinance transactions, the documentation explanation for large deposits is not required; however, any borrowed funds including any related liability must be considered</li> </ul> </li> <li>Business assets are eligible for down payment and closing costs in accordance with Agency guidelines</li> <li>Business assets cannot be used as reserves.</li> </ul>
<b>DTI</b>	<ul style="list-style-type: none"> <li>Maximum DTI of 50.00% with an AUS approve/accept is eligible for the following:               <ul style="list-style-type: none"> <li>Primary residence</li> <li>Maximum CLTV 80.00%</li> <li>Maximum loan amount \$2,000,000</li> </ul> </li> <li>Scenarios not meeting the above criteria have a maximum DTI of 45.00% with an AUS approve/accept</li> </ul>
<b>Credit</b>	<ul style="list-style-type: none"> <li>No credit bureaus may be frozen. Borrowers must unfreeze all bureaus and the AUS rerun with updated credit.</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> <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> <li>Private mortgages may be verified with canceled checks or bank statements</li> <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</li> <li>On the date of the loan application, the borrower's existing mortgage(s) must be current, which means that no more than 45 days have elapsed since the last paid installment. If the credit report does not reflect the above, proof the additional loan payments were paid on time is required.</li> </ul>
<b>Appraisal</b>	<ul style="list-style-type: none"> <li>One full appraisal for purchase transactions on loan amounts up to \$3,000,000</li> <li>Two full appraisals for refinance transactions on loan amounts &gt; \$2,000,000</li> </ul>
<b>Other Requirements</b>	<ul style="list-style-type: none"> <li>Loans must be underwritten through DU or LPA.</li> <li>Min. Loan Amt: \$1 above the conforming standard loan limit.</li> <li>Maximum cash-in-hand is \$500,000</li> <li>Maximum financed properties number is 10.</li> <li>State Restrictions:               <ul style="list-style-type: none"> <li>Illinois Land Trust Vesting's are not eligible</li> <li>Texas 50 (a)(6) refinance mortgages are not eligible</li> </ul> </li> </ul>

## DSCR

FICO	Loan Amount	DSCR>=1			DSCR(0.75-0.99)			DSCR(0.01-0.74)		
		P	R/T Refi	C/O Refi	P	R/T Refi	C/O Refi	P	R/T Refi	C/O Refi
>=740	<= \$1.0mm	80.00%	75.00%	75.00%	75.00%	70.00%	75.00%	65.00%	65.00%	65.00%
	<= \$1.5mm	75.00%	70.00%	70.00%	70.00%	65.00%	70.00%	70.00%	60.00%	60.00%
	<= \$2.0mm	75.00%	60.00%	65.00%	65.00%	60.00%	65.00%	65.00%	60.00%	60.00%
>=720	<= \$1.0mm	80.00%	75.00%	75.00%	75.00%	70.00%	70.00%	65.00%	65.00%	60.00%
	<= \$1.5mm	75.00%	70.00%	70.00%	70.00%	65.00%	65.00%	65.00%	60.00%	60.00%
	<= \$2.0mm	75.00%	60.00%	65.00%	65.00%	NA	NA	NA	NA	NA
>=700	<= \$1.0mm	80.00%	70.00%	75.00%	75.00%	65.00%	65.00%	65.00%	60.00%	60.00%
	<= \$1.5mm	75.00%	70.00%	70.00%	70.00%	65.00%	65.00%	65.00%	60.00%	60.00%
	<= \$2.0mm	70.00%	60.00%	65.00%	65.00%	NA	NA	NA	NA	NA
>=680	<= \$1.0mm	80.00%	65.00%	70.00%	70.00%	60.00%	65.00%	60.00%	60.00%	60.00%
	<= \$1.5mm	70.00%	60.00%	NA	NA	NA	NA	NA	NA	NA
	<= \$2.0mm	65.00%	NA	NA	NA	NA	NA	NA	NA	NA
>=660	<= \$1.0mm	70.00%	65.00%	60.00%	60.00%	60.00%	60.00%	60.00%	60.00%	60.00%
	<= \$1.5mm	65.00%	60.00%	NA	NA	NA	NA	NA	NA	NA
	<= \$2.0mm	60.00%	NA	NA	NA	NA	NA	NA	NA	NA
Foreign National	<= \$1.0mm	70.00%	65.00%	65.00%	NA					
	<= \$1.5mm	70.00%	60.00%	60.00%	NA					
ITIN Min 700	>= \$200k - \$1.0mm	75.00%	75.00%	70.00%	NA					

<b>Assets</b>	<ul style="list-style-type: none"> <li>★ Most recent <b>one</b> month bank statement required.</li> <li>★ 100% access letter obtained from all joint owners.</li> <li>★ Gift funds are acceptable for use toward down payment and loan costs. Borrower(s) must contribute at least 5% of the transaction (lower of Purchase Price or appraised Value) from their own funds.</li> <li>★ Stocks/Bond/Mutual Funds - 90% of stock accounts may be considered in the calculation of assets for closing costs and reserves.</li> <li>★ Vested Retirement Account funds – 80% may be considered for closing and/or reserves.</li> <li>★ When bank statements are used, large deposits must be evaluated.</li> </ul>
<b>Reserves</b>	<ul style="list-style-type: none"> <li>★ Reserves: Loan Amt \$125,001-\$1,000,000: 6 Months PITIA; Loan Amt \$1,000,001 - 1,500,000: 9 months PITIA; Loan Amt \$1,500,001 - 2,000,000: 12 months PITIA</li> <li>★ Cash-Out proceeds may be used as reserves.</li> <li>★ Equity lines of credit and gift funds are not acceptable sources to meet the reserve requirement.</li> <li>★ Foreign National: 12 months PITIA</li> </ul>
<b>Credit</b>	<ul style="list-style-type: none"> <li>★ Each Borrower's credit profile must include a minimum of two (2) trade lines within the last twenty-four (24) months that show a twelve (12) month history, or a combined credit profile between Borrower and co-Borrower with a minimum of three (3) tradelines</li> <li>The tradeline requirements can be waived if borrower has 3 credit scores reporting on credit.</li> </ul>
<b>Credit Event</b>	<ul style="list-style-type: none"> <li>★ Mortgage History: 0 x 30 x 12. Plz call for price if mortgage late within 24 months.</li> <li>★ Foreclosure/Short Sale/Deed-in-Lieu/Bankruptcy Seasoning: 36 months</li> </ul>
<b>Appraisal</b>	<ul style="list-style-type: none"> <li>★ Loan amounts ≤ \$1,500,000 = 1 Full Appraisal (ARR, CDA or FNMA CU Risk score of 2.5 or less is required in addition to appraisal)</li> <li>★ Loan amounts &gt; \$1,500,000 or "flip" transaction = Two Full Appraisals</li> </ul>
<b>Prepaid Payment Penalty</b>	<p>AAA Lendings permits PPP (Prepayment Penalties) on investment loans only. Here are the specific regulations:</p> <ul style="list-style-type: none"> <li>★ States Where Prepayment Penalties are Not Allowed: AK,KS,MI,NM,OH,PA,MN,MD (Please call for price)</li> <li>★ States Where Prepayment Penalties are Allowed with Restrictions: RI: Maximum 2% for 12 months IL and NJ: Permitted when vested in a LLC MS: Declining structure only</li> <li>★ All Other States: Maximum permitted PPP is 5% for 60 months.</li> <li>★ Prepaid Payment Penalty is the 5% of the amount prepaid.</li> </ul>
<b>Other Requirements</b>	<ul style="list-style-type: none"> <li>★ First Time Home Buyers Ineligible.</li> <li>★ Max Financed properties: 20</li> </ul>

## DSCR 5-9 Units

<b>Eligible Borrowers</b>	<ul style="list-style-type: none"> <li>★ U.S. Citizen    ★ Permanent Resident Aliens</li> <li>★ Standard: Defined as borrowers with 12-month history of investment property ownership in the most recent 12 months</li> <li>★ First-Time Investors Not Allowed</li> </ul>
<b>Assets</b>	<ul style="list-style-type: none"> <li>★ Assets: Sourced or seasoned for 60 days</li> <li>★ Reserves: Min. 6 Months PITIA</li> <li>★ Gift funds are not allowed</li> </ul>
<b>Credit</b>	<ul style="list-style-type: none"> <li>★ 3 tradelines reporting for 12+ months or 2 tradelines reporting for 24+ months all with activity in the last 12 months</li> </ul>
<b>Credit Event</b>	<ul style="list-style-type: none"> <li>★ FC / SS / DIL Seasoning: 84 months</li> <li>★ Chapter 7/11/13 BK Seasoning: 84 months</li> <li>★ Mortgage History: 0x30x24</li> </ul>
<b>Appraisal</b>	<ul style="list-style-type: none"> <li>★ One (1) full appraisal - acceptable forms below - and a Commercial BPO are required on all properties</li> <li>★ Acceptable forms: FHLMC 71A, FNMA 1050, or similar short form used to appraise 5+ residential properties</li> </ul>
<b>Prepaid Payment Penalty</b>	<ul style="list-style-type: none"> <li>★ 5-year penalty with 5%, 4%, 3%, 2%, 1% stepdown fee structure</li> <li>Example: 5% of the amount prepaid if within the first year, 4% of the amount prepaid if within the second year...</li> <li>★ States Where Prepayment Penalties are Not Allowed: NJ, VT</li> <li>★ States Where Prepayment Penalties are Allowed with Restrictions: VA (Loan amount &gt;= 150K is required.)</li> </ul>
<b>Other Requirements</b>	<ul style="list-style-type: none"> <li>★ 5-9 Unit Residential Properties; No Mixed Use or Commercial</li> <li>★ Max 2-acres    ★ Rural Ineligible    ★ Short-term rental income not eligible</li> </ul>





# Bank Statement

FICO	Loan Amount	Primary Home			Second Home			Investment		
		P	R/T Refi	C/O Refi	P	R/T Refi	C/O Refi	P	R/T Refi	C/O Refi
≥740	≤ \$1.0mm	90.00%	80.00%	85.00%	70.00%	85.00%	70.00%	85.00%	70.00%	
	≤ \$1.5mm	85.00%	75.00%	80.00%	70.00%	80.00%	70.00%	80.00%	70.00%	
	≤ \$2.0mm	85.00%	75.00%	80.00%	70.00%	80.00%	70.00%	80.00%	70.00%	
	≤ \$2.5mm	80.00%	70.00%	75.00%	65.00%	75.00%	65.00%	75.00%	65.00%	
	≤ \$3.0mm	75.00%	65.00%	70.00%	60.00%	70.00%	60.00%	70.00%	60.00%	
	≤ \$3.5mm	65.00%	NA	60.00%	NA	NA	NA	NA	NA	
≥720	≤ \$1.0mm	85.00%	75.00%	85.00%	70.00%	85.00%	70.00%	85.00%	70.00%	
	≤ \$1.5mm	85.00%	75.00%	80.00%	70.00%	80.00%	70.00%	80.00%	70.00%	
	≤ \$2.0mm	80.00%	70.00%	80.00%	70.00%	80.00%	70.00%	80.00%	70.00%	
	≤ \$2.5mm	80.00%	70.00%	75.00%	65.00%	75.00%	65.00%	75.00%	65.00%	
	≤ \$3.0mm	75.00%	65.00%	70.00%	60.00%	70.00%	60.00%	70.00%	60.00%	
	≤ \$3.5mm	60.00%	NA	60.00%	NA	NA	NA	NA	NA	
≥700	≤ \$1.0mm	85.00%	75.00%	85.00%	70.00%	85.00%	70.00%	85.00%	70.00%	
	≤ \$1.5mm	85.00%	75.00%	80.00%	70.00%	80.00%	70.00%	80.00%	70.00%	
	≤ \$2.0mm	80.00%	70.00%	80.00%	70.00%	80.00%	70.00%	80.00%	70.00%	
	≤ \$2.5mm	75.00%	65.00%	75.00%	65.00%	75.00%	65.00%	75.00%	65.00%	
	≤ \$3.0mm	70.00%	60.00%	70.00%	60.00%	70.00%	60.00%	70.00%	60.00%	
≥680	≤ \$1.0mm	80.00%	70.00%	80.00%	70.00%	80.00%	70.00%	80.00%	70.00%	
	≤ \$1.5mm	80.00%	70.00%	80.00%	70.00%	80.00%	70.00%	80.00%	70.00%	
	≤ \$2.0mm	75.00%	65.00%	75.00%	65.00%	75.00%	65.00%	75.00%	65.00%	
	≤ \$2.5mm	70.00%	60.00%	70.00%	NA	70.00%	NA	70.00%	NA	
	≤ \$3.0mm	NA	NA	NA	NA	NA	NA	NA	NA	
≥660	≤ \$1.0mm	80.00%	70.00%	80.00%	70.00%	80.00%	70.00%	80.00%	70.00%	
	≤ \$1.5mm	75.00%	70.00%	75.00%	70.00%	75.00%	70.00%	75.00%	70.00%	
	≤ \$2.0mm	75.00%	60.00%	70.00%	60.00%	70.00%	60.00%	70.00%	60.00%	
	≤ \$2.5mm	70.00%	NA	65.00%	NA	65.00%	NA	65.00%	NA	
	≤ \$3.0mm	NA	NA	NA	NA	NA	NA	NA	NA	
<b>ITIN Min 680 (680-699 Max LTV 70%)</b>	≥ \$200k - \$1.5mm	80.00%	75.00%	80.00%	70.00%	75.00%	70.00%	75.00%	70.00%	

<b>Assets &amp; Reserves</b>	<ul style="list-style-type: none"> <li>★ Most recent <b>one</b> month bank statement required.</li> <li>★ 100% access letter obtained from all joint owners.</li> <li>★ Gift funds are acceptable for use toward down payment and loan costs. Borrower(s) must contribute at least 5% of the transaction (lower of Purchase Price or appraised Value) from their own funds.</li> <li>★ Stocks/Bond/Mutual Funds - 90% of stock accounts may be considered in the calculation of assets for closing costs and reserves.</li> <li>★ Vested Retirement Account funds – 80% may be considered for closing and/or reserves.</li> <li>★ When bank statements are used, large deposits must be evaluated. Large deposits are defined as a single deposit that exceeds 50% of the total monthly qualifying income for the loan.</li> <li>★ Cash out proceeds may be as reserves.</li> <li>★ Reserves:               <ul style="list-style-type: none"> <li>Loan Amt \$150,000-\$1,000,000: 6 Months PITIA;</li> <li>Loan Amt \$1,000,001 - 2,000,000: 9 months PITIA;</li> <li>Loan Amt &gt;\$2,000,000: 12 months PITIA</li> </ul> </li> </ul>
<b>Appraisal</b>	<ul style="list-style-type: none"> <li>★ Loan amounts ≤ \$1,500,000 = 1 Full Appraisal (ARR, CDA or FNMA CU Risk score of 2.5 or less is required in addition to appraisal)</li> <li>★ Loan amounts &gt; \$1,500,000 or "flip" transaction = Two Full Appraisals</li> </ul>
<b>Credit &amp; Credit Event</b>	<ul style="list-style-type: none"> <li>★ Each Borrower's credit profile must include a minimum of two (2) trade lines within the last twenty-four (24) months that show a twelve (12) month history, or a combined credit profile between Borrower and co-Borrower with a minimum of three (3) tradelines</li> <li>The tradeline requirements can be waived if borrower has 3 credit scores reporting on credit.</li> <li>★ Max Mtg Late 0x30x12. Plz call for price if mortgage late within 24 months.</li> <li>★ Bankruptcy/Foreclosure/Short Sales/Deed-in-Lieu ≥ 3 Years.</li> </ul>
<b>Prepaid Payment Penalty</b>	<p>AAA Lendings permits PPP (Prepayment Penalties) on investment loans only. Here are the specific regulations:</p> <ul style="list-style-type: none"> <li>★ States Where Prepayment Penalties are Not Allowed: AK, KS, MI, NM, OH, PA, MN, MD (Please call for exception)</li> <li>★ States Where Prepayment Penalties are Allowed with Restrictions:               <ul style="list-style-type: none"> <li>RI: Maximum 2% for 12 months</li> <li>IL and NJ: Permitted when vested in an LLC</li> <li>MS: Declining structure only</li> </ul> </li> <li>★ All Other States:               <ul style="list-style-type: none"> <li>Maximum permitted PPP is 5% for 60 months.</li> </ul> </li> <li>★ Prepaid Payment Penalty is the 5% of the amount prepaid.</li> </ul>
<b>Other Requirements</b>	<ul style="list-style-type: none"> <li>★ Delayed Financing is allowed for primary only</li> <li>★ If using business bank statement to qualify the loan, qualifying income is equal to the total monthly business deposits divided by 12 months with the consideration of 50% expense factor, or with CPA Letter/ P&amp;L to support expense factors.</li> </ul>



## CPA Prepared P&L/WVOE

FICO	Loan Amount	Primary Home			Second Home			Investment		
		P	R/T Refi	C/O Refi	P	R/T Refi	C/O Refi	P	R/T Refi	C/O Refi
>=740	<= \$1.0mm	80.00%	80.00%	80.00%	70.00%	80.00%	70.00%			
	<= \$1.5mm	80.00%	75.00%	80.00%	70.00%	80.00%	70.00%			
	<= \$2.0mm	80.00%	75.00%	80.00%	70.00%	80.00%	70.00%			
	<= \$2.5mm	80.00%	70.00%	75.00%	65.00%	75.00%	65.00%			
	<= \$3.0mm	75.00%	65.00%	70.00%	60.00%	70.00%	60.00%			
	<=\$3.5mm	65.00%	NA	60.00%	NA	NA	NA			
>=720	<= \$1.0mm	80.00%	75.00%	80.00%	70.00%	80.00%	70.00%			
	<= \$1.5mm	80.00%	75.00%	80.00%	70.00%	80.00%	70.00%			
	<= \$2.0mm	80.00%	70.00%	80.00%	70.00%	80.00%	70.00%			
	<= \$2.5mm	80.00%	70.00%	75.00%	65.00%	75.00%	65.00%			
	<= \$3.0mm	75.00%	65.00%	70.00%	60.00%	70.00%	60.00%			
	<=\$3.5mm	60.00%	NA	60.00%	NA	NA	NA			
>=700	<= \$1.0mm	80.00%	75.00%	80.00%	70.00%	80.00%	70.00%			
	<= \$1.5mm	80.00%	75.00%	80.00%	70.00%	80.00%	70.00%			
	<= \$2.0mm	80.00%	70.00%	80.00%	70.00%	80.00%	70.00%			
	<= \$2.5mm	75.00%	65.00%	75.00%	65.00%	75.00%	65.00%			
	<= \$3.0mm	70.00%	60.00%	70.00%	60.00%	70.00%	60.00%			
>=680	<= \$1.0mm	80.00%	70.00%	80.00%	70.00%	80.00%	70.00%			
	<= \$1.5mm	80.00%	70.00%	80.00%	70.00%	80.00%	70.00%			
	<= \$2.0mm	75.00%	65.00%	75.00%	65.00%	75.00%	65.00%			
	<= \$2.5mm	70.00%	60.00%	70.00%	NA	70.00%	NA			
	<= \$3.0mm	NA	NA	NA	NA	NA	NA			
>=660	<= \$1.0mm	80.00%	70.00%	80.00%	70.00%	80.00%	70.00%			
	<= \$1.5mm	75.00%	70.00%	75.00%	70.00%	75.00%	70.00%			
	<= \$2.0mm	75.00%	60.00%	70.00%	60.00%	70.00%	60.00%			
	<= \$2.5mm	70.00%	NA	65.00%	NA	65.00%	NA			
	<= \$3.0mm	NA	NA	NA	NA	NA	NA			
ITIN Min 680 (FICO<700,Max LTV 70)	>= \$200k - \$1.5mm	80.00%	75.00%	80.00%	70.00%	75.00%	70.00%			
<b>Assets &amp; Reserves</b>	<ul style="list-style-type: none"> <li>★ Most recent <b>one</b> month bank statement required.</li> <li>★ 100% access letter obtained from all joint owners.</li> <li>★ Gift funds are acceptable for use toward down payment and loan costs. Borrower(s) must contribute at least 5% of the transaction (lower of Purchase Price or appraised Value) from their own funds.</li> <li>★ Stocks/Bond/Mutual Funds - 90% of stock accounts may be considered in the calculation of assets for closing costs and reserves.</li> <li>★ Vested Retirement Account funds – 80% may be considered for closing and/or reserves.</li> <li>★ When bank statements are used, large deposits must be evaluated. Large deposits are defined as a single deposit that exceeds 50% of the total monthly qualifying income for the loan.</li> <li>★ Cash out proceeds may be as reserves.</li> <li>★ Reserves: <ul style="list-style-type: none"> <li>Loan Amt \$150,000-\$1,000,000: 6 Months PITIA;</li> <li>Loan Amt \$1,000,001 - 2,000,000: 9 months PITIA;</li> <li>Loan Amt &gt;\$2,000,000: 12 months PITIA</li> </ul> </li> </ul>									
<b>Appraisal</b>	<ul style="list-style-type: none"> <li>★ Loan amounts ≤ \$1,500,000 = 1 Full Appraisal (ARR, CDA or FNMA CU Risk score of 2.5 or less is required in addition to appraisal)</li> <li>★ Loan amounts &gt; \$1,500,000 or "flip" transaction = Two Full Appraisals</li> </ul>									
<b>Credit &amp; Credit Event</b>	<ul style="list-style-type: none"> <li>★ Each Borrower's credit profile must include a minimum of two (2) trade lines within the last twenty-four (24) months that show a twelve (12) month history, or a combined credit profile between Borrower and co-Borrower with a minimum of three (3) tradelines</li> <li>The tradeline requirements can be waived if borrower has 3 credit scores reporting on credit.</li> <li>★ Max Mtg Late 0x30x12. Plz call for price if mortgage late within 24 months.</li> <li>★ Bankruptcy/Foreclosure/Short Sales/Deed-in-Lieu ≥ 3 Years.</li> </ul>									
<b>Prepaid Payment Penalty</b>	<p>AAA Lendings permits PPP (Prepayment Penalties) on investment loans only. Here are the specific regulations:</p> <ul style="list-style-type: none"> <li>★ States Where Prepayment Penalties are Not Allowed: AK, KS, MI, NM, OH, PA, MN, MD</li> <li>★ States Where Prepayment Penalties are Allowed with Restrictions: <ul style="list-style-type: none"> <li>RI: Maximum 2% for 12 months</li> <li>IL and NJ: Permitted when vested in an LLC</li> <li>MS: Declining structure only</li> </ul> </li> <li>★ All Other States: <ul style="list-style-type: none"> <li>Maximum permitted PPP is 5% for 60 months.</li> </ul> </li> <li>★ Prepaid Payment Penalty is the 5% of the remaining loan balance.</li> </ul>									
<b>Other Requirements</b>	<ul style="list-style-type: none"> <li>★ Delayed Financing is allowed for primary only</li> </ul>									



## Self Prepared P&L / WVOE

<b>Property Type</b>	★1 unit SFR/PUD/Condo, 2-4 Units (Non-warrantable Condo not acceptable)
<b>Citizenship</b>	★U.S. Citizen, Permanent Resident, Non-permanent Resident, Foreign National
<b>Job &amp; Income</b>	<p>★WVOE: (1) WVOE (FNMA Form 1005). (2) VVOE</p> <p>★Self Prepared P&amp;L (Ownership &gt; 25%): (1) Two years of current Business License. (2) for application received on or before 6/30: YTD Profit and Loss Statement and 1 full year of Profit &amp; Loss statement, for application received on or after 7/1: Current YTD Profit and Loss Statement.</p> <p>★Schedule C and 1099 SE borrowers may be considered as self-employed borrowers if confirmed third party verifiable license (e.g realtors, insurance agents, broker) and verbal verification from the employer is provided.</p>
<b>Assets &amp; Reserve</b>	<p>★Primary: 3 months PITIA reserve ★Second/Investment: 6 months PITIA reserve ★Most recent 2 months bank statement required. ★When business assets are used for closing costs, Self-employed borrowers can only use amount corresponding to ownership %. ★IRA/ 401K: able to use 70% (deduct 20% penalties and 10% tax) ★Accept VOD in lieu of 1 month bank statement. ★Gifted funds: NOT allowed for Investment and Foreign National borrowers, gift from trust account is NOT acceptable.</p>
<b>Credit</b>	<p>★Housing: 0x30x12, 2x30x24, 1x60x24 ★Installment/Revolving (Open accts only): 3x30x12, 4x30x24, 1x60x24 ★Bankruptcy: 4 Years ★Charge off of a mortgage account or Short Sale: 2 Years ★Foreclosure: 4 Years ★Judgements, Collection, Charge offs - Seasoning not required but must be paid prior or at closing if amt &gt; than \$250 ★Two tradelines in good standing seasoned for at least 12 months.</p>
<b>Appraisal</b>	<p>★Under \$1.5MM one full appraisal and one automated valuation model (AVM) or desk review. ★AVM/CDA must support the value within no more than 10% below the appraised value. ★Two appraisal reports required when loan amount is over \$1.5MM ★Transferred appraisal not acceptable</p>
<b>Foreign National</b>	<p>★Copy of unexpired passport, valid VISA ★F1 AND F2 type are not allowed ★Borrower must have U.S. address when applying for loan ★Foreign assets (downpayment, closing costs, and reserves) must be transferred to a U.S. account prior to approval. ★Credit Report to be pulled to check if there's any negative history. No Fico score required. ★12 Months PITIA (1% above note rate for 5/6) and DTI Ratio: 38%. ★Self-employed business or Foreign CPA license are to be independently verified ★Asset verification (must be in U.S. banking institutions) ★Automatic payment to be set up. ★All documents must be translated by a certified translator.</p>
<b>Other Requirements</b>	<p>★Fraud Report is required. ★Max Debt-to-Income (DTI) ratio allowed: 43%. ★Non-Arm's Length Transactions: (1) Primary residence only. (2) Borrowers cannot be an owner of a business entity selling the subject property. (3) Borrowers cannot provide services on transaction (closing agent, title agent, appraiser, etc) (4) Gift of equity is permitted (Gift letter must be received) (5) Foreclosure bailout is not allowed. ★No prepayment penalty.</p>



## Prime HELOC

Occupancy	Property Type	Loan Purpose	Max Loan Amount	Max LTV/CLTV	FICO	Max DTI
Primary Home	1 to 4-Unit Warrantable Condo PUD	Purchase Cash Out Refinance	\$500,000	89.99% (Concurrent)	>=680	45.00%
				85% (Standalone)	>=700	
Second Home	1-Unit Warrantable Condo PUD	Purchase Cash Out Refinance	\$500,000	80% (Concurrent)	>=700	45.00%
				80% (Standalone)	>=720	
<b>Eligible Borrowers</b>	<ul style="list-style-type: none"> <li>★ Borrowers must be the same for the first mortgage loan and HELOC (concurrent HELOCs only)</li> <li>★ U.S. citizens</li> <li>★ Permanent resident aliens</li> <li>★ Non-permanent resident aliens</li> <li>★ Non-occupant co-borrowers</li> <li>★ Revocable/"living" trusts are acceptable provided it is established by, and the primary beneficiary is, an individual; for concurrent HELOCs, loans closing in a trust must follow the same trust requirement as the first mortgage</li> </ul>					
<b>Assets</b>	<ul style="list-style-type: none"> <li>★ Concurrent HELOCs: The asset requirements and documentation standards of the first mortgage product will be used for the HELOC; this applies to transactions where the first mortgage is underwritten using an automated underwriting system (AUS) (e.g., Fannie/Freddie loans) as well as first mortgages that are manually underwritten (e.g., jumbo loans).</li> <li>★ Standalone HELOCs: a single deposit that exceeds 50% of the total monthly qualifying income as the large deposits.</li> </ul>					
<b>Job &amp; Income</b>	<ul style="list-style-type: none"> <li>★ Wage-Earner Income: All non-self-employed applicants who receive a W-2 at year end to summarize total earnings – includes hourly, weekly, biweekly, part-time, seasonal, bonus, commission, and tips/gratuity.</li> <li>★ Self-Employed Income: Sole proprietorship, Partnership, Corporations, and S-Corporations</li> <li>★ Other Non-Employment Income: Alimony/Child Support/Maintenance, Unemployment/Public Assistance, Disability/Worker's Compensation, Retirement/Pension, Social Security, Annuity, IRA, Military/VA Benefits, Trust, Interest &amp; Dividend, Inheritance/Guaranteed Income, Note Receivables, Mortgage Differential/COLA &amp; Rental</li> <li>★ Readily Convertible Assets: Bank Deposits, Money Market, Marketable Securities, Mutual Funds, Annuities, and Bonds</li> </ul>					
<b>Appraisal</b>	<ul style="list-style-type: none"> <li>★ The appraisal fee is required to quote with appraisal department.</li> <li>★ Loan amt &gt; \$250k: Standard Full Appraisal Report must be required.</li> <li>★ Loan amt ≤ \$250k (see below for cases requiring a Standard Full Appraisal Report for ≤ \$250,000): 3rd party Collateral Evaluation must be required.</li> <li>★ Full appraisal must be required for properties with any of the following characteristics:               <ol style="list-style-type: none"> <li>(1) Recent Remodel or Extensive Renovations</li> <li>(2) Properties with excess acreage (15+ Acres)</li> <li>(3) Unique design or amenities (Berm/dome/log home or atypical amenities such as private tennis court, multiple outbuildings, etc.)</li> <li>(4) Adequate subject property and/or comparable data is not available.</li> </ol> </li> </ul>					
<b>Ineligible First Lien Types</b>	<ul style="list-style-type: none"> <li>★ (1) CONCURRENT HELOCs               <ul style="list-style-type: none"> <li>• FHA, VA, or USDA mortgages</li> <li>• Construction or renovation loans</li> </ul> </li> <li>★ (2) STANDALONE HELOCs               <ul style="list-style-type: none"> <li>• Land contracts or contracts for deed</li> <li>• Reverse mortgages</li> <li>• Negative amortization loans</li> <li>• Home equity lines of credit or other future advance liens</li> </ul> </li> </ul>					
<b>Other Requirements</b>	<ul style="list-style-type: none"> <li>★ Eligible Transaction Types: (1) Purchase (2) Cash-out refinance</li> <li>★ Qualifying Payment: <math>(\text{Maximum Line Amount} / 240) + \text{Maximum Line Amount} \times (\text{Index} + \text{Margin} + 2.00\%) \times (30 / 365)</math></li> </ul>					



## Expanded HELOC

<b>DU/LP Eligibility</b>	<ul style="list-style-type: none"> <li>★ Standalones (Only HELOC transaction) does not need DU/LP approved, but require manually underwritten.</li> <li>★ Piggyback's (First lien + HELOC/CES) First Mortgage must have DU Approved/Eligible, or LPA Accept, or Approve/Accept/Ineligible due to loan size for non-conforming 1st liens.</li> </ul>
<b>Eligible First Lien Programs</b>	<ul style="list-style-type: none"> <li>★ Fixed Rate fully amortizing Agency / Government eligible.</li> <li>★ Agency ARM with initial fixed term ≥ 5 years.</li> <li>★ Non-Agency Jumbo Fixed and ARM with initial fixed term ≥ 5 years.</li> <li>★ AUS approval required (DU/LP), Approve/Ineligible (due to loan size) required for non-agency 1st liens.</li> <li>★ Interest Only, Negative Amortization, privately held mortgage and other High Risk product features are ineligible.</li> </ul> <p>Standalone: provide current mortgage statement (or CD if recently closed on 1st mtg) and copy of 1st Mortgage Note.</p>
<b>Income Requirements</b>	<ul style="list-style-type: none"> <li>★ Salary Borrower: (1) Piggybacks follow first lien requirements. (2) Standalones: Most recent one month paystub + most recent year W2. (3) Tax transcripts are required when using tax returns for qualifying purposes.</li> <li>★ Self-employed: (1) Piggybacks: follow AUS for tax return requirements. (2) Standalones: 2 yrs tax returns (business and personal) with all schedules, and Year to Date P&amp;L.</li> </ul>
<b>Appraisal Requirements</b>	<ul style="list-style-type: none"> <li>★ Piggybacks: follow FNMA/FHLMC guidelines except the program will not accept appraisal waivers. If AUS permits a value acceptance, then instead provide: Desktop, exterior inspection and/or interior inspection</li> <li>★ Standalones:               <ol style="list-style-type: none"> <li>1) Desktop, exterior inspection and/or interior inspection or;</li> <li>2) FIRREA and USPAP compliant hybrid valuation.</li> </ol> </li> <li>★ For credit limits &gt; \$250,000, a full appraisal with interior &amp; exterior inspection containing color photos is required.</li> <li>★ AVM requirements - completed by Clear Capital with a Confidence Score of 80% or greater and a forecasted standard deviation (FSD) less than or equal to 0.13.</li> <li>★ 1004D Completion Alternatives are ineligible.</li> <li>★ If property is located in a PUD, a HOA statement must be provided</li> </ul>
<b>General Requirements</b>	<ul style="list-style-type: none"> <li>★ Max DTI 43% for loan Limit ≤ \$250,000   34% for loan Limit &gt; \$250,000</li> <li>★ Note Rate + 2% P&amp;I over 30 year amortization as the qualifying rate.</li> <li>★ Assets/Funds to Close/Reserves:               <ol style="list-style-type: none"> <li>(1) Piggybacks: follow first lien requirements.</li> <li>(2) Standalones: no asset verification is required if borrower is receiving cash-out (otherwise provide at least one month liquid asset statements showing sufficient funds to close)</li> </ol> </li> <li>★ Mortgage late: 0x30x24</li> <li>★ Title may not be held in the name of a trust.</li> <li>★ POAs are permitted on purchase transactions only and meet FNMA requirements.</li> <li>★ Eligible Properties:               <ol style="list-style-type: none"> <li>(1) 1 unit Primary Residence: ① SFR / PUD / Townhouse / Rowhome ② Low-rise condominium (Fannie/Freddie Warrantable) ③ High-rise condominium (Fannie/Freddie Warrantable)</li> <li>(2) 1 unit Second Home: SFR / PUD / Townhouse / Rowhome</li> </ol> </li> <li>★ Credit limits: \$250,001-\$300,000 require minimum score of 700 Credit limits: \$300,001-\$350,000 require minimum score of 720 Maximum Credit Limit \$250,000 to 89.99% HCLTV, \$300,000 to 80% HCLTV, \$350,000 to 70% HCLTV on Owner Occupied. Maximum Credit Limit \$250,000 to 80% HCLTV, \$300,000 to 70% HCLTV on Second/Vacation homes.</li> <li>★ When borrower is not on the Note of the First mortgage of the subject property, the PITI must be included in the DTI calculation. The mortgage payment history must be provided.</li> <li>★ Minimum Line/Draw: \$25,000; minimum draw the lesser of \$50,000 or 75% of the line</li> </ul>



## Prime CES(Closed End Second)

Loan Amount	Min FICO	Primary		2nd Home&Investment	
		Full Doc	Bank Stmt	Full Doc	Bank Stmt
<b>\$75,000-\$350,000</b>	>=740	80.00%	80.00%	80.00%	75.00%
	>=720	80.00%	80.00%	80.00%	75.00%
	>=700	80.00%	80.00%	80.00%	70.00%
	>=680	75.00%	75.00%	75.00%	65.00%
	>=660	75.00%	70.00%	70.00%	60.00%
<b>\$350,001-\$450,000</b>	>=740	80.00%	80.00%	80.00%	70.00%
	>=720	80.00%	80.00%	80.00%	70.00%
	>=700	80.00%	75.00%	75.00%	65.00%
	>=680	75.00%	70.00%	70.00%	60.00%
	>=660	75.00%	65.00%	65.00%	55.00%
<b>\$450,001-\$500,000</b>	>=720	80.00%	75.00%	75.00%	65.00%
	>=700	80.00%	70.00%	70.00%	60.00%
	>=680	75.00%	65.00%	65.00%	55.00%
	>=660	70.00%	60.00%	60.00%	50.00%
<b>Agency Companion Option</b>					
<b>\$75,000-\$500,000</b>	>=700	80.00%			
<b>Job &amp; Income</b>	<b>Bank Statement [12 months]</b>	<ul style="list-style-type: none"> <li>★Personal &amp; Business-Combined or Business (12mo.): (1) At least one of the borrowers must be self-employed for at least 2 years (25% or greater ownership); (2) Asset Depletion allowed with Bank Statement documentation; (3) Standard expense factors apply: 50% expense factor.</li> <li>★Personal &amp; Business Separated (12mo.): (1) At least one of the borrowers must be self-employed for at least 2 years (25% or greater ownership); (2) Asset Depletion allowed with Bank statement documentation; (3) Personal used to qualify, 3 months business to show business cash flows in order to utilize 100% of business related deposits in personal account (no expense factor).</li> </ul>			
	<b>Full Doc</b>	<ul style="list-style-type: none"> <li>★Full Doc 2Yr(Standard FNMA Documentation): Income determined per DU findings - OR - W-2 borrowers, W-2 for most recent year and 30 day most recent paystub. Self-employed, 2 years tax returns and YTD P&amp;L</li> <li>★Full Doc 1Yr (W-2 (12mo) / Tax Returns (12mo)) (1) Wage Earner - 1 year most recent W-2 plus 30 days paystubs. (2) Self-Employed - 1 year most recent tax returns plus either: YTD P&amp;L after April 30th or 3 months bank statements verifying cash flow (No P&amp;L)</li> </ul>			
<b>Eligible Borrowers</b>	<ul style="list-style-type: none"> <li>★Borrowers - Eligible for US Citizen, Non-Permanent Resident Alien (with US Credit), Permanent Resident Alien. Ineligible for Non-occupant co-borrowers &amp; entities.</li> <li>★C08 borrowers are ineligible.</li> </ul>				
<b>Property Type</b>	★Property Type - SFR, 2-4 Units(max 75 CLTV OO, 70 CLTV NOO), PUD, Condo-Warrantable(max 75 CLTV OO, 70 CLTV NOO).				
<b>Credit</b>	<ul style="list-style-type: none"> <li>★3 tradelines reporting for 12+ months or 2 tradelines reporting for 24+ months all with activity in the last 12 months.</li> <li>★Agency Companion Option:               <ul style="list-style-type: none"> <li>(1) 2 active tradelines with 24 month history.</li> <li>(2) Active Mortgage/Rental history with 0x30x12 (Reported Institutional mortgage only, no private party rental histories without documentation)</li> <li>(3) Or Active Mortgage history with 0x30x24 (Reported Institutional Mortgage only, no private mortgages)</li> </ul> </li> <li>★Housing Lates - 0x30x12 On all mortgages for all borrowers. Minimum 12 months housing history required.</li> <li>★Credit Event Seasoning - 48 months - Foreclosure, short-sale, deed in lieu, bankruptcy. No multiple events in last 7 years.</li> <li>★Derogatory Credit - Open charge-offs or collections &lt;= \$1,000 per occurrence ok. No delinquent tradelines at closing. Open Medical collections &lt;= \$1000 per occurrence ok.</li> </ul>				
<b>Appraisal Requirements</b>	<ul style="list-style-type: none"> <li>★ A new full appraisal is required.</li> <li>★CDA report is required when no CU score or CU score&gt;2.5.</li> <li>★Declining markets maximum 75% CLTV on Owner Occupied/2nd Home. Maximum 70% CLTV on Non Owner Occupied.</li> </ul>				
<b>General Guideline</b>	<ul style="list-style-type: none"> <li>★Loan amount&lt;=350K, Maximum Combined Liens - \$2.0M. Loan amount &gt; 350K, Maximum Combined Liens - \$2.5M.</li> <li>★Most recent 2 months bank statements required if additional assets are required.</li> <li>★Properties listed for sale in the last 6 months are not eligible.</li> <li>★Loans that do not pass NY Subprime test are ineligible.</li> <li>★Ineligible: Texas Section 50(a)(6) Equity Cash-Out.</li> <li>★1st lien ARMS with &lt; 3 years fixed period remaining qualified on fully indexed payment</li> </ul>				



## DSCR CES(Closed End Second)

Loan Amount	Property Type	FICO	Max CLTV
<b>\$100,000-350,000</b>	<b>SFR/PUD/ 2-4 Units/Condo</b>	720+	75%
		700+	70%
		680+	65%
		660+	60%
<b>\$350,001-500,000</b>		720+	65%
		700+	60%
		680+	55%
		660+	50%
<b>Eligible Borrowers</b>	<ul style="list-style-type: none"> <li>★US Citizens, Permanent Resident Aliens, Non-Permanent Resident Aliens</li> <li>★Foreign Nationals: 700 min FICO, 70% max CLTV</li> </ul>		
<b>Credit</b>	<ul style="list-style-type: none"> <li>★Credit Event (BK,SS,FC,DIL): 48 months and multiple credit events not allowed.</li> <li>★Housing History: Piggyback: 0x30x12; Standalone: 0x30x24.</li> </ul>		
<b>Appraisal Requirements</b>	<ul style="list-style-type: none"> <li>★Full appraisal required.</li> <li>★Transferred appraisals allowed.</li> </ul>		
<b>General Property Requirements</b>	<ul style="list-style-type: none"> <li>★SFR: 600 min sq ft   Condo: 500 min sq ft   2-4 Unit: 400 min sq ft   10 acres max</li> </ul>		
<b>General Guideline</b>	<ul style="list-style-type: none"> <li>★Max Combined loans amount \$2.5M. 1st lien must be \$1 higher than 2nd lien.</li> <li>★Standalone: 6 mos seasoning required on existing first mortgage.</li> <li>★Properties listed for sale ≤ 6 mos ineligible (refis only).</li> <li>★Follow TRID disclosing and wait period requirements.</li> <li>★Allowable points and fees not to exceed the more restrictive of state law or 5.000%, State and Federal High-Cost loans not allowed. Higher Priced Mortgage Loans (HPML) allowed, must comply with all applicable regulatory requirements.</li> <li>★Piggy back loans need full Title policy covering both liens.</li> </ul> <p style="margin-left: 20px;">Standalone loan: ≤ \$250,000 need O &amp; E Property Report or Full Title Policy. &gt; \$250,000 need Full Title Policy</p>		