

Eligibility Matrix					Loan Programs					
Occupancy	Property <sup>1,2,3</sup>	Loan Amount	Purchase, Rate/Term Refi - Max LTV/CLTV				Cash-out Refi - Max LTV/CLTV			
			740+	720+	700+	680+	740+	720+	700+	680+
Primary Residence	SFR/2-4 Unit/PUD/Condo	\$ 1,000,000	85%	85%	85%	80%	75%	75%	75%	75%
		\$ 1,500,000	85%	85%	80%	75%	75%	75%	75%	70%
		\$ 2,000,000	85%	80%	75%	75%	75%	75%	70%	70%
		\$ 2,500,000	80%	75%	75%	65%	75%	70%	70%	60%
		\$ 3,000,000	75%	75%	65%	60%	70%	70%	60%	55%
Second Home/ Investment <sup>4</sup>	SFR/2-4 Unit/PUD/Condo	\$ 1,000,000	75%	75%	75%	75%	70%	70%	70%	70%
		\$ 1,500,000	75%	75%	75%	75%	70%	70%	70%	70%
		\$ 2,000,000	75%	75%	75%	75%	70%	70%	70%	70%
		\$ 2,500,000	75%	75%	75%	65%	70%	70%	70%	60%
		\$ 3,000,000	75%	75%	65%	60%	70%	70%	60%	55%

  

<sup>1</sup>5% LTV/CLTV reduction for declining market with > 70% LTV  
<sup>2</sup>80% max LTV/CLTV for 2 Unit and 75% max LTV/CLTV for 3-4 unit  
<sup>3</sup>Florida Condos have the following max LTV/CLTV restriction: Purchase & R/T Refi - 75%, C/O Refi - 65%  
<sup>4</sup>Investment only: All properties located in Baltimore City, MD (and it's neighborhoods) are ineligible

Topics	Requirements
Appraisal	<ul style="list-style-type: none"> <li>&gt; \$2,000,000 Loan Amount: 2 Appraisals - 1st Appraisal to be completed by Preferred AMC, 2nd Appraisal can be from an Approved AMC</li> <li>&gt; \$1,500,000 &amp; ≤ \$2,000,000 Loan Amount: 1 Appraisal completed by Approved AMC   CCA/ARR Required</li> <li>2 Appraisals required only when 1st Appraisal is not completed by Preferred AMC, 2nd Appraisal must be completed by Preferred AMC</li> <li>≤ \$1,500,000 Loan Amount: 1 Appraisal &amp; Secondary Valuation required</li> <li>Secondary Valuation waterfall: ≤ 2.5 CU, Enhanced Desk Review (CCA/ARR), Field Review, Exterior-only Appraisal, 2nd Appraisal</li> <li>Transferred Appraisals allowed</li> </ul>
Compliance	<ul style="list-style-type: none"> <li>Must be QM, Safe Harbor and Rebuttable Presumption permitted</li> <li>Higher Priced Mortgage Loans (HPML) allowed, must comply with all applicable regulatory requirements</li> <li>State and Federal High-Cost loans ineligible</li> </ul>
Credit Event (BK,SS,PFC,FC,DIL,FB,MCO,MOD)	<ul style="list-style-type: none"> <li>4 yrs seasoning (Bankruptcy, Foreclosure, Forbearance, Deed-in-Lieu, Short Sale, Pre-Foreclosure, Mortgage Charge-Off or Loan Modification)</li> <li>Multiple unrelated events not allowed</li> </ul>
Collections/Charge-offs	<ul style="list-style-type: none"> <li>Collections/Charge-offs with aggregate &gt; \$5,000 must be paid</li> <li>Medical charge-offs/collections may remain open (open accounts included in DTI)</li> </ul>
Credit Scores	<ul style="list-style-type: none"> <li>2 scores required</li> <li>Lowest decision score amongst borrowers used</li> </ul>
DTI	45% Max
Eligible Borrowers	<ul style="list-style-type: none"> <li>US Citizens</li> <li>Permanent Resident Aliens</li> <li>Non-Permanent Resident Aliens (Refer to guidelines for eligibility requirements)</li> </ul>
First Time Homebuyer	<ul style="list-style-type: none"> <li>Primary Residence and Investment Properties allowed (Second Homes ineligible), payment shock should not exceed 300%</li> <li>Investment - Purchase or Refinance: Full Doc and Bank Statement income only, 80% max LTV, \$1.5M max loan amount</li> </ul>
Geographic Restrictions	<ul style="list-style-type: none"> <li>US Territories ineligible</li> <li>Texas Cash Out: Owner occupied - 80% max LTV (Texas 50(a)(6))</li> </ul>
Gift Funds	<ul style="list-style-type: none"> <li>Allowed w/5% min buyer own funds</li> <li>100% allowed w/ 10% LTV reduction from max LTV</li> <li>Gift of equity not allowed</li> </ul>
Housing History	<ul style="list-style-type: none"> <li>0x30x24</li> <li>Living rent free not allowed</li> </ul>
Income - Full Doc	<ul style="list-style-type: none"> <li>Wage Earners: Paystub, 1- 2 yrs W-2s</li> <li>Self-Employed: 1-2 yrs personal and business (if applicable) tax returns, P&amp;L</li> </ul>
Income - Personal Bank Statements	<ul style="list-style-type: none"> <li>12 or 24 months personal bank statements plus 2 months business bank statements</li> <li>Qualifying income determined by total eligible deposits from personal bank statements divided by # of months (12/24)</li> <li>Business bank statements to evidence activity supporting business operations &amp; transfers to personal account</li> </ul>
Income - Business Bank Statements	<ul style="list-style-type: none"> <li>12 or 24 months business bank statements. Qualifying income determined by total eligible deposits divided by # of months (12/24) w/ fixed expense factor applied: <ul style="list-style-type: none"> <li>Fixed expense factor 20%-80% (based on business &amp; # of employees)</li> </ul> </li> </ul>
Income - P&L plus 3 mos Bank Statements	<ul style="list-style-type: none"> <li>12 month 3rd party prepared P&amp;L (CPA/licensed tax prof) plus 3 months bank statements</li> <li>P&amp;L Sales/Revenue must be supported by the bank statements</li> <li>Total eligible deposits to be no more than 10% below P&amp;L revenue</li> </ul>
Income - Asset Utilization	<ul style="list-style-type: none"> <li>Eligible assets minus funds used for down payment, closing costs and reserves divided by 60 months = monthly income</li> <li>Residual Assets Method - Covers new subject property debt, all costs, reserves, and all other reported debt (calculated residual assets amount required)</li> </ul>
Interested Party Contributions	<ul style="list-style-type: none"> <li>≤ 80% LTV = 6% Max</li> <li>&gt; 80% LTV = 4% Max</li> </ul>
Max Financed Properties	<ul style="list-style-type: none"> <li>Primary and Second Home - Max 20 financed properties including subject</li> <li>Investment - No limit</li> </ul>
Minimum Loan Amount	\$1 above conforming loan limit
Non-Occ Co-Borrower	Not allowed
Payment Shock	Not to exceed 300% of the borrower's current housing payment unless DTI ≤ 45%
Property Type	SFR, 1-4 Units, PUD, Condo (25 acres max)
Recently Listed Properties	<ul style="list-style-type: none"> <li>Rate/Term: Must be delisted at least one day prior to application</li> <li>Cash-out: Properties listed for sale ≤ 6 mos ineligible</li> </ul>
Refinance - Debt Consolidation	<ul style="list-style-type: none"> <li>Follows R/T Refi FICO</li> <li>80% Max LTV</li> <li>OO Only</li> <li>\$5k max (cash in hand)</li> </ul>
Refinance - Delayed Financing	<ul style="list-style-type: none"> <li>Eligible, property must have been purchased for cash within 6 mos of application date</li> <li>≤ \$1.5M Loan Amount: Program max LTV/CLTV, &gt; \$1.5M Loan Amount: 70% max LTV/CLTV</li> </ul>
Reserves	<ul style="list-style-type: none"> <li>6 mos minimum, cash out proceeds and gift funds ineligible</li> <li>2 mos for each additional financed property (based on subject property PITIA) in addition to standard reserve requirement</li> </ul>
Residual Income	<ul style="list-style-type: none"> <li>Must meet or exceed the family size residual income requirement: Family size of 1 = \$1250/mo, family size of 2 = \$1,500/mo, add \$125 for each additional family member</li> <li>≥ 6 months ownership &amp; &gt; 6 months since a prior cash out</li> <li>&lt; 6 mos seasoning allowed: 1) All borrowers on the original Note at acquisition, or prior cash-out, must be on the current Note, and 2) LTV is based off lesser of purchase price + documented improvements if acquired in the past 6 months or appraised value</li> </ul>
Seasoning - Cash-Out	<ul style="list-style-type: none"> <li>Permitted up to max LTV/CLTV</li> </ul>
Secondary Financing	<ul style="list-style-type: none"> <li>Permitted up to max LTV/CLTV</li> </ul>
Temporary Buydowns	<ul style="list-style-type: none"> <li>2:1 and 1:0</li> <li>30 year fixed, Purchase transactions only</li> <li>1 unit Primary Residence and Second Homes only, Investment not permitted</li> <li>3 tradelines reporting 12 mos with activity in last 12 mos, or</li> <li>2 tradelines reporting for 24 mos with activity in last 12 mos, or</li> <li>1 revolving tradeline reporting for 60 mos with activity in the last 12 mos, or</li> <li>1 installment tradeline reporting for 36 mos with activity in the last 12 mos</li> </ul>
Tradeline Requirements	<p>If primary wage earner has 3 credit scores reporting, the minimum tradeline requirement is met</p> <p>If the primary wage earner has less than 3 credit scores, each borrower must meet the minimum tradeline requirement</p> <p>NOTE: Borrower's credit scores primarily based on thin credit—such as authorized user accounts, self-reported accounts, or recently opened accounts with limited activity—must still meet one of the standard tradeline requirements</p>
Underwriting	<ul style="list-style-type: none"> <li>Manual underwriting required</li> <li>Where silent, defer to FNMA Selling Guide for requirements</li> </ul>
Product Restrictions (Not Permitted)	
<p><b>Borrowers</b></p> <ul style="list-style-type: none"> <li>Blind Trusts</li> <li>Foreign Nationals</li> <li>Irrevocable Trusts</li> <li>ITIN</li> <li>Land Trusts</li> <li>Less than 18 years old</li> <li>LLCs, LPs, Corporations</li> <li>Life Estates</li> <li>Non-Occupant Co-Borrowers</li> <li>Qualified Personal Residence Trusts</li> </ul>	<p><b>Real Estate Trusts</b></p> <ul style="list-style-type: none"> <li>Trust Estates</li> <li>With diplomatic immunity</li> <li>Without a social security number</li> </ul>
<p><b>Property Types</b></p> <ul style="list-style-type: none"> <li>Agricultural zoned properties</li> <li>Assisted living facilities</li> <li>Barndominiums</li> <li>Bed and Breakfast</li> <li>Boarding homes</li> <li>Container homes</li> <li>Commercial properties</li> <li>Condo hotels and condotels</li> <li>Condominium conversions</li> <li>Condos with HOAs in litigation</li> <li>Co-Ops</li> <li>Domes or geodesic domes</li> <li>Dwelling w/more than 4 units</li> <li>Earth or Berm homes</li> <li>Factory built housing</li> <li>Hawaii properties in lava zones 1 or 2</li> <li>Homes on Native American lands</li> <li>Houseboats</li> <li>Income producing properties</li> <li>Land development properties</li> <li>Leasehold properties</li> </ul>	<p><b>Transactions</b></p> <ul style="list-style-type: none"> <li>Bridge loans</li> <li>Builder/Seller bailout</li> <li>Escrow holdbacks</li> <li>Foreclosure bailout</li> <li>Illinois Land trust</li> <li>Interest only loan</li> <li>Income produced, or in relation to, cannabis, hemp</li> <li>Reverse 1031 exchange</li> <li>Section 32 or High Cost Loan</li> <li>Multiple property payment skimming</li> <li>Non-QM loan</li> <li>Property with a PACE loan</li> <li>Refinancing of subsidized loan</li> <li>Reverse 1031 exchange</li> <li>Section 32 or High Cost Loan</li> <li>Single closing construction to perm refinance</li> <li>Straw borrowers</li> </ul>
<ul style="list-style-type: none"> <li>Log homes</li> <li>Manufactured or mobile homes</li> <li>Mixed use</li> <li>Non-Warrantable Condos</li> <li>Projects that offer unit rentals daily, weekly or monthly</li> <li>Properties &gt; 25 acres</li> </ul>	<ul style="list-style-type: none"> <li>Property not accessible by roads</li> <li>Properties not suitable for year-round occupancy</li> <li>Properties offering individuals room leases (Single Room Occupancy (SRO), PadSplits, etc.)</li> <li>Properties with PACE obligations</li> <li>Properties with deed or resale restrictions (age-related allowed)</li> <li>Properties with UCC filings</li> <li>Row Homes in Baltimore City, MD</li> <li>Rural Properties</li> <li>Stilt homes</li> <li>Unique properties</li> <li>Vacant land</li> </ul>