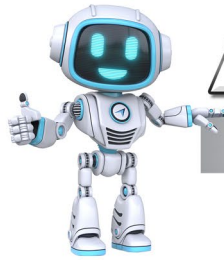


Primary Residences		
Purchase & Rate/Term (1-3 Units)		
Credit Score	Loan Amount	Max LTV/CLTV
720	\$1.0MM	90% (Purchase Only)
680	\$2.0MM	85%
660	\$2.0MM	80%
680	\$2.5MM	
700	\$3.0MM	
700	\$3.5MM	75%
Cash-Out (1-3 Units)		
Credit Score	Loan Amount	Max LTV/CLTV
700	\$1.5MM	80%
720	\$2.0MM	80%
660	\$1.5MM	75%
700	\$2.0MM	75%
720	\$2.5MM	75%
660	\$2.0MM	70%
700	\$2.5MM	70%
720	\$3.0MM	70%
2 nd Homes		
Purchase & Rate/Term		
Credit Score	Loan Amount	Max LTV/CLTV
680	\$1.0MM	85%
720	\$1.5MM	85%
660	\$1.0MM	80%
680	\$2.0MM	80%
700	\$2.5MM	80%
660	\$1.5MM	75%
680	\$2.5MM	75%
Cash Out		
Credit Score	Loan Amount	Max LTV/CLTV
680	\$1.5MM	75%
720	\$2.0MM	75%
660	\$1.5MM	70%
680	\$2.0MM	70%
720	\$2.5MM	70%
660	\$2.0MM	65%

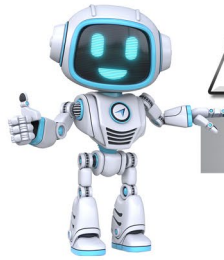




Investments		
Purchase & Rate/Term		
Credit Score	Loan Amount	Max LTV/CLTV
660	\$1.5MM	80%
680	\$2.0MM	80%
700	\$2.5MM	80%
660	\$2.0MM	75%
Cash Out		
Credit Score	Loan Amount	Max LTV/CLTV
680	\$1.5MM	75%
660	\$2.0MM	70%
720	\$2.5MM	70%
<ul style="list-style-type: none"> Condos: Max LTV/CLTV 85% > 85% LTV/CLTV, Min. loan amount \$200K, IO not permitted, FTHBs not permitted > 80% LTV/CLTV, 40-Yr. IO not permitted P&L: Max LTV/CLTV 80% Purchase Max LTV 75% Rate/Term, Max LTV/CLTV 70% Cash Out, Max \$2MM loan amount Non-Warrantable – Max 80% LTV/CLTV 		Asset Utilization <ul style="list-style-type: none"> Primary/2nd home – Max LTV/CLTV 80% Investment – Max LTV/CLTV 65% Cash out – max LTV/CLTV 60%

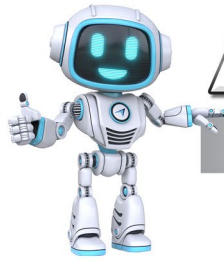
Property Listed for Sale		
3 Months	6 Months	12 Months
OO/2nd or NOO without PPP: Not Eligible		OO/2nd or NOO without PPP, cashout: Not eligible if listed by borrower
NOO w/PPP, cashout: Max LTV 65%		

Program Overview	
Housing History	0x30x12
Credit Event Seasoning	BK/FC/SS/DIL/NOD/Mod: 48+ Months
Occupancy	Owner Occupied, 2 nd Home (1-Unit only), Investment
Product Types	5/6 ARM, 30-Yr. Fixed, 40-Yr. Fixed (IO)
Interest Only	<ul style="list-style-type: none"> 30-Yr. and 40-Yr. term available (Fixed or ARM); 10 Yr. IO period 40-Yr. IO: Max LTV/CLTV 80% 30-Yr. IO: Max LTV/CLTV 85% Min FICO 700 Purchase: Max LTV/CLTV 85% Refinance: Max LTV/CLTV 80%
Loan Amounts	<ul style="list-style-type: none"> Min: \$125K <ul style="list-style-type: none"> LTV/CLTV > 85%: Min loan amount \$200K Max: \$3.5MM
Loan Purpose	Purchase, Rate/Term, and Cash Out
First-Time Home Buyer	<ul style="list-style-type: none"> Max LTV/CLTV 85% Interest-only ineligible



Program Overview (Continued)							
Property Type	<ul style="list-style-type: none"> Condo: Max LTV/CLTV 85% 4 units eligible as investment properties only 						
Cash Out	Max cash-in-hand: <ul style="list-style-type: none"> LTV/CLTV >70%: \$1MM LTV/CLTV ≤ 70%: Unlimited 						
Appraisals	<ul style="list-style-type: none"> 2nd appraisal required for: <ul style="list-style-type: none"> Loan amounts ≥ \$2.0M and LTV/CLTV > 65% HPML property flips 						
Rural Property	<ul style="list-style-type: none"> Investment properties not permitted Primary: Max LTV/CLTV 75% 2nd home: Max LTV/CLTV 70% 						
Income <u>Full Doc</u>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%; text-align: center; padding: 5px;">Full</td> <td style="padding: 5px;"> <ul style="list-style-type: none"> Wage/Salary: 2-Yrs. W2s or 1040 Tax Returns, YTD Paystub, VVOE, or 1099 Self-employed: 2-Yrs. Tax Returns (Business, Personal), YTD P&L, or 1099 </td> </tr> <tr> <td style="text-align: center; padding: 5px;">Streamlined</td> <td style="padding: 5px;"> <ul style="list-style-type: none"> 1-Yr. W2s or 1040 Tax Returns, W2 Transcripts, YTD Paystub, VVOE, or 1099 Self-employed: 1-Yr. Tax Return (Business, Personal), YTD P&L, or 1099 </td> </tr> <tr> <td style="text-align: center; padding: 5px;">Asset Utilization</td> <td style="padding: 5px;"> Lesser of: <ol style="list-style-type: none"> \$1MM in qualified assets OR 1.25x loan amount, but never less than \$450K <ul style="list-style-type: none"> Max LTV/CLTV 80% Investment: Max LTV/CLTV 65% Cash out: Max LTV/CLTV 60% </td> </tr> </table>	Full	<ul style="list-style-type: none"> Wage/Salary: 2-Yrs. W2s or 1040 Tax Returns, YTD Paystub, VVOE, or 1099 Self-employed: 2-Yrs. Tax Returns (Business, Personal), YTD P&L, or 1099 	Streamlined	<ul style="list-style-type: none"> 1-Yr. W2s or 1040 Tax Returns, W2 Transcripts, YTD Paystub, VVOE, or 1099 Self-employed: 1-Yr. Tax Return (Business, Personal), YTD P&L, or 1099 	Asset Utilization	Lesser of: <ol style="list-style-type: none"> \$1MM in qualified assets OR 1.25x loan amount, but never less than \$450K <ul style="list-style-type: none"> Max LTV/CLTV 80% Investment: Max LTV/CLTV 65% Cash out: Max LTV/CLTV 60%
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	Streamlined	<ul style="list-style-type: none"> 1-Yr. W2s or 1040 Tax Returns, W2 Transcripts, YTD Paystub, VVOE, or 1099 Self-employed: 1-Yr. Tax Return (Business, Personal), YTD P&L, or 1099 					
Asset Utilization	Lesser of: <ol style="list-style-type: none"> \$1MM in qualified assets OR 1.25x loan amount, but never less than \$450K <ul style="list-style-type: none"> Max LTV/CLTV 80% Investment: Max LTV/CLTV 65% Cash out: Max LTV/CLTV 60%						
Income <u>Alt Doc</u>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%; text-align: center; padding: 5px;">12-month Bank Statements</td> <td style="padding: 5px;"> <ul style="list-style-type: none"> Personal: 12-months consecutive Business: Expense Ratio (Fixed) or Expense Ratio (3rd Party) </td> </tr> <tr> <td style="text-align: center; padding: 5px;">12-month P&L</td> <td style="padding: 5px;"> <ul style="list-style-type: none"> Must be prepared by CPA, or EA Primary residences only Max LTV 80% Purchase; 75% R&T; 70% Cash out Refinance, Min. 680 FICO \$2MM Max Loan Amount </td> </tr> </table>	12-month Bank Statements	<ul style="list-style-type: none"> Personal: 12-months consecutive Business: Expense Ratio (Fixed) or Expense Ratio (3rd Party) 	12-month P&L	<ul style="list-style-type: none"> Must be prepared by CPA, or EA Primary residences only Max LTV 80% Purchase; 75% R&T; 70% Cash out Refinance, Min. 680 FICO \$2MM Max Loan Amount 		
12-month Bank Statements	<ul style="list-style-type: none"> Personal: 12-months consecutive Business: Expense Ratio (Fixed) or Expense Ratio (3rd Party) 						
12-month P&L	<ul style="list-style-type: none"> Must be prepared by CPA, or EA Primary residences only Max LTV 80% Purchase; 75% R&T; 70% Cash out Refinance, Min. 680 FICO \$2MM Max Loan Amount 						
Credit Score	<ul style="list-style-type: none"> Middle of 3 or lower of 2 <u>for primary wage earner</u> No borrower can have a mid-FICO below 660 First Time Investor Min. FICO 700 						
Tradelines	<ul style="list-style-type: none"> If primary wage earner has three credit scores, the minimum tradeline requirement is waived for all borrowers. Min. 2 tradelines with activity in the last 24 months that show a 12-month history Eligible tradelines cannot have any derogatory history in the previous twenty-four (24) months Current housing not reporting on credit can be considered an open trade if supported by bank records (canceled checks/debits) Authorized user accounts cannot satisfy tradeline requirements 						
Document Age	120 days						
Reserves	<ul style="list-style-type: none"> Full-Doc ≤ 80% – 3 months Full-Doc > 80% – 6 months Alt-Doc – 6 months Cash out may be used for reserves 						
DTI	<ul style="list-style-type: none"> 45% for LTV/CLTV > 85%, 50% for LTV/CLTV ≤ 85% 						
Non-Occupant Co-Borrower	<ul style="list-style-type: none"> Primary residence only, Purchase & rate/term only, 1 unit only 						





Program Overview (Continued)	
Gift Funds	<ul style="list-style-type: none"> • Not permitted for 2nd/NOO • Not permitted with Asset Utilization • Min borrower contribution (documented but not required to use): <ul style="list-style-type: none"> ○ LTV/CLTV > 80%: 10% ○ LTV/CLTV ≤ 80%: 5%
Prepayment Penalty – Investment Property Only	<ul style="list-style-type: none"> • Permitted up to 5 years, subject to applicable laws/regulations • Penalty is 5% of the amount prepaid
Temporary Buydowns 2-1 and 1-0 Temporary Buydown Calculator	Eligibility: <ul style="list-style-type: none"> • Available for principal residences and second homes. • Eligible for seller, real estate agent or builder funded subsidies only; borrower funded ineligible. • Purchase transactions. • 30-year fixed rate. Available on FNMA/FHLMC/FHA and Non-QM
Non-Warrantable Condos – Limited to Two (2)	
Presale	At least 30% of the units must be sold or under a bona fide contract.
Investor Concentration	Up to 70% of units can be tenant occupied.
Commercial Space	Up to 50%
Recreational Leases	Eligible
Single Entity Ownership	A single entity can own up to 30% of units.
Delinquent HOA	Up to 25%
Master Coverage Deductible	Up to 10% allowed
Reserves	<10% replacement, maintenance, and/or deductible.
Mandatory Memberships	Cannot exceed 10% of purchase price
Material Litigation - Structural/functional litigation against developer	Ineligible
Insurance Coverage	Coverage amount less than the full replacement amount is ineligible (Actual Cash Value is not permitted).
Newly Converted - Non-full gut rehabs	Ineligible
Flood Insurance	Projects in a flood zone with no master flood coverage are ineligible. Borrower individual policies are not acceptable.
Project Completion	Project must be 100% complete and HOA turned over