

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

**Cash In Hand Limits**

- ≤65% LTV: \$1.5M max, unlimited with qualifying criteria\*
- > 65% - ≤ 75% LTV & ≥ 700 FICO: \$1.5M max
- > 65% - ≤ 75% LTV & < 700 FICO: \$1.0M max
- > 75% LTV: \$500k max
- \* Unlimited: ≥ 720 FICO, 0x30x12, primary residence only

  

Topics	Requirements
<b>Appraisal</b>	<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/CDA/CVA) Field Review, Exterior-only Appraisal, 2nd Appraisal</li> <li>• Transferred Appraisals allowed</li> </ul>
<b>Compliance</b>	<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>
<b>Credit Event (BK,SS,PFC,FC,DIL,FB,MCO,MOD)</b>	<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>
<b>Collections/Charge-offs</b>	<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>
<b>Credit Scores</b>	<ul style="list-style-type: none"> <li>• 2 scores required</li> <li>• Lowest decision score amongst borrowers used</li> </ul>
<b>DTI</b>	45% Max
<b>Eligible Borrowers</b>	<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>
<b>First Time Homebuyer</b>	<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>
<b>Geographic Restrictions</b>	<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>
<b>Gift Funds</b>	<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>
<b>Housing History</b>	<ul style="list-style-type: none"> <li>• 0x30x24</li> <li>• Living rent free not allowed</li> </ul>
<b>Income - Full Doc</b>	<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>
<b>Income - Personal Bank Statements</b>	<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>
<b>Income - Business Bank Statements</b>	<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>
<b>Income - P&amp;L plus 3 mos Bank Statements</b>	<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>
<b>Income - Asset Utilization</b>	<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>
<b>Interested Party Contributions</b>	<ul style="list-style-type: none"> <li>• ≤ 75% LTV = 9% Max</li> <li>• &gt; 75% LTV = 6% Max</li> </ul>
<b>Max Financed Properties</b>	<ul style="list-style-type: none"> <li>• Primary and Second Home - Max 20 financed properties including subject</li> <li>• Investment - No limit</li> </ul>
<b>Minimum Loan Amount</b>	\$1 above conforming loan limit
<b>Non-Occ Co-Borrower</b>	Not allowed
<b>Payment Shock</b>	Not to exceed 300% of the borrower's current housing payment unless DTI ≤ 45%
<b>Property Type</b>	SFR, 1-4 Units, PUD, Condo (25 acres max)
<b>Recently Listed Properties</b>	<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>
<b>Refinance - Debt Consolidation</b>	<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>
<b>Refinance - Delayed Financing</b>	<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>
<b>Reserves</b>	<ul style="list-style-type: none"> <li>• 6 mos minimum, cash out proceeds and gift funds ineligible</li> </ul>
<b>Residual Income</b>	<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>
<b>Seasoning - Cash-Out</b>	<ul style="list-style-type: none"> <li>Permitted up to max LTV/CLTV</li> </ul>
<b>Secondary Financing</b>	<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>
<b>Temporary Buydowns</b>	<ul style="list-style-type: none"> <li>If primary wage earner has 3 credit scores reporting, the minimum tradeline requirement is met</li> <li>If the primary wage earner has less than 3 credit scores, each borrower must meet the minimum tradeline requirement</li> <li>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</li> </ul>
<b>Tradeline Requirements</b>	<ul style="list-style-type: none"> <li>• Manual underwriting required</li> <li>• Where silent, defer to FNMA Selling Guide for requirements</li> </ul>
<b>Underwriting</b>	<ul style="list-style-type: none"> <li>• Manual underwriting required</li> <li>• Where silent, defer to FNMA Selling Guide for requirements</li> </ul>
<b>Product Restrictions (Not Permitted)</b>	
<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, LLPs, 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>