

| PORTFOLIO 104 – ARM AND FIXED | | | |
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| PURCHASE AND RATE TERM REFINANCE ^{1,2} | | | |
| Occupancy | FICO | LTV | Loan Amount |
| Investment Property | 660 | 85% | \$1,500,000 |
| Investment Property | 620 | 80% | \$1,500,000 |
| Investment Property | 620 | 75% | \$1,750,000 |
| Investment Property | 620 | 70% | \$2,000,000 |
| CASH OUT REFINANCE ³ | | | |
| Investment Property | 640 | 80% | \$1,000,000 |

1. Delayed Financing may be underwritten and priced as a rate term refinance. Maximum LTV per Matrix. Maximum loan amount per Matrix. Rate term cash back amount restriction does not apply.
2. For Rate term transactions, maximum cash back amount is \$2,000.
3. For Cash Out transactions, maximum cash back amount is \$350,000

| Investment Reserves | | |
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| Occupancy | LTV | # of Months PITI |
| Investment Property | > 80% | 9 months |
| Investment Property | ≤ 80% | 6 months |
| Additional Reserves for Each Financed Property | N/A | 6 months |

| Product Detail | Product Guidelines |
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| Program Highlights | <ul style="list-style-type: none"> - Unlimited number of financed properties - Model Home Leaseback allowed - Higher than Agency allowed Seller Contributions - Higher than Agency allowed loan amounts |
| Amortization Type | - 5/1 Adjustable and 30 Year Fixed Rate |
| Appraisal | Purchases: <ul style="list-style-type: none"> - One appraisal required for all loans < \$1,500,000. - Two appraisals required for all loans > \$1,500,000. Refinances: <ul style="list-style-type: none"> - One appraisal required for all loans < \$1,000,000. - Two appraisals required for all loans > \$1,000,000. |
| ARM Caps | 5/1: 2/2/6 |
| ARM Index | 1 year LIBOR |
| ARM Margin & Floor Rate | 5.00% |
| ARM Qualification | 5/1 ARM must be qualified at the higher of the fully indexed rate or note rate |
| AUS | Manual Underwriting is required, however, an AUS is required to demonstrate the borrower is not eligible for agency product. Refer to the Investment Manual Underwriting Guidelines. |
| Borrower Contribution | Refer to the Investment Manual Underwriting Guidelines. |
| Closing Requirements | Third-Party Origination (TPO) Loans are allowed. |
| Declining Markets | If appraiser denotes market as declining, reduce maximum LTV by 5% from maximum financing limits. |
| Derogatory Event Seasoning | 24 months seasoning from BK Dismissal/discharge date, PFC/FC/DIL/SS completion date to application date. |
| Documentation | All loans must meet ATR requirements to be eligible. Full Income and Asset documentation is required in compliance with Appendix Q requirements |
| Escrow Waivers | Not allowed. 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. |
| FICO/Credit Score | 620 (Minimum FICO requirement may be higher depending on loan parameters. Please see matrix for details.) |
| Lien Position | First |
| Mortgage Insurance | Not required |
| Maximum Loan Amount | \$2,000,000 (Maximum loan amount may be lower depending on loan parameters. Refer to the matrix for details.) |
| Min. Loan Amount | \$100,000 |
| Number of Financed Properties | <ul style="list-style-type: none"> - Unlimited financed properties - Maximum 5 financed properties with NMSI |

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| | <ul style="list-style-type: none"> - Landlord History: Borrowers with < 12 month history of managing multiple investment properties are limited to 4 acquired properties in the last 12 months. |
| Occupancy | <ul style="list-style-type: none"> - 1 unit investment property - 2-4 unit investment property |
| Payment History | 0x30 in most recent 12 months on all mortgages/rentals |
| Program Codes | <ul style="list-style-type: none"> - NIP5/1: Portfolio 104 Property 5/1 ARM - NIP30: Portfolio 104 Property 30 Year Fixed |
| Property Types | <ul style="list-style-type: none"> - Single Family (Detached, Semi Detached, Attached) - 2-4 units - PUD (Detached, Attached) - Warrantable Condominium(Detached, Attached) - Non-Warrantable Condominiums Attached/Detached) including Condotels. Refer to Non Warrantable Condominium Matrix for details. |
| Ratios | Maximum DTI 43% |
| Secondary Financing | Not allowed. |
| Seller Contributions | Up to 6% Seller Contributions |
| State Restrictions | Loans on properties in Massachusetts are not permitted. |
| Temporary Buydowns | Not allowed |
| Term | <ul style="list-style-type: none"> - 5/1 ARM - Fixed: 30 year |
| Transaction Types | <ul style="list-style-type: none"> - Purchase - Rate term Refinance/Delayed Financing - Cash out Refinance - Section 32 (HOEPA) loans or State high cost loans not allowed - Total points & fees must be < 5% |