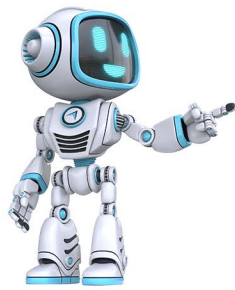


FICO/LTV Eligibility		
FICO	Purchase & R/T	Cash Out
760+	80%	80%
740 – 759	80%	80%
720 – 739	80%	80%
700 – 719	80%	80%
680 – 699	80%	75%
660 – 679	70%	70%

Property Type Max LTV Limits	
Condo - Warrantable	80%
Declining Markets	70%
2-4 Units	80%

Program Overview		
Loan Amount	Min. Amount	\$125,000
	Max Amount	\$3MM
	Minimum Reserve ≤ \$1MM	6 months
	Minimum Reserve >\$1MM	12 months
	> \$2MM	75% Max LTV
	>\$2MM	Min FICO 680
Interest Only (I/O)	Min FICO	680
	Max Amount	\$2MM
	Max LTV	80%
Cash-out	Max Cash-out	\$500,000
	Max Cash-out on LTV ≤ 65%	\$1MM
	Max LTV	80%
	Loan amt >\$1.5MM	Reduce Max LTV by 5%
	Min FICO	660
	I/O	Yes
Debt to Income (DTI)	Max DTI	45%
Investment Prop	Max LTV	75%
Second Home	Max LTV	80%
Asset Utilization	Max LTV	75%
12-month Bank Statements	Max LTV	80%



Program Overview (Continued)		
Credit	Credit Event Seasoning	48 months
	Credit Event Max LTV	80%
	Mortgage History	1 X 30 X 12

Other	
Occupancy	Primary Residence, Second Home and, Investment Property
Property Types	SFR, 2-4 Unit, Condo
Subordinate Financing	Max CLTV equals Max LTV provided above (2nd needs to be with US Institution)
Citizenship	US Citizen, Permanent Resident Alien & Non-Permanent Resident Alien
Appraisal Review	≤ \$1.5MM 1 Appraisal + CDA, > \$1.5MM 2 Appraisals
Prepayment Penalties	Investment Properties Only

Program Products	
30 or 40 Yr Fixed	30 Yr Fully Amortizing; 30 or 40 Yr with 10 Yr I/O Option

Interest Only Terms	
IO Period	Maturity / Amort Term
10 Yr	30 Yr / 20 Yr
10 Yr	40 Yr / 30 Yr