

Loan Amount	Reserves	Max DTI	FICO	Full Doc		Alt Doc*				DSCR	
				Purch-R/T	Cash Out	Purch-R/T	Cash Out	Purch-R/T	Cash Out	Purch-R/T	Cash Out
\$100,000 - 1,500,000	3mo	50%	720	80%	75%	75%	70%	75%	70%	80%	75%
			700	80%	70%	75%	70%	75%	70%	80%	70%
			680	80%	70%	75%	70%	75%	70%	80%	70%
			660	80%	70%	75%	65%	-	-	75%	65%
			640	75%	65%	70%	60%	-	-	75%	65%
			620	75%	65%	70%	60%	-	-	65%	60%
			600	70%	60%	-	-	-	-	60%	55%
\$1,500,001 - 2,500,000	9mo	50%	720	70%	65%	70%	65%	70%	65%	70%	65%
			700	70%	65%	70%	65%	70%	65%	70%	65%
			680	70%	65%	70%	65%	70%	65%	70%	65%
			660	65%	60%	65%	60%	-	-	65%	60%
			640	65%	60%	65%	60%	-	-	65%	60%
			620	-	-	-	-	-	-	60%	55%
			600	-	-	-	-	-	-	50%	45%
\$2,500,001 - 3,000,000	12mo	50%	720	60%	55%	60%	55%	60%	55%	60%	55%
			700	60%	55%	60%	55%	60%	55%	60%	55%
			680	60%	55%	60%	55%	60%	55%	60%	55%
			660	60%	55%	60%	55%	-	-	60%	55%
			640	60%	55%	60%	55%	-	-	60%	55%
			620	-	-	-	-	-	-	50%	45%
			600	-	-	-	-	-	-	45%	40%

* **Alt Doc** Refer to additional program requirements for Alt Doc Options
 ** **Option 7** Refer to additional program requirements for Options 7 (Reserves min 9mo for Option 7)

Products											
Type	Product Code	Doc Type	Qual Rate	Margin	Floor	Index	Caps	I/O Period	Amort Term	Final Maturity	
3/1	IP30A31	9-10	Note Rate***	Refer to Rate Sheet	Margin	1yr LIBOR	2/2/5	-	30yr	30yr	
3/1 30yr IO	IP30A31IO	9-10						10yr	20yr	30yr	
5/1	IP30A51	1-7, 9-10						-	30yr	30yr	
5/1 30yr IO	IP30A51IO	1-7, 9-10						10yr	20yr	30yr	
5/1 40yr IO	IP40A51IO	1-7, 9-10						10yr	30yr	40yr	
7/1	IP30A71	1-7, 9-10					-	30yr	30yr		
7/1 30yr IO	IP30A71IO	1-7, 9-10					5/2/5	10yr	20yr	30yr	
7/1 40yr IO	IP40A71IO	1-7, 9-10					10yr	30yr	40yr		
30yr Fixed	IP30F	1-7, 9-10					-	30yr	30yr		
40yr Fixed IO	IP40FIO	1-7, 9-10					-	10yr	30yr	40yr	

*** See "Qualifying Payment" details for DSCR Qualification Details

Documentation Types			
Option	Type	Name	Detail
1	Full	Full Doc	Standard FNMA Documentation
2	Full	Full Doc W-2	W-2 (12mo) or Tax Returns (12mo)
3	Alt	Bank Statement	Bank Statement (24mo, 12mo)
4	Alt	Bank Statement Plus	Bank Statement + Asset Statement (24+2mo, 12+2mo) [Asset Amortization]
5	Alt	Bank Statement P&L	Bank Statement + P&L (3+24mo, 2+12mo) [CPA, CTEC, EA]
6	Alt	Asset Qualifier	Asset Statement (6mo)
7	Alt	P&L Only	P&L (12mo) [CPA, CTEC, EA]
9	DSCR	DSCR	Investor DSCR ≥ 1.00
10	DSCR	DSCR Limited	Investor DSCR < 1.00 (No Min DSCR)

Credit					
Housing Lates	Max	0x30x12	1x30x12	0x60x12	
Seasoning	FC	Min	48mo	36mo	24mo
	SS/DIL	Min	48mo	36mo	24mo
	BK 7*	Min	48mo	36mo	24mo
	BK 13*	Min	48mo	36mo	Discharge
Residual Income	DTI > 43%	Per VA or \$2,500 + \$150/dependent			
Cash-Out	Max	\$2,000,000			

* **BK** Discharge or Dismissal for Ch 7; Discharge for Ch 11/13

Overlays	
Occupancy	Maximum LTV
First Time Investor (DSCR)	5% reduction (680 Min FICO)
Unleased Properties (DSCR Refi Only)	5% reduction
No DSCR (Option 10)	5% reduction
Foreign National	70% (w/o US credit) 75% (w/ US credit)
Property Type	Maximum LTV
	Purch & R/T Cash Out
Non-Warrantable Condo	75% 70%
Modular	70% 65%
Expanded DTI (50.01-55.00)	Restrictions
Fico	Min 680
LTV	Max 75%
Additional Reserves	+ 3mo (max 12)

Option 1	Full Doc	Standard FNMA Documentation	<ul style="list-style-type: none"> Alternative Loan Review Form (Exhibit F) or DU Ineligible finding is required at time of submission Credit and Income determined per DU findings
Option 2	Full Doc W-2	W-2 (12mo) or Tax Returns (12mo)	<ul style="list-style-type: none"> Alternative Loan Review Form (Exhibit F) or DU Ineligible finding is required at time of submission Wage Earner - 1 year most recent W-2 or 1 year tax returns plus 30 days paystubs Self-Employed - 1 year most recent tax returns plus either: <ul style="list-style-type: none"> YTD P&L 3 months bank statements verifying cash flow (No P&L)
Option 3	Bank Statement	Bank Statement (24mo, 12mo)	<ul style="list-style-type: none"> Personal & Business Combined or Business (12mo or 24mo): <ul style="list-style-type: none"> 50% expense factor will apply. <ul style="list-style-type: none"> If business operates <50% expense factor, a letter from CPA, CTEC (California Tax Education Council), or EA (Enrolled Agent) stating amount required No P&L required No 4506-T/tax transcripts/tax returns Excessive NSFs may cause loan to be ineligible At least one of the borrowers must be self-employed for at least 2 years (25% or greater ownership) Personal & Business Separated (12mo or 24mo): <ul style="list-style-type: none"> Personal used to qualify, 3 months business to show business cash flows in order to utilize 100% of business related deposits in personal account (no expense factor) No P&L required No 4506-T/tax transcripts/tax returns Excessive NSFs may cause loan to be ineligible At least one of the borrowers must be self-employed for at least 2 years (25% or greater ownership)
Option 4	Bank Statement Plus	Bank Statement (24mo, 12mo) + Asset Statement (2mo) [Asset Amortization]	<ul style="list-style-type: none"> Refer to Option 3 for bank statement income documentation and qualification Asset amortization used for additional qualifying income
Option 5	Bank Statement P&L	Bank Statement + P&L (3+24mo, 2+12mo) [CPA, CTEC, EA]	<ul style="list-style-type: none"> Business or Personal (3mo or 2mo): <ul style="list-style-type: none"> 24 month CPA, CTEC (California Tax Education Council), or EA (Enrolled Agent) prepared P&L with 3 months most recent bank statements 12 month CPA, CTEC (California Tax Education Council), or EA (Enrolled Agent) prepared P&L with 2 months most recent bank statements No 4506-T/tax transcripts/tax returns Excessive NSFs may cause loan to be ineligible At least one of the borrowers must be self-employed for at least 2 years (25% or greater ownership)
Option 6	Asset Qualifier	Asset Statement (6mo)	<ul style="list-style-type: none"> Most recent 6 months asset documentation verified by: cash in bank (100%); stocks, bonds, and/or mutual funds (90%); IRAs, 401K, and/or retirement accts (80%) Employment or income on 1003 not required. If not disclosed, please enter "Not applicable to this loan." Allowable assets minus (loan amount + closing costs/prepays) = residual assets Residual assets must be more than the required funds to cover all other debt for 60 months plus required reserves
Option 7	P&L Only	P&L (12mo) [CPA, CTEC, EA]	<ul style="list-style-type: none"> At least one of the borrowers must be self-employed for at least 2 years (25% or greater ownership) A letter from the CPA, CTEC (California Tax Education Council) or EA (Enrolled Agent) stating that the CPA/CTEC/EA prepared the most recent 2 years of business tax return filing, and indicating the business name, borrower's name, and percentage of business ownership by the borrower CPA/CTEC/EA signed/prepared P&L statement(s) and/or business tax returns are required
Option 9	DSCR	Investor DSCR	<ul style="list-style-type: none"> Interest Only: DSCR (Gross Rents / ITIA) Qualifying ratios based on Note Rate Initial Interest Only payment (ITIA) Full Amortization: DSCR (Gross Rents / PITIA) Qualifying ratios based on Note Rate (PITIA) No vacancy factor 100% of gross monthly rent divided by PITIA of subject property must be greater than or equal to 1.0
Option 10	DSCR Limited	Investor DSCR < 1.00 (No Minimum DSCR)	<ul style="list-style-type: none"> Interest Only: DSCR (Gross Rents / ITIA) Qualifying ratios based on Note Rate Initial Interest Only payment (ITIA) Full Amortization: DSCR (Gross Rents / PITIA) Qualifying ratios based on Note Rate (PITIA) No vacancy factor Prepayment penalty required. Must be in compliance with the terms and limitations of the applicable state or federal law

Appraisal	<ul style="list-style-type: none"> • ≤ \$1,500,000 = 1 Full Appraisal (ARR, CDA or FNMA CU Risk score of 2.5 or less is required in addition to appraisal) • > \$1,500,000 = Two Full Appraisals • See guidelines for details 																								
Assets	<ul style="list-style-type: none"> • Assets sourced or seasoned for two months unless utilizing assets to document income (6 months) • Gift funds are acceptable for use toward down payment and loan costs • See guidelines for details 																								
Cash-Out	<ul style="list-style-type: none"> • Cash-out may be counted toward reserve requirement. • See guidelines for details 																								
Compliance	<ul style="list-style-type: none"> • Impounds required on LTV > 80% or HPML loans unless otherwise specified by applicable state law • Fully documented Ability to Repay including Borrower Attestation • No Section 32 or state high cost • Points and Fees max 5% limit • Loans must comply with all applicable federal and state regulations 																								
Credit	<ul style="list-style-type: none"> • 3 tradelines reporting for 12+ months or 2 tradelines reporting for 24+ months all with activity in the last 12 months 																								
First Time Investor	<ul style="list-style-type: none"> • Any borrower who has not owned at least one investment property for a minimum of 12 months at any time within the most recent 36 months • Must have housing history 																								
Foreign National	<ul style="list-style-type: none"> • Eligible for Option 1,2,6,9,10 • Qualify at 660 FICO • Maximum \$1,000,000 Loan Amount • Minimum 12 months reserves • Maximum LTV/CLTV: 75% with qualifying US Credit • Maximum LTV/CLTV: 70% with qualifying Foreign Credit (no established US Credit/FICO) 																								
Ineligible States	<ul style="list-style-type: none"> • NY No Interest-Only when using New York Consolidation, Extension and Modification Agreement • TX No Interest-Only when using Texas Section 50(a)(6) Equity Cash-Out transactions 																								
Interest Only	<table border="0"> <tr> <td>• 3/1 30yr ARM</td> <td>3yr Fixed</td> <td>10yr I/O</td> <td>20yr Full Amortization after I/O Period</td> </tr> <tr> <td>• 5/1 30yr ARM</td> <td>5yr Fixed</td> <td>10yr I/O</td> <td>20yr Full Amortization after I/O Period</td> </tr> <tr> <td>• 5/1 40yr ARM</td> <td>5yr Fixed</td> <td>10yr I/O</td> <td>30yr Full Amortization after I/O Period</td> </tr> <tr> <td>• 7/1 30yr ARM</td> <td>7yr Fixed</td> <td>10yr I/O</td> <td>20yr Full Amortization after I/O Period</td> </tr> <tr> <td>• 7/1 40yr ARM</td> <td>7yr Fixed</td> <td>10yr I/O</td> <td>30yr Full Amortization after I/O Period</td> </tr> <tr> <td>• 40yr Fixed</td> <td></td> <td>10yr I/O</td> <td>30yr Full Amortization after I/O Period</td> </tr> </table>	• 3/1 30yr ARM	3yr Fixed	10yr I/O	20yr Full Amortization after I/O Period	• 5/1 30yr ARM	5yr Fixed	10yr I/O	20yr Full Amortization after I/O Period	• 5/1 40yr ARM	5yr Fixed	10yr I/O	30yr Full Amortization after I/O Period	• 7/1 30yr ARM	7yr Fixed	10yr I/O	20yr Full Amortization after I/O Period	• 7/1 40yr ARM	7yr Fixed	10yr I/O	30yr Full Amortization after I/O Period	• 40yr Fixed		10yr I/O	30yr Full Amortization after I/O Period
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Prepay Penalty Option	<ul style="list-style-type: none"> • Prepayment penalty must be in compliance with the terms and limitations of the applicable state or federal law • The 3yr prepayment penalty has an option for 1yr hard / 2yr soft. The soft penalty is exercised only if the loan is refinanced prior to the end of the 2yr soft prepayment period 																								
Property Types	<ul style="list-style-type: none"> • SFR • PUD • D-PUD • 2-4 unit • Condominium • Non-Warrantable Condominium • Modular • Townhouse • Rowhouse 																								
Qualifying Payment	<ul style="list-style-type: none"> • Full Amortization (DTI): Qualifying ratios based on Note Rate (PITIA) • Interest Only (DTI): Qualifying ratios based on Note Rate (PITIA), fully amortized payment on remaining term after I/O period • Full Amortization (DSCR): Qualifying ratios based on Note Rate (PITIA) • Interest Only (DSCR): Qualifying ratios based on Note Rate Initial Interest Only payment (ITIA) 																								
Residual Income	<ul style="list-style-type: none"> • Required on DTI > 43% only • Per VA or \$2,500 plus an additional \$150/dependent • VA Residual Income Calc per VA Form #26-6393 and VA Residual Income Tables in VA Lending Manual Chapter 4.9 																								
Seller Concessions / IPC	<ul style="list-style-type: none"> • All LTVs maximum of 2% 																								
Subordinate Financing	<ul style="list-style-type: none"> • CLTV max = LTV max 																								