





	Primary Resid	ences	
Credit Score	Loan Amount	Max I	_TV/CLTV
Credit Score		Full Doc	Alt Doc
740	\$1.0MM	90	90
	\$1.5MM	85	85
	\$2.0MM	85	85
	\$2.5MM	80	80
	\$3.0MM	75	75
	\$3.5MM	65	65
	\$1.0MM	85	85
	\$1.5MM	85	85
720	\$2.0MM	80	80
	\$2.5MM	80	80
	\$3.0MM	75	75
	\$3.5MM	60	60
	\$1.0MM	85	85
	\$1.5MM	85	85
700	\$2.0MM	80	80
	\$2.5MM	75	75
	\$3.0MM	70	70
	\$1.0MM	80	80
680	\$1.5MM	80	80
	\$2.0MM	75	75
	\$2.5MM	70	70
	\$1.0MM	80	80
660	\$1.5MM	75	75
000	\$2.0MM	75	75
	\$2.5MM	70	70
	2nd Home		
Credit Score	Loan Amount	Full Doc	_TV/CLTV Alt Doc
	\$1.0MM	85	85
	\$1.5MM	85	80
	\$2.0MM	80	80
740	\$2.5MM	75	75
	\$3.0MM	70	70
	φυ.υινιινι	10	60
	\$3 5MM	60	
	\$3.5MM	60	
	\$1.0MM	85	85
	\$1.0MM \$1.5MM	85 85	85 80
720	\$1.0MM \$1.5MM \$2.0MM	85 85 80	85 80 80
720	\$1.0MM \$1.5MM	85 85	85 80
720	\$1.0MM \$1.5MM \$2.0MM	85 85 80	85 80 80
720	\$1.0MM \$1.5MM \$2.0MM \$2.5MM	85 85 80 75	85 80 80 75
720	\$1.0MM \$1.5MM \$2.0MM \$2.5MM \$3.0MM	85 85 80 75 70	85 80 80 75 70
720	\$1.0MM \$1.5MM \$2.0MM \$2.5MM \$3.0MM \$3.5MM	85 85 80 75 70 60	85 80 80 75 70 60
	\$1.0MM \$1.5MM \$2.0MM \$2.5MM \$3.0MM \$3.5MM \$1.0MM \$1.5MM	85 85 80 75 70 60 85 85 85	85 80 80 75 70 60 85 80
720	\$1.0MM \$1.5MM \$2.0MM \$2.5MM \$3.0MM \$3.5MM \$1.0MM	85 85 80 75 70 60 85	85 80 80 75 70 60 85



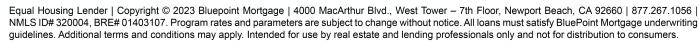






		Homes	
Max LTV/CLTV			TV/CI TV
Credit Score	Loan Amount	Full Doc	Alt Doc
	\$1.0MM	80	80
	\$1.5MM	80	80
680	\$2.0MM	75	75
	\$2.5MM	70	70
	\$1.0MM	80	80
	\$1.5MM	75	75
660	\$2.0MM	70	70
	\$2.5MM	65	65
	Inve	stments	
Creatit Casera		Max L	TV/CLTV
Credit Score	Loan Amount	Full Doc	Alt Doc
	\$1.0MM	85	85
	\$1.5MM	85	80
740	\$2.0MM	80	80
	\$2.5MM	75	75
	\$3.0MM	70	70
	\$1.0MM	85	85
	\$1.5MM	85	80
720	\$2.0MM	80	80
	\$2.5MM	75	75
	\$3.0MM	70	70
	\$1.0MM	85	85
	\$1.5MM	85	80
700	\$2.0MM	80	80
	\$2.5MM	75	75
	\$3.0MM	70	70
	\$1.0MM	80	80
690	\$1.5MM	80	80
680	\$2.0MM	75	75
	\$2.5MM	70	70
	\$1.0MM	80	80
	\$1.5MM	75	75
660	\$2.0MM	70	70
	\$2.5MM	65	65

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Loan Amount	Max LT	V/CLTV
		Alt Doc
		80
		75
		75
		70
		65
		75
		75
		70 70
		65
		75
		75
		70
		65
		60
		70
		70
	65	65
\$2.5MM	60	60
\$1.0MM	70	70
\$1.5MM	70	70
\$2.0MM	60	60
2nd H	omes	
Loon Amount	Max LTV/CLTV	
Loan Amount	Full Doc	Alt Doc
\$1.0MM	75	75
\$1.5MM	75	75
\$2.0MM	70	70
\$2.5MM	65	65
		60
		75
		75
		70
\$2.5MM		65
¢2 01414	60	60
\$3.0MM		
\$3.0MM \$1.0MM	75	75
	75 70	75 70
\$1.0MM \$1.5MM	70	70
\$1.0MM		
	Cash Out         Primary R         Loan Amount         \$1.0MM         \$1.5MM         \$2.0MM         \$2.5MM         \$3.0MM         \$1.5MM         \$2.5MM         \$3.0MM         \$1.0MM         \$1.5MM         \$2.5MM         \$1.0MM         \$1.5MM         \$2.0MM         \$2.0MM         \$2.0MM         \$2.5MM         \$3.0MM         \$1.0MM         \$1.5MM         \$2.5MM         \$3.0MM         \$1.0MM         \$1.5MM         \$2.0MM         \$2.0MM         \$1.0MM         \$1.5MM         \$2.0MM         \$2.0MM         \$2.0MM         \$1.0MM         \$1.5MM         \$2.0MM         \$1.0MM         \$1.0MM         \$1.5MM         \$2.0MM	Full Doc           \$1.0MM         80           \$1.5MM         75           \$2.0MM         75           \$2.5MM         70           \$3.0MM         65           \$1.0MM         75           \$2.5MM         70           \$3.0MM         65           \$1.0MM         75           \$1.5MM         75           \$2.0MM         70           \$2.5MM         70           \$2.5MM         70           \$2.5MM         65           \$1.0MM         75           \$1.5MM         70           \$2.5MM         66           \$3.0MM         60           \$1.0MM         70           \$2.5MM         60           \$1.0MM         70           \$2.5MM         60           \$1.0MM         70           \$2.0MM         60           \$1.0MM         70           \$2.0MM         60           \$1.0MM         75           \$1.5MM         75           \$1.0MM         75           \$2.0MM         60           \$1.0MM         75           \$2.0MM         6

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		Homes	
0		Max LTV/CLTV	
Credit Score	Loan Amount	Full Doc	Full Doc
	\$1.0MM	70	70
680	\$1.5MM	70	70
	\$2.0MM	65	65
	\$1.0MM	70	70
660	\$1.5MM	70	70
	\$2.0MM	60	60
	Inves	stments	
Credit Score	Loan Amount	Max LT Full Doc	V/CLTV Alt Doc
	\$1.0MM	75	75
	\$1.5MM	75	75
740	\$2.0MM	70	70
	\$2.5MM	65	65
	\$3.0MM	60	60
	\$1.0MM	75	75
	\$1.5MM	75	75
720	\$2.0MM	70	70
	\$2.5MM	65	65
	\$3.0MM	60	60
	\$1.0MM	75	75
	\$1.5MM	70	70
700	\$2.0MM	70	70
	\$2.5MM	65	65
	\$3.0MM	60	60
	\$1.0MM	70	70
680	\$1.5MM	70	70
	\$2.0MM	65	65
	\$1.0MM	70	70
660	\$1.5MM	70	70
	\$2.0MM	60	60

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Program Overview		
Housing History	0x30x12	
Credit Event Seasoning	BK/FC/SS/DIL/NOD/Mod: 48+ Months	
Occupancy	Owner Occupied, 2 <sup>nd</sup> Home, Investment	
Product Types	5/6 ARM, 30-Yr. Fixed, 40-Yr. Fixed (IO)	
Interest Only	<ul> <li>30yr and 40yr term available (Fixed or ARM); 10yr IO period</li> <li>Min FICO 700</li> <li>Max LTV/CLTV 85%</li> </ul>	
Loan Amounts	<ul> <li>Min: \$150K</li> <li>Max: \$3.5MM</li> </ul>	
Loan Purpose	Purchase, Rate/Term, and	I Cash Out
First-Time Home Buyer	Interest-only not permitted	
Property Type	<ul> <li>2-4 Units: Max LTV/CLTV 85%</li> <li>Condo: Max LTV/CLTV 85%</li> </ul>	
Cash Out	Max cash-in-hand: • LTV/CLTV >60%: \$750K • LTV/CLTV <=60%: Unlimited	
Appraisals	<ul> <li>2<sup>nd</sup> appraisal required for:         <ul> <li>Loan amounts &gt;\$1.5M</li> <li>HPML property flips</li> </ul> </li> </ul>	
Rural Property	<ul> <li>Investment properties not permitted</li> <li>2<sup>nd</sup> home: 5% LTV reduction</li> <li>Cash out not permitted</li> <li>Max LTV/CLTV 75%</li> </ul>	
	Full	<ul> <li>Wage/Salary: 2 Yrs. W2s or 1040 Tax Returns, YTD Paystub, VVOE, or 1099</li> <li>Self-employed: 2 Yrs. Tax Returns (Business, Personal), K1s, YTD P&amp;L, or 1099</li> </ul>
Income <u>Full Doc</u>	Streamlined	<ul> <li>1 Yr. W2s or 1040 Tax Returns, W2 Transcripts, YTD Paystub, VVOE or 1099</li> <li>Self-employed: 1 Yr. Tax Return (Business, Personal), K1s, YTD P&amp;L</li> </ul>
	Asset Utilization	Qualifying assets, 84-month amortization
	12M Bank Statements	<ul> <li>Personal: 12 months consecutive</li> <li>Business: Expense Ratio (Fixed), Expense Ratio (3<sup>rd</sup> Party), or 3<sup>rd</sup> Party-Prepared P&amp;L</li> </ul>
Income <u>Alt Doc</u>	12M P&L	<ul> <li>CPA/CTEC/EA-Prepared</li> <li>Max 80% LTV</li> <li>Min 660 FICO</li> </ul>
Income Restrictions	Asset Utilization Max LTV/CLTV & Min FICO 700 Cash out not per Primary residence 12M P&L Max LTV/CLTV & Min FICO 660	mitted es only 30%
	Russaint Martagas L 4000 Mag	Revision: 1/29/2024







GOLD

90% Max LTV • Min. FICO 660 • Loan Amounts \$125K - \$3MM • Max DTI 55%

	Program Overview	
Credit Score	Middle of 3 or lower of 2 for primary wage earner	
Tradelines	<ul> <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>Tradeline activity is not required. Eligible tradelines cannot have any derogatory history in previous twenty-four (24) months. Examples of unacceptable tradelines include loans in a deferment period, collection or charged-off accounts, accounts discharged through bankruptcy and authorized user accounts</li> </ul>	
Document Age	90 days	
Reserves	<ul> <li>Loan amount ≤ \$500K: 6 months</li> <li>Loan amount &gt; \$500K-\$1MM: 6 months</li> <li>Loan amount &gt; \$1MM-\$2MM: 9 months</li> <li>Loan amount &gt; \$2MM-\$3.5MM: 12 months</li> <li>Additional 2 months for each additional financed property</li> <li>Cash out may be used for reserves</li> </ul>	
DTI	<ul> <li>50% max DTI</li> <li>50.01% - 55% DTI – Primary Residence, Min FICO 700, Max LTV 80%, No FTHB, and requires 1.5x residual income.</li> </ul>	
Gift Funds	<ul> <li>Not permitted for 2<sup>nd</sup>/NOO &gt; 80% LTV/CLTV</li> <li>Not permitted with Asset Utilization</li> <li>Min borrower contribution: 5% for LTV &gt; 75%</li> </ul>	
Prepayment Penalty – Investment Property Only	<ul> <li>Permitted up to 5 years, subject to applicable laws/regulations</li> <li>Penalty is 5% of the amount prepaid</li> </ul>	
Temporary Buydowns 2-1 and 1-0 <u>Temporary Buydown</u> <u>Calculator</u>	<ul> <li>Eligibility: <ul> <li>Available for principal residences and second homes.</li> <li>Eligible for seller, real estate agent or builder funded subsidies only; borrower funded ineligible.</li> <li>Purchase transactions.</li> <li>30-year fixed rate.</li> </ul> </li> </ul>	
Non-Occupant Co-Borrower	Occupying borrower max 75% DTI 1 Unit Only Primary residences only Max 80% LTV Purchase Rate & Term only 6-month reserves	

