

Primary Homes					
Units	Loan Amount	LTV/CLTV/ HCLTV <sup>(1)(2)(3)</sup>	Credit Score	DTI	Months Reserves <sup>(4)</sup>
Purchase					
1 unit	\$1,000,000	80%	720	42.99%	9
	\$1,000,000	70%	700	42.99%	9
	\$1,500,000	80%	720	42.99%	12
	\$1,500,000	70%	700	42.99%	12
	\$2,000,000	70%	720	42.99%	12
	\$2,500,000 <sup>(5)</sup>	70%	720	40.00%	24
2 unit	\$1,000,000	75%	720	42.99%	9
	\$1,000,000	65%	700	42.99%	9
	\$1,500,000	75%	720	42.99%	12
	\$1,500,000	65%	700	42.99%	12
	\$2,000,000	70%	720	42.99%	12
Rate/Term Refinance					
1 unit	\$1,000,000	80%	720	42.99%	9
	\$1,000,000	70%	700	42.99%	9
	\$1,500,000	75%	720	42.99%	12
	\$2,000,000	70%	720	42.99%	12
	\$2,500,000 <sup>(5)</sup>	60%	720	40.00%	24
2 unit	\$1,000,000	75%	720	42.99%	9
	\$1,000,000	65%	700	42.99%	9
	\$1,500,000	70%	720	42.99%	12
	\$2,000,000	60%	720	42.99%	12
Cash-Out Refinance					
1 unit	\$1,000,000 (\$250k cash out)	70%	720	40.00%	9
	\$1,000,000 (\$250k cash out)	65%	700	40.00%	9
	\$1,500,000 (\$300k cash out)	60%	720	40.00%	12
	\$2,000,000 (\$300k cash out)	55%	720	40.00%	12
Second Homes					
Purchase & Rate/Term Refinance					
1 unit	\$1,000,000	75%	720	40.00%	12
	\$1,500,000	70%	720	40.00%	18
	\$2,000,000	65%	720	40.00%	18
	\$2,500,000	50%	720	40.00%	24

1. If appraisal reflects a declining/soft market, maximum LTV/CLTV/HCLTV is reduced by 5%.
2. For 15-year mortgage products with property in the states of AZ, FL, or NV, maximum LTV/CLTV/HCLTV is reduced by 5% for loans up to \$1,500,000.
3. For properties held in a trust, if all trustors do not occupy the property maximum LTV/CLTV/HCLTV is 70%.
4. Minimum 12-months reserves for first-time homebuyers.
5. Loan amounts over \$2,000,000 only available for fixed mortgage loans.

<b>Age of Appraisal, Assets, Credit Report &amp; Income Documents</b>	90 days from Note date.	
<b>Age of Title Commitment</b>	60 days from Note date.	
<b>Appraisal Requirements</b>	<ul style="list-style-type: none"> <li>▪ Purchase transactions with loan amounts &lt;=\$1,500,000 requires 1 full appraisal and loan amounts &gt;\$1,500,000 require 2 full appraisals</li> <li>▪ Refinance transaction with loan amounts &lt;=\$1,000,000 requires 1 full appraisal and loan amounts &gt;\$1,000,000 requires 2 full appraisals</li> </ul> Fannie Mae® Form 1004MC required for all loan amounts	
<b>Bankruptcy</b>	None	
<b>Borrower Eligibility</b>	US citizen or Permanent Resident Alien with proof of permanent residency (green card); all borrowers must have SSN, maximum of 4 borrowers on a single transaction. See First-time Homebuyer restrictions below	
<b>Credit Score</b>	Middle of 3 scores or lower of 2; lower of borrower/co-borrower used for qualification	
<b>First-time Homebuyer</b>	Allowed for owner occupied properties only; FTHBs are subject to a maximum loan amount of \$1,000,000 and minimum reserves of 12 months. Payment shock will be evaluated upon review of the overall loan file quality.	
<b>Foreclosure, Forbearance, Modification, or Short Sale</b>	None	
<b>General Underwriting</b>	DU/DO® Approve/Ineligible recommendation required for all transactions with the 'ineligibility' due solely to exceeding the conforming loan amount for 1-unit properties \$424,100 and 2-unit properties \$543,000. Must meet AUS and additional NMSI guidelines.	
<b>Housing History</b>	0 x 30 for 24 months	
<b>Income/Asset Documentation</b>	Most recent pay stubs covering a 30-day period; W-2s for last 2 years; 2 bank statements. Hourly and variable income and self-employed borrowers also require 2-years tax returns.	
<b>Index</b>	1-Year LIBOR (London Interbank Offer Rate)	
<b>Ineligible</b>	3-4 unit primary, 2-4 unit second homes, investment properties, manufactured/modular, condo conversions, unwarrantable condos, condotels, mixed use, log homes/unique properties, properties <750 GLA square feet, working farms, properties >10 acres, unimproved land, leaseholds/community land trust, short payoffs, restructured loans, co-ops, non-arm's length transactions, escrow holdbacks, Texas cash-out, and any loan (including construction-to-perm) in which the original Note or Security Instrument is modified. See NMSI Guide for full requirements.	
<b>Interest Rate Adjustment Caps</b>	5/1 ARM - Initial: 2% up/down - Subsequent: 2% up/down - Lifetime: 5% up	7/1 and 10/1 ARMs - Initial: 5% up/down - Subsequent: 2% up/down - Lifetime: 5% up
<b>Interest Rate Floor</b>	Equal to the margin	
<b>Interest Rate Formula</b>	Index plus margin rounded to the nearest .125%	
<b>Interested Party Contributions</b>	3% if LTV >=75%; if LTV 75%; 6% maximum of amount financed.	

<b>IRS Forms</b>	4506-T and IRS tax return transcripts required at application and at close.
<b>Loan Purpose</b>	Purchase, limited cash-out, and rate/term refinance limited to \$2,000 cash back; cash-out refinance up to \$300,000 cash back.
<b>Margin</b>	2.25%
<b>Minimum Loan Amount</b>	The minimum loan amount is \$424,101. However, for fixed rate 15-year mortgages located in high-cost counties, the minimum loan amount is the applicable Fannie Mae county loan limit plus \$1.
<b>Multiple Financed Properties</b>	Max number of financed properties is 4, including the subject property.
<b>Products Offered</b>	5/1, 7/1, 10/1 LIBOR ARM, 30-year Term Fully Amortizing; Fixed products include 15 and 30-year terms.
<b>Properties Held in Trust</b>	<ul style="list-style-type: none"> <li>- Primary residences and properties with 1 or 2 units only</li> <li>- Trust Certificates are permitted in the state of California only. In all other states, all pages of the Trust Agreement must be reviewed</li> <li>- POA is not permitted</li> <li>- If all trustors do not occupy the property, maximum LTV is 70%</li> </ul>
<b>Property Types</b>	1-2 unit owner occupied; 1-unit second home; 1-unit low/mid/high-rise condo (must be Fannie Mae warrantable w/full lender review); planned unit development (PUD); rural properties with 10 acres or less.
<b>Reserves</b>	Calculated using PITIA; see matrices for requirements; for each additional property financed add 6 months reserves.
<b>Seasoning</b>	Six months seasoning from canceled listing is required for properties previously listed for sale. If seasoning is within the first 12 months, a letter from the borrower on why he/she is retaining the property is required.
<b>Secondary Financing</b>	Institutional allowed
<b>Tradelines</b>	<ul style="list-style-type: none"> <li>- Minimum of 3 open/active tradelines for each applicant</li> <li>- All 3 tradelines must be open/active for 24 months</li> <li>- In addition to satisfying the minimum tradeline option, NMSI requires the primary income earner to have 24 months housing payment history (rent or own)</li> </ul>
<b>Verification of Employment</b>	Verbal verification required for all borrowers within 10 days of closing for salaried; third-party verification of self-employed borrowers business is required prior to the Note or funding date.