

FICO/LTV/CLTV ELIGIBILITY MATRIX

Documentation Type	FICO	Purchase	Rate/Term	Cashout
Full Documentation (1 or 2 Year Tax Returns)	720+	80	80	75
	700 - 719	80	80	75
	680 - 699	80	80	75
	660 - 679	75	75	70
	640 - 659	70	70	70
Bank Statements (12 or 24 Month Bank Statements)	720+	80	80	75
	700 - 719	80	80	75
	680 - 699	80	80	75
	660 - 679	75	75	70
	640 - 659	70	70	70

PRODUCT TYPES

Program Name	I/O Period	Amortization	Maturity
(ITIN15) 15 YEAR FIXED ITIN	-	15 Year	15 Year
(ITIN30) 30 YEAR FIXED ITIN	-	30 Year	30 Year
(ITIN30) 30 YEAR FIXED ITIN I/O	10 Year	20 Year	30 Year
(ITIN40) 40 YEAR FIXED ITIN I/O	10 Year	30 Year	40 Year

PRODUCT NOTES & REQUIREMENTS

Bank Statement Income	<ul style="list-style-type: none"> • 12 or 24 month BKST required • 2 months BKST w/ 12 or 24 P&L not permitted
Occupancy	<ul style="list-style-type: none"> • Primary Residence • 2nd Home • Investments
Property Types	<ul style="list-style-type: none"> • SFR • 2-4 Units • Condo (FNMA Warrantable) • Non-Warrantable Condo
Ineligible Property Types	<ul style="list-style-type: none"> • Agricultural • Mixed-use • Co-op • Condominium • Rural
Acreage Requirements	<ul style="list-style-type: none"> • Maximum 5 acres
Collateral Condition Requirements	<ul style="list-style-type: none"> • Appraisal must reflect C4 or better (C5 or C6 ineligible)
Reserves	<ul style="list-style-type: none"> • Cash out may be used for reserves
Vacant Refinance Properties	<ul style="list-style-type: none"> • 5% reduction to max LTV
First Time Investor	<ul style="list-style-type: none"> • Max LTV 70% • 0x30x12
Forbearance	<ul style="list-style-type: none"> • Payments must be documented by canceled checks or bank statements
Forbearance	<ul style="list-style-type: none"> • Paid as agreed (Current)
Wage Earner FICO	<ul style="list-style-type: none"> • Full Doc, Bank Statement, 1099 Income • Borrower must be spouse(s) or legal partner
Limited Tradelines	<ul style="list-style-type: none"> • Max 80% LTV • Max DTI 45%
Gift Funds	<ul style="list-style-type: none"> • Not Allowed

LTV RESTRICTIONS	Purchase/Rate/Term	Cash Out
Loan Amount Limits	75	70
> 1,000,000		

PRODUCT OVERLAYS

Minimum Loan Amount	\$150,000
Maximum Loan Amount	\$1,500,000
Cash Out Limit	\$750,000
Cash Out Amount Limit - LTV <= 50%	Unlimited
Condo	80% LTV/CLTV
Condo in Florida (C/O)	65% LTV/CLTV
2-4 Units	80% LTV/CLTV
Declining Markets	70% LTV/CLTV
FSBO	80% LTV/CLTV
Debt-to-Income Limit	50%
Interest Only - Minimum FICO	640
Subordinate Financing	Institutional Only
Credit Event (FC, BK, SS)	3+ Months
Forbearance (Loan mod, Deferral)	3+ Months
Mortgage History	1x30x12
1x30x12 - Max LTV	75% LTV/CLTV
Reserves (Loan Amount <= \$1,000,000)	3 Months
Reserves (Loan Amount > \$1,000,000)	6 Months

CREDIT REQUIREMENTS

Seasoning/History	Purchase/RT	Cash Out
Forbearance 3+ Months	75%	65%
Forbearance 6+ Months	80%	70%

