

Doc Type		24 Month Full Documentation and 12/24 Month Bank Statement					
Loan Amount	Min FICO	Primary			Second Home/Investment		
		Purchase	R/T Refi	C/O Refi	Purchase	R/T Refi	C/O Refi
\$4,000,001 - \$5,000,000	740	65%	60%	55%	65%	60%	50%
	720	65%	55%	55%	65%	55%	50%
	700	65%	50%	50%	60%	50%	50%

Full Doc and Bank Statement

Credit Requirement	<ul style="list-style-type: none"> 0x30x24 Housing History 48 Months from Housing Event All borrowers must have a minimum <u>700</u> FICO 	Reserves	<ul style="list-style-type: none"> 18 Months
Eligible Borrowers	<ul style="list-style-type: none"> US Citizen Permanent Resident Alien 	Business Bank Statement Income	<ul style="list-style-type: none"> FIXED EXPENSE RATIO NOT AVAILABLE Expense Factor Letter (CPA or EA Only) Profit and Loss Statement (CPA or EA Only)
Property Type Overlays	<ul style="list-style-type: none"> Non-Warrantable Condo: Not permitted Rural: Not permitted 	DTI	<ul style="list-style-type: none"> 43% Max
Max Cash In Hand	<ul style="list-style-type: none"> \$1,500,000 Cash out proceeds <u>cannot</u> be used for reserves 	Interest Only	<ul style="list-style-type: none"> Permitted, no restrictions

CREDIT

Housing History	<ul style="list-style-type: none"> • 0x30x12 for all borrowers • Borrowers living rent-free or with incomplete housing history: <ul style="list-style-type: none"> ○ Not eligible
Housing Event Seasoning	<ul style="list-style-type: none"> • ≥ 48 months • Multiple housing events not permitted within the past seven (7) years
Minimum Credit Score	<ul style="list-style-type: none"> • All borrowers must have a 700 FICO or greater.

BORROWERS

Eligible Borrowers	<ul style="list-style-type: none"> • US Citizen • Permanent Resident Alien
Ineligible Borrowers	<ul style="list-style-type: none"> • Non-Permanent Resident Alien (including DACA/Asylum) • ITIN • Foreign National • Any form of a trust • Non-Occupant Co-Borrowers
Financed Properties Limitation	<ul style="list-style-type: none"> • No limit
Residual Income Requirement	<ul style="list-style-type: none"> • Minimum: \$2,500 <ul style="list-style-type: none"> ○ Additional \$250 for the first dependent, \$125 for each additional dependent • Exemption: Not calculated for investment transactions
Payment Shock	<ul style="list-style-type: none"> • Primary Residence (LTV $\leq 65\%$): Payment shock not calculated. • Primary Residence (LTV $> 65\%$): 300% max • Exemptions: Payment shock not considered for borrowers who own their home free and clear, live rent-free, or for second homes and investment properties.

PROPERTY

Cash Out Listing Seasoning	<ul style="list-style-type: none"> • Six (6) months
Declining Markets	<ul style="list-style-type: none"> • Not permitted
Eligible Property Types	<ul style="list-style-type: none"> • SFR • PUD • Townhomes • 2-4 Units • Warrantable Condo
Ineligible Property Types	<ul style="list-style-type: none"> • Properties greater than 10 acres • Non-Warrantable Condo • Agricultural Zoning • Manufactured Homes • Modular Homes • 2-4 Units with ADU(s) • Unique Properties • Condotel • Leasehold Properties • Rural
Non-Arm's Length Transactions	<ul style="list-style-type: none"> • Not permitted

INCOME

Full Documentation

Wage Earners	<ul style="list-style-type: none"> • Paystubs, W-2, tax transcripts or IRS Form 4506-C • Verbal VOE required within 30 days of Note Date
Self Employed	<ul style="list-style-type: none"> • 1 or 2 Years of Personal and Business Tax Returns, YTD P&L, IRS Form 4506-C, 2 months of most recent bank statements • Verbal VOE required within 30 days of the Note Date

Bank Statements	
Personal Bank Statements	<ul style="list-style-type: none"> • Gross Qualifying Income – Calculated as the 12- or 24-month average of eligible deposits. 100% of eligible deposits from borrower's business may be used for income. • Business Bank Statements – Two (2) months required. <ul style="list-style-type: none"> ◦ Must show activity supporting business operations and transfers to the personal account used for qualification.
Fixed Expense Ratio	<ul style="list-style-type: none"> • Not permitted
Expense Factor Letter	<ul style="list-style-type: none"> • Gross Qualifying Income – Calculated as the 12- or 24-month average of eligible deposits, multiplied by 100% less the expense factor provided by the qualified tax preparer. • Preparer Credentials: Must be prepared by a Certified Public Accountant (CPA) or Enrolled Agent (EA) ONLY. CTEC and PTIN is not permitted.
Profit and Loss with Bank Statements	<ul style="list-style-type: none"> • Gross Qualifying Income – Calculated as the net income on the P&L, divided by 12 or 24 months. • Preparer Credentials: Must be prepared by a Certified Public Accountant (CPA) or Enrolled Agent (EA) ONLY. CTEC and PTIN are not permitted. • Variance Requirements: Sales/revenue on the P&L must be supported by total eligible from the bank statements. Eligible deposits must be no less than 80% (or higher) than the revenue reflected on P&L
Supplemental Income	
Asset Utilization	<ul style="list-style-type: none"> • Not Eligible
ASSETS	
Gift Funds	<ul style="list-style-type: none"> • Eligible only for 1-unit primary residence or 1-unit second home transactions only. • Min 20% borrower contribution required.
Gift of Equity	<ul style="list-style-type: none"> • Not allowed
Reserves	<ul style="list-style-type: none"> • 18 Months <p>Cash out may <u>not</u> be used for reserves. Reserves based on PITIA (or ITIA for loans with an interest-only feature). Additional two (2) months PITIA required if utilizing rental income from a departing residence (based on departing PITIA)</p>

MISCELLANEOUS

Eligible States	<ul style="list-style-type: none"> • See Licensing Map Here • Texas Cash Out: Non-owner occupied (business purpose) ONLY. Owner-occupied cash out not permitted.
Escrow/Impound Waiver	<ul style="list-style-type: none"> • Not permitted
Interest Only	<ul style="list-style-type: none"> • Permitted, no restrictions
Lien Position	<ul style="list-style-type: none"> • First
Minimum Loan Amount	<ul style="list-style-type: none"> • \$4,000,001
Power of Attorney	<ul style="list-style-type: none"> • Not permitted
Products Available	<ul style="list-style-type: none"> • 30-Year Fixed • 30-Year Fixed – Interest Only (120 months IO)
Seller Concessions Limits	<p>Primary and Second Homes</p> <ul style="list-style-type: none"> • 8% <p>Investment Properties</p> <ul style="list-style-type: none"> • 6%
Subordinate Financing	<ul style="list-style-type: none"> • Not permitted
Vesting	<p>Ownership must be fee simple.</p> <p>Acceptable Forms of Vesting</p> <ul style="list-style-type: none"> • Individuals • Joint Tenants • Tenants in Common • Limited Liability Companies (LLCs), Partnerships, Corporations, and S Corporations