



| Maximum LTV/CLTVs | | Primary Residence | | |
|-------------------|-----------------|-------------------|---------------------|--------------------|
| Credit Score | Max Loan Amount | Purchase | Rate/Term Refinance | Cash-Out Refinance |
| 720 | \$1MM | 90% | 85% | 80% |
| | \$1.5MM | 90% | 85% | 80% |
| | \$2MM | 85% | 80% | 80% |
| | \$2.5MM | 80% | 75% | 75% |
| | \$3MM | 75% | 70% | 70% |
| | \$3.5MM | 70% | 70% | N/A |
| 700 | \$1MM | 90% | 85% | 80% |
| | \$1.5MM | 90% | 85% | 80% |
| | \$2MM | 85% | 75% | 70% |
| | \$2.5MM | 75% | 70% | 65% |
| | \$3MM | 75% | 70% | 65% |
| | \$3.5MM | 70% | 65% | N/A |
| 680 | \$1MM | 90% | 85% | 75% |
| | \$1.5MM | 85% | 80% | 75% |
| | \$2MM | 80% | 75% | 70% |
| | \$2.5MM | 75% | 70% | 65% |
| | \$3MM | 70% | 65% | 65% |
| 660 | \$1MM | 80% | 80% | 75% |
| | \$1.5MM | 80% | 75% | 75% |
| | \$2MM | 75% | 70% | 65% |
| | \$2.5MM | 70% | 65% | 65% |

| Housing History | Occupancy Restrictions - 2nd Home | Occupancy Restrictions - Investment |
|--|--|--|
| 1 x 30 x 12 | Max LTV /CLTV: | Max LTV /CLTV: |
| Housing Event Seasoning BK/FC/SS/DIL ≥ 48 Months Forbearance, Mod or Deferral: Contact BPM | <ul style="list-style-type: none"> 85% - Purchase 80% - Rate/Term 75% Cash-out Max loan amount: \$2.5MM | <ul style="list-style-type: none"> 85% - Purchase 80% - Rate/Term 75% Cash-out Max loan amount: \$2.5MM |

Declining Markets

If the appraisal report identifies the property as a declining market, the maximum LTV/CLTV is limited to 85% for purchases and 80% for all refinances and the maximum loan amount is limited to \$2MM.

Ineligible locations: Puerto Rico, Guam, & the US Virgin Islands

| Property Listed for Sale | | |
|---|----------|-----------------|
| 3 Months | 6 Months | 12 Months |
| Cashout, OO/2nd: Not Eligible • Cashout, NOO: Min 3yr PPP | | No restrictions |

| General Requirements | |
|----------------------|---|
| Product Type | 30-year fixed; 5/6 ARM (40-year term available when combined with I/O) |
| Interest Only | Min. Credit Score: 660 Max LTV: 90% |
| Loan Amounts | Min. \$150K Max: \$3.5MM |
| Loan Purpose | Purchase, Rate/Term, and Cash Out |
| Occupancy | Primary, Second Home, Investment |
| Property Type | <ul style="list-style-type: none"> Single Family: Attached, Detached 2-4 Units and Condominiums: Max LTV /CLTV 85% Rural: Not eligible <div style="margin-left: 20px;"> Florida Condominiums: A structural inspection is required for projects: <ul style="list-style-type: none"> greater than 5 stories; and over 30 years old (or 25 years if within 3 miles of the coast) Projects with an unacceptable or no inspection are ineligible </div> |
| Acreage | Property up to 20-acres, not meeting the rural definition, eligible. 10 or more acres limited to a max LTV/CLTV 80% |





| General Requirements (Continue) | |
|---|--|
| Max Cash-In-Hand | Unlimited |
| Appraisals | FNMA Form 1004, 1025, 1073 with interior/exterior inspection. Appraisal review product required unless 2 nd appraisal obtained. 2 nd Appraisal required for loans > \$2,000,000. |
| Income Requirements | |
| Full-Doc | <ul style="list-style-type: none"> Wage/Salary: Paystubs, W-2, 1 Year of Tax Returns, IRS Form 4506-C, Verbal VOE Self-Employed: 1 Year of Personal and Business Tax Returns, YTD P&L, 2-month bank statements, IRS Form 4506-C |
| Personal Bank Statements | <ul style="list-style-type: none"> 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. The business bank statements must reflect business activity and transfers to the personal account. |
| Business Bank Statements | <ul style="list-style-type: none"> 12-months of business bank statements. Qualifying income is determined by one of the following analysis methods: <ul style="list-style-type: none"> Fixed Expense Ratio (50%) Expense ratio provided by a 3rd party (CPA, EA, or tax preparer) min ratio of 10% 3rd party prepared Profit & Loss Statement (CPA, EA, or tax preparer) |
| P&L Only <i>No Bank Statements Required</i> | <ul style="list-style-type: none"> 12-month CPA/EA/CTEC/Tax Attorney prepared Profit & Loss Statement Only CPA/EA/CTEC/Tax Attorney must attest they have prepared the borrower's most recent tax return Min. FICO 680 Max Loan Amount \$2.5MM Max LTV /CLTV: 80% Purchase, 75% Refinance R/T, 70% Cash-Out |
| IRS Form 1099 | <ul style="list-style-type: none"> 1-Year 1099 Fixed Expense Ratio of 10% YTD Documentation to support continued receipt of income from same source |
| Asset Utilization | <ul style="list-style-type: none"> Eligible assets divided by 84 to determine a monthly income stream Min Credit Score: 660 |

| Underwriting Requirements | | | |
|---------------------------|--|--|---|
| Credit Score | <ul style="list-style-type: none"> Use credit score of the borrower with the highest qualifying income Middle of 3 scores or lower of 2 | DTI Requirements | <ul style="list-style-type: none"> Max: 50% <ul style="list-style-type: none"> See FTHB guidelines for DTI restrictions |
| Assets | Min. of 30-days asset verification required; any large deposit must be sourced | Reserves | <ul style="list-style-type: none"> LTV ≤ 85%: 6 months of PITIA LTV > 85%: 1 2-months of PITIA Loan Amount > \$1.5M: 9-months of PITIA Loan Amount > \$2.5M: 1 2-months of PITIA Cash out may be used to satisfy requirement |
| Gift Funds | Min contribution: 5% primary, 10% investment | Document Age | 90-days |
| Tradelines | <ul style="list-style-type: none"> Min: 2 reporting 24-months w/ activity in last 1 2- months or 3 reporting 12-months w /recent activity If the primary borrower has three (3) credit scores, the minimum tradeline requirement is waived | Prepayment Penalty – Investment Property Only | <ul style="list-style-type: none"> Prepayment periods up to 5-Years eligible Penalties not allowed in AK, KS, MI, MN, NM, OH, RI, and MS Penalties not allowed on loan vested to individuals in IL and NJ <p>Penalties not allowed on loan amounts less than \$312,159 in PA</p> |

