

PORTFOLIO 103 – ARM AND FIXED					
PURCHASE AND RATE TERM REFINANCE <sup>1,2</sup>					
Occupancy	FICO	DTI <sup>4</sup>	LTV	Loan Amount	Reserves <sup>5</sup>
Primary/Secondary	640	≤ 50%	85	\$1,000,000	6 months
Primary/Secondary	620	≤ 50%	80	\$1,000,000	3 months
Primary/Secondary	580	≤ 50%	70	\$1,000,000	3 months
CASH-OUT REFINANCE <sup>3</sup>					
Primary/Secondary	620	≤ 50%	80	\$1,000,000	6 months

1. Delayed Financing may be underwritten and priced as a rate term refinance. Maximum LTV and loan amount per Matrix.  
Rate term cash back amount restriction does not apply. Delayed financing on a primary residence/homestead in Texas, must be treated as a cash out transaction under Texas 50(a)(6) guidelines.
2. For Rate term transactions, maximum cash back amount is equal to the lesser of 2% of new refinance loan balance or \$2,000.
3. For Cash Out transactions, maximum cash back amount is \$350,000.
4. **Maximum 55% DTI considered with compensating factors.** Refer to the Specified Credit Factors for details.
5. Minimum 2 months reserves considered with compensating factors. Refer to the Specified Credit Factors for details.

PORTFOLIO 103 – ARM AND FIXED					
CASH-OUT REFINANCE - DEBT CONSOLIDATION <sup>1,2</sup>					
Occupancy	FICO	DTI	LTV	Loan Amount	Reserves <sup>4</sup>
Primary/Secondary <sup>3</sup>	640	≤ 35%	85	\$750,000	6 months
Primary/Secondary <sup>3</sup>	620	≤ 35%	80	\$750,000	3 months
Primary/Secondary <sup>3</sup>	580	≤ 35%	70	\$750,000	3 months

1. Total amount of reoccurring obligations to be paid off by the borrower cannot exceed \$100,000 (excluding mortgage liens).
2. Maximum cash back amount is equal to the lesser of 2% of new refinance loan balance or \$2,000.
3. Not allowed on a primary residence/homestead in Texas. Debt consolidation on a primary residence/homestead in Texas must follow Texas 50(a)(6) guidelines.
4. Minimum 2 months reserves considered with compensating factors. Refer to the Specified Credit Factors for details.

PORTFOLIO 103 – TEXAS 50(A)(6) FIXED					
Texas 50(a)(6) RATE TERM REFINANCE <sup>1,2</sup>					
Occupancy <sup>4,5</sup>	FICO	DTI <sup>6</sup>	LTV	Loan Amount	Reserves <sup>7</sup>
Primary	620	≤ 50%	80	\$1,000,000	3 months
Primary	580	≤ 50%	70	\$1,000,000	3 months
Texas 50(a)(6) CASH-OUT REFINANCE <sup>3</sup>					
Primary	620	≤ 50%	80	\$1,000,000	6 months
<ol style="list-style-type: none"> <li>1. Delayed financing must be treated as a cash out transaction.</li> <li>2. For Texas 50(a)(6) rate term transactions, no cash back is allowed.</li> <li>3. For Texas 50(a)(6) cash cut transactions, maximum cash back amount is \$350,000.</li> <li>4. 2-4 units are not allowed.</li> <li>5. Texas 50(a)(6) not offered on 5/1 ARM.</li> <li>6. <b>Maximum 55% DTI considered with compensating factors.</b> Refer to the Specified Credit Factors for details. Minimum 2 months reserves considered with compensating factors. Refer to the Specified Credit Factors for details.</li> </ol>					

Product Detail	Product Guidelines
<b>Program Highlights</b>	<ul style="list-style-type: none"> <li>- Max 85% LTV with no MI</li> <li>- No seasoning on derogatory events</li> <li>- No mortgage/rental payment history required</li> <li>- Low Minimum FICO</li> </ul>
<b>Amortization Type</b>	5/1 Adjustable and 30 Year Fixed Rate
<b>Appraisal</b>	One appraisal required for all loans $\leq$ \$1,000,000
<b>ARM Caps</b>	5/1 ARM: 2/2/6
<b>ARM Index</b>	1 year LIBOR
<b>ARM Margin &amp; Floor Rate</b>	6.50%
<b>ARM Qualification</b>	5/1 ARM must be qualified at the higher of the fully indexed rate or note rate.
<b>AUS</b>	Manual Underwriting is required, however, an AUS is required to demonstrate the borrower is not eligible for agency product, including high balance loan amounts.
<b>Borrower Contribution</b>	100% gifts funds are permitted if the gift is received from a family member. 5% borrower contribution required otherwise. Refer to the Manual Underwriting Guidelines.
<b>Closing Requirements</b>	Third-Party Origination (TPO) Loans are allowed.
<b>Declining Markets</b>	If appraiser denotes market as declining, reduce maximum LTV by 5% from maximum financing limits.
<b>Derogatory Housing Event Seasoning</b>	No seasoning required for a derogatory event but Derogatory Event must be completed prior to application date (or in case of Ch 13BK, case be filed) A Derogatory Event is defined as a short-sale (SS), deed-in-lieu (DIL), mortgage loan charge-off (MCO), foreclosure (FCL) or Chapter 7 or Chapter 13 Bankruptcy (BK)
<b>Documentation</b>	All loans must meet ATR requirements to be eligible. Full Income and Asset documentation is required in compliance with <a href="#">Appendix Q</a> requirements
<b>Escrow Waivers</b>	Not allowed on HPML loans under 12 CFR 1026.35. Per HPML requirements, an escrow account must be established before consummation of the loan for payment of property taxes and premiums for mortgage-related insurance required by NMSI. The escrow account must be maintained for at least five years after the date of consummation.
<b>FICO/Credit Score</b>	580 ( <i>Minimum FICO requirement may be higher depending on loan parameters. Refer to the matrix for details.</i> ) Traditional Credit: Borrower must have two open and active trades. Refer to the Manual Underwriting Guidelines for details. Non-traditional credit is permitted.
<b>Lien Position</b>	First
<b>Maximum Loan Amount</b>	\$1,000,000 ( <i>Maximum loan amount may be lower depending on loan parameters. Refer to the matrix for details.</i> )
<b>Min. Loan Amount</b>	\$100,000
<b>Number of Financed Properties</b>	<ul style="list-style-type: none"> <li>- Primary Residence: Unlimited financed properties</li> <li>- Second Home: Maximum 10 financed properties</li> <li>- NMSI will finance 4 properties with a maximum unpaid principal balance of \$4,000,000.</li> </ul>

<b>Occupancy</b>	<ul style="list-style-type: none"> <li>- 1–4 unit Primary Residence</li> <li>- 1 unit Second Home</li> </ul>
<b>Payment History</b>	No prior mortgage or rental payment history required
<b>Program Codes</b>	<ul style="list-style-type: none"> <li>- NFS5/1: Portfolio 103 5/1 LIBOR ARM</li> <li>- NFS30: Portfolio 103 Fixed 30 Year</li> </ul>
<b>Property Types</b>	<ul style="list-style-type: none"> <li>- 1-4 units (Detached, Semi Detached, Attached)</li> <li>- PUD (Detached, Attached)</li> <li>- Warrantable Condominium (Detached, Attached)</li> </ul>
<b>Ratios</b>	Max 50% DTI (up to 55% DTI considered with compensating factors. Refer to the Specified Credit Factors section for details).
<b>Secondary Financing</b>	Existing and new subordinate financing is not allowed.
<b>Seller Contributions</b>	6% Primary Residence or Second Home
<b>State Restrictions</b>	Loans on primary residences in Maine and New York are not permitted. Loans in Massachusetts are not permitted. Section 32 (HOEPA) loans or State high cost loans not allowed. Total points & fees must be < 5%.
<b>Temporary Buydowns</b>	Not allowed
<b>Term</b>	5/1 ARM: 30 year Fixed: 30 year
<b>Transaction Types</b>	<ul style="list-style-type: none"> <li>- Purchase</li> <li>- Rate term refinance/Delayed Financing</li> <li>- Cash Out - Debt Consolidation</li> <li>- Cash Out Refinance</li> <li>- Texas 50(a)(6) rate term and cash out refinance</li> <li>- NY CEMA refinance transactions</li> </ul>
<b>Specified Credit Factor</b>	<p>One of the following Specified Credit Factors are allowed.</p> <p>Maximum 55% DTI is allowed as long as the loan parameters meet two of the following compensating factors (loan must be manually locked to exceed 50% DTI):</p> <ul style="list-style-type: none"> <li>- ≤ 75% LTV</li> <li>- ≥ 650 FICO</li> <li>- Either: Reserves ≥ 12 months or ≥ 125% Residual Income</li> </ul> <p>Minimum of 80% of required Residual Income amount is allowed as long as the loan parameters meet two of the following compensating factors.</p> <ul style="list-style-type: none"> <li>- ≤ 75% LTV</li> <li>- ≥ 650 FICO</li> <li>- Either: Reserves ≥ 12 months or DTI &lt; 40%</li> </ul> <p>Minimum 2 months reserves is allowed as long as the loan parameters meet two of the following compensating factors.</p> <ul style="list-style-type: none"> <li>- ≤ 75% LTV</li> <li>- ≥ 650 FICO</li> <li>- Either: DTI &lt; 40% or ≥ 125% Residual Income</li> </ul>