P&L 85%: Primary Residence / Second Home		
Credit Score:	**Loan Amount:**	**Min. - Max LTV/CLTV:**
700	**$1,125,000**	**80.01%–85.00%**

Program Overview	
Credit Event Seasoning	BK / FC / SS / DIL / NOD / Modification: 48+ months
Occupancy	Owner Occupied / Second Home
Product Types	25-Year Fixed / 30-Year Fixed
Interest Only	Not Available
Loan Amounts	Minimum: $250,000 Maximum: $1,125,000
Loan Purpose	Purchase / Rate-and-Term Refinance
Borrower Eligibility	U.S. Citizen / Permanent Resident / Non-Permanent Resident
First-Time Home Buyer	Eligible
Property Type	SFR and Detached PUD Only
Appraisals	• Full appraisal required • Property condition must be C3 or better
Rural Property	Not Eligible
12-Month P&L Only	• No bank statements required • Must be reviewed and signed by a EA, AFSP, CPA, or CTEC ***CTEC Required to have PTIN#***
Credit Score	• 700 Minimum • For multiple borrowers, average of the scores, rounded up
Tradelines	No requirements
Document Age	90 days
Reserves	Not required
Debt-to-Income	50% Max
Gift Funds	Not permitted
Temporary Buydowns	Not permitted
Non-Occupant Co-Borrower	Not permitted
Maximum Seller Concessions	• 3% • 6% if the purchase price is less than or equal to the listed price
Compensation	• Borrower Paid Only • No In-House or Third-Party Processing Fees