

Eligibility Matrix																
Primary Residence - 1st or 2nd Lien Position			Primary Residence - 3rd Lien Position ²													
Max Loan Amount	Max CLTV ¹	Credit Score Range ¹	Max Loan Amount	Max CLTV	Credit Score Range											
\$ 125,000	75%	640-659	\$ 100,000	70%	680+											
\$ 125,000	80%	660+	\$ 150,000	70%	760+											
\$ 150,000	85%	680+														
\$ 200,000	80%	680+														
\$ 250,000	80%	700-739														
\$ 250,000	85%	740+														
\$ 300,000	80%	740+														
\$ 350,000	75%	740+														
\$ 400,000	75%	760+														
¹ Max 80% CLTV and mix 680 FICO on duplexes																
² Duplexes ineligible																
Terms and Draw Features																
<ul style="list-style-type: none"> Standalone transactions only Full draw required at funding Fixed rate fully amortized loan Additional draw limit is 100% of total line of credit Minimum additional draw amount is \$500 or as required by law Borrower must complete application within 14 days or application is cancelled No prepayment penalties Funds may not be used to pay off existing debt to qualify 			<table border="1"> <thead> <tr> <th>Term</th> <th>Draw Period</th> </tr> </thead> <tbody> <tr> <td>5-Year Fixed (60 months)</td> <td>2 years</td> </tr> <tr> <td>10-Year Fixed (120 months)</td> <td>3 years</td> </tr> <tr> <td>20-Year Fixed (240 months)</td> <td>4 years</td> </tr> <tr> <td>30-Year Fixed (360 months)</td> <td>5 years</td> </tr> </tbody> </table>				Term	Draw Period	5-Year Fixed (60 months)	2 years	10-Year Fixed (120 months)	3 years	20-Year Fixed (240 months)	4 years	30-Year Fixed (360 months)	5 years
Term	Draw Period															
5-Year Fixed (60 months)	2 years															
10-Year Fixed (120 months)	3 years															
20-Year Fixed (240 months)	4 years															
30-Year Fixed (360 months)	5 years															
Details	Key Program Parameters															
Acceptable IDs	Valid Driver's License, State ID, Passport, Passport Card or Permanent Resident Card required															
Borrower Eligibility	<ul style="list-style-type: none"> US Citizens and Permanent Resident Aliens allowed <ul style="list-style-type: none"> One (1) borrower/applicant allowed Borrower must be on title and must be held solely, jointly or in a revocable trust When property is owned jointly, all owners must sign the security instrument as an additional signer 															
Compliance	State and Federal High-Cost loans not allowed															
Credit	<ul style="list-style-type: none"> 60 months seasoning required for major derogatory credit event (BK,SS,FC,DIL) ≥ 60 delinquencies on any tradelines within the last 12 months are not allowed <ul style="list-style-type: none"> Non-medical collections > \$500 are ineligible <ul style="list-style-type: none"> Credit cannot be frozen Valid for 29 calendar days No more than two (2) inquiries allowed with the last three (3) months 															
Debt to Income (DTI)/ Payment to Income (PTI)	<ul style="list-style-type: none"> 50% max DTI, 45 max DTI when subject property is a duplex 30 max PTI 															
Fees	<ul style="list-style-type: none"> Origination fees range between 1.99% & 3.99% Manual notary fee required, as applicable Manual notary required in the following states: AK, AL, AZ (Pima co. only), CA, CT, DC, FL, GA, IL, IN, KS, LA, MA, ME, MI, MN, MO, MS, MT, NC, ND, NH, NM, OH, OK, OR, PA, RI, SD, TN, VA, UT, VT, WA, WY 															
Geographic Restrictions	<ul style="list-style-type: none"> US Territories & following states ineligible: DE, NJ, NY, VT, WV TX allowed with restrictions, refer to Texas HELOC Requirements for details May only be originated by a Broker and/or Loan Officer that is licensed in the state where the subject property is located 															
Homes Listed for Sale	<ul style="list-style-type: none"> Properties listed for sale within 12 months of application eligible, max 80% CLTV Not allowed in Texas 															
Housing History	0x30x6															
Income	<ul style="list-style-type: none"> Income may be a combination of earnings and/or asset depletion Income from spouse may be included for qualifying in community property/homestead states States where dual income is prohibited: CT, GA, HI, IN, ME, MD, MA, NY, OR, PA, RI, UT, VA <ul style="list-style-type: none"> Income is verified directly with borrower's source of choice Income sources borrower can choose from are: Bank accounts, Asset accounts, Paystubs, IRS Tax Filing (extensions not allowed) <ul style="list-style-type: none"> Note: Business accounts are not allowed 															
Lien Position	<ul style="list-style-type: none"> Primary Residences - 1st, 2nd, and 3rd lien position allowed Second Homes & Investment Properties - 1st and 2nd lien position allowed <ul style="list-style-type: none"> Solar liens are included in lien count 															
Minimum Loan Amount	25000, (\$35,000 for Texas)															
Property Type Eligibility	<ul style="list-style-type: none"> Single Family Residences (SFR), Townhomes, Planned Unit Developments (PUD), Condos (mid and high rise), Duplexes <ul style="list-style-type: none"> 1-Unit properties only • Fee simple only Maximum property size allowed is 20 acres, 10 acres max for TX <ul style="list-style-type: none"> 1st lien reverse mortgages ineligible 															
Seasoning	<ul style="list-style-type: none"> Properties purchased within the last 90 days are ineligible Borrowers added to title within 90 days are ineligible 															
Texas HELOC Requirements	<p>Allowed with the following restrictions:</p> <ul style="list-style-type: none"> Primary residence only • 80% max CLTV <ul style="list-style-type: none"> Third lien position not allowed No cash-out lien, open HELOC or previous HELOAN originated within the past 12 months Properties listed for sale within the past 12 months are ineligible <ul style="list-style-type: none"> Properties with title changes require 91 days seasoning <ul style="list-style-type: none"> Maximum property size is 10 acres Property condition report (PCR) with a greater than or equal to average rating required Borrowers are required to go through a 12 day cooling off period before scheduling with the notary <ul style="list-style-type: none"> All notary sessions must occur in a recording office 															
Valuation	Value determined by AVM with acceptable FSD, appraisals are not allowed															
Vesting and Trust Requirements	<ul style="list-style-type: none"> Acceptable forms of vesting are as individuals or in a trust <ul style="list-style-type: none"> Properties vested in LLC/entities are not allowed Revocable trusts only, Certificate of Trust required for properties held in a trust (Trust agreement is not acceptable) Revocable Trust Eligible States: AR, AZ, CA, CO, CT, CE, DC, FL, IA, ID, IL, KS, MA, ME, MI, MS, MN, NH, NV, OR, SC, SD, TN, UT, VA, WA, WY 															