

STAND ALONE CLOSED END SECOND				
ALT DOC				
Max Loan Amount	Credit Score	CLTV		
		Primary	Second Home	Investment
\$350,000	740	85	75	70
	700	80	70	60
	680	75	65	N/A
\$500,000	740	80	70	65
	700	75	65	60
	680	70	60	N/A
General Requirements				
Product and Term	Fixed Rate - Fully amortizing terms of 10, 15, 20 & 30 years.			
Loan Amount	Min: \$75,000 Max: \$500,000			
Loan Purpose	Stand-Alone Cash Out			
Occupancy	Primary, Second Home, Investment			
Cash-Out	Max cash-out: \$500,000			
Eligible Borrower	U.S. Citizen and Permanent Resident Alien			
Ineligible Borrower	<ul style="list-style-type: none"> • Non-permanent Resident Aliens • Foreign Nationals • Non-occupant Co-borrowers 			
1st lien requirement	Subject property minimum ownership of 12-months required.			
State Restriction	<ul style="list-style-type: none"> • Not Eligible: <ul style="list-style-type: none"> o Texas o Hawaii lava zones 1 & 2 o Puerto Rico, Guam, & the US Virgin Islands not eligible • Restricted: <ul style="list-style-type: none"> o IL, NJ (Max CLTV 80%, Min FICO 720) 			
Age of Documents	<ul style="list-style-type: none"> • Credit Documents: May not be over 90-days old at the time of closing. • Appraisals: May not be over 120-days old at time of closing. 			
Credit Score	<ul style="list-style-type: none"> • Determine a representative score for each borrower using middle of 3 scores or lower of 2, use lowest representative score amongst all borrowers. • Rapid rescoring not allowed. 			
Housing History	0x30x12 mortgage history required on all loans in file.			
Credit Events	<ul style="list-style-type: none"> • Foreclosure: 84 month waiting period • Short Sale, Deed in Lieu, Modification: 60 month waiting period • Any Bankruptcy: 60 month waiting period • Forbearance: 24 months of consecutive payments since exiting plan • Individual collection and non-mortgage charge-off accounts equal to or greater than \$250, and accounts that total more than \$2,000, must be paid in full prior to or at closing 			

<p>Tradelines</p>	<ul style="list-style-type: none"> • A minimum of three (3) tradelines: <ul style="list-style-type: none"> o One currently open and active for at least 24-months based upon the credit report pull date. o The other 2 must have reported for a minimum of 12-months but can be open or closed.
<p>Maximum DTI</p>	<ul style="list-style-type: none"> • 80% CLTV: Maximum DTI ratio 50% • 85% CLTV: Maximum DTI ratio 45%
<p>Income Doc</p>	<p>This program is offered to <u>self employed borrowers</u> only. Borrowers will be qualified with <u>24 or 12 months of business bank statements</u> using one of the following methods:</p> <ul style="list-style-type: none"> o Fixed Expense Ratio (50%) <ul style="list-style-type: none"> • 24 or 12 months of consecutive business bank statements, the most recent statement dated within 90 days of the note date. • Total deposits from all bank statements, less any inconsistent deposit(s), multiplied by 50%, multiplied by ownership percentage, divided by the number of bank statements reviewed. o Business Expense Statement Letter <ul style="list-style-type: none"> • 24 or 12 months of consecutive business bank statements, the most recent statement dated within 90-days of the note date. • An expense statement letter specifying business expenses as a percent of the gross annual sales/revenue, prepared or reviewed and acknowledged by a licensed tax preparer. o 3rd Party prepared P&L Statement <ul style="list-style-type: none"> • 24 or 12 months of consecutive business bank statements, the most recent statement dated within 90-days of the note date. • P&L covering 24 or 12 months (determined by the months of bank statements provided), prepared or reviewed and acknowledged by a licensed tax preparer. Documentation is required to evidence the preparer’s business.
<p>Eligible Property</p>	<ul style="list-style-type: none"> • Single Family • PUD attached or detached • FNMA Warrantable Condo (Max CLTV 80%)
<p>Appraisal</p>	<p>A full appraisal with an interior inspection, regardless of the loan balance.</p>
<p>Property</p>	<ul style="list-style-type: none"> • Minimum property size is 750 Square Feet and the property must be less than 10 acres • Condition Rating of C5/C6 not eligible • Any property located in a declining market as reported by the appraiser requires a 5% CLTV reduction. • Any existing solar loans or leases must be paid prior to or at closing

Recently Listed Properties	Properties listed for sale in the past 6-months are not eligible
Eligible Asset	<ul style="list-style-type: none"> • 2-months of bank statements • Checking/Savings – 100% • Marketable Securities – 70%
Impound	<ul style="list-style-type: none"> • In no case will an escrow be created with the 2nd lien servicer.
Ineligible Senior Liens	<ul style="list-style-type: none"> • Senior liens with high-risk features which can include, but are not limited to: <ul style="list-style-type: none"> o Loans in active forbearance or deferment o Negative amortization o Balloon, if the balloon payment becomes due during the amortization period of the new 2nd lien o Reverse Mortgages o Private Mortgage
Ineligible Loan	<ul style="list-style-type: none"> • Lien Free Properties – if the subject property is lien free, including delayed financing, ineligible. • Unseasoned cash-out – if the existing lien is a cash-out, measured within six (6) months of the note date to note date. • Frequent Refinances – Two (2) or more cash-out refinances in the past twelve (12) months. • All existing subordinate liens must be satisfied. • No resubordinated permitted. • Lease hold properties • Trust vesting is not allowed