

# ELITE PLUS & ELITE Matrix



| Matrix                 |                             |                    |                    |
|------------------------|-----------------------------|--------------------|--------------------|
| Loan Amount            | Reserves Month              | Max DTI %          | FICO               |
| 100,000 to 1,000,000   | See Reserves <sup>(2)</sup> | 45% <sup>(3)</sup> | 760 <sup>(1)</sup> |
|                        |                             |                    | 740 <sup>(1)</sup> |
|                        |                             |                    | 720 <sup>(1)</sup> |
|                        |                             |                    | 700                |
|                        |                             |                    | 680                |
|                        |                             |                    | 660                |
| 1,000,001 to 1,500,000 | See Reserves <sup>(2)</sup> | 45% <sup>(3)</sup> | 760 <sup>(1)</sup> |
|                        |                             |                    | 740 <sup>(1)</sup> |
|                        |                             |                    | 720 <sup>(1)</sup> |
|                        |                             |                    | 700                |
|                        |                             |                    | 680                |
|                        |                             |                    | 660                |
| 1,500,001 to 2,000,000 | 12                          | 45% <sup>(3)</sup> | 760 <sup>(1)</sup> |
|                        |                             |                    | 740 <sup>(1)</sup> |
|                        |                             |                    | 720 <sup>(1)</sup> |
|                        |                             |                    | 700                |
|                        |                             |                    | 680                |
|                        |                             |                    | 660                |
| 2,000,001 to 2,500,000 | 12                          | 50                 | 760 <sup>(1)</sup> |
|                        |                             |                    | 740 <sup>(1)</sup> |
|                        |                             |                    | 720 <sup>(1)</sup> |
|                        |                             |                    | 700                |
|                        |                             |                    | 680                |
|                        |                             |                    | 660                |
| 2,500,001 to 3,000,000 | 12                          | 50                 | 760 <sup>(1)</sup> |
|                        |                             |                    | 740 <sup>(1)</sup> |
|                        |                             |                    | 720 <sup>(1)</sup> |
|                        |                             |                    | 700                |
|                        |                             |                    | 680                |
|                        |                             |                    |                    |

| Primary Residence |           |          |                |           |          |              |           |          |  |  |  |
|-------------------|-----------|----------|----------------|-----------|----------|--------------|-----------|----------|--|--|--|
| Full Doc          |           |          | Bank Statement |           |          | 1099         |           |          |  |  |  |
| 12mo or 24mo      |           |          | 12mo or 24mo   |           |          | 12mo or 24mo |           |          |  |  |  |
| Purchase          | Rate/Term | Cash Out | Purchase       | Rate/Term | Cash Out | Purchase     | Rate/Term | Cash Out |  |  |  |
| 90                | 85        | 80       | 90             | 85        | 80       | 90           | 85        | 80       |  |  |  |
| 90                | 85        | 80       | 90             | 85        | 80       | 90           | 85        | 80       |  |  |  |
| 90                | 85        | 80       | 90             | 85        | 80       | 90           | 85        | 80       |  |  |  |
| 90                | 85        | 80       | 90             | 85        | 80       | 90           | 85        | 80       |  |  |  |
| 85                | 80        | 75       | 85             | 80        | 75       | 85           | 80        | 75       |  |  |  |
| 80                | 80        | 70       | 80             | 80        | 70       | 80           | 80        | 70       |  |  |  |
| 90                | 85        | 75       | 90             | 85        | 75       | 90           | 85        | 75       |  |  |  |
| 90                | 85        | 75       | 90             | 85        | 75       | 90           | 85        | 75       |  |  |  |
| 90                | 85        | 75       | 90             | 85        | 75       | 90           | 85        | 75       |  |  |  |
| 85                | 80        | 75       | 85             | 80        | 75       | 85           | 80        | 75       |  |  |  |
| 85                | 80        | 75       | 85             | 80        | 75       | 85           | 80        | 75       |  |  |  |
| 80                | 80        | 70       | 80             | 80        | 70       | 80           | 80        | 70       |  |  |  |
| 80                | 80        | 75       | 80             | 80        | 75       | 80           | 80        | 75       |  |  |  |
| 80                | 80        | 75       | 80             | 80        | 75       | 80           | 80        | 75       |  |  |  |
| 80                | 80        | 75       | 80             | 80        | 75       | 80           | 80        | 75       |  |  |  |
| 80                | 80        | 70       | 80             | 80        | 70       | 80           | 80        | 70       |  |  |  |
| 80                | 75        | N/A      | 80             | 75        | N/A      | 80           | 75        | N/A      |  |  |  |
| 80                | 75        | 70       | 80             | 75        | 70       | 80           | 75        | 70       |  |  |  |
| 80                | 75        | 70       | 80             | 75        | 70       | 80           | 75        | 70       |  |  |  |
| 80                | 75        | 70       | 80             | 75        | 70       | 80           | 75        | 70       |  |  |  |
| 75                | 70        | 65       | 75             | 70        | 65       | 75           | 70        | 65       |  |  |  |
| 70                | 70        | 65       | 70             | 70        | 65       | 70           | 70        | 65       |  |  |  |
| 70                | 70        | N/A      | 70             | 70        | N/A      | 70           | 70        | N/A      |  |  |  |
| 75                | 70        | 65       | 75             | 70        | 65       | 75           | 70        | 65       |  |  |  |
| 75                | 70        | 65       | 75             | 70        | 65       | 75           | 70        | 65       |  |  |  |
| 75                | 70        | 65       | 75             | 70        | 65       | 75           | 70        | 65       |  |  |  |
| 75                | 70        | 60       | 75             | 70        | 60       | 75           | 70        | 60       |  |  |  |
| 70                | 70        | 60       | 70             | 70        | 60       | 70           | 70        | 60       |  |  |  |

|                                       |    |    |                    |
|---------------------------------------|----|----|--------------------|
| 2,500,001 to 3,000,000                | 12 | 50 | 660                |
| 3,000,001 to 3,500,000 <sup>(4)</sup> | 12 | 50 | 760 <sup>(1)</sup> |
|                                       |    |    | 740 <sup>(1)</sup> |
|                                       |    |    | 720 <sup>(1)</sup> |

|    |    |     |
|----|----|-----|
| 70 | 70 | N/A |

|    |    |     |
|----|----|-----|
| 70 | 70 | N/A |

|    |    |     |
|----|----|-----|
| 65 | 65 | N/A |
| 70 | 70 | N/A |
| 70 | 70 | N/A |
| 70 | 70 | N/A |

| Matrix                 |                             |                    |                    |
|------------------------|-----------------------------|--------------------|--------------------|
| Loan Amount            | Reserves Month              | Max DTI %          | FICO               |
| 100,000 to 1,000,000   | See Reserves <sup>(2)</sup> | 45% <sup>(3)</sup> | 760 <sup>(1)</sup> |
|                        |                             |                    | 740 <sup>(1)</sup> |
|                        |                             |                    | 720 <sup>(1)</sup> |
|                        |                             |                    | 700                |
|                        |                             |                    | 680                |
| 1,000,001 to 1,500,000 | See Reserves <sup>(2)</sup> | 45% <sup>(3)</sup> | 760 <sup>(1)</sup> |
|                        |                             |                    | 740 <sup>(1)</sup> |
|                        |                             |                    | 720 <sup>(1)</sup> |
|                        |                             |                    | 700                |
|                        |                             |                    | 680                |
| 1,500,001 to 2,000,000 | 12                          | 45% <sup>(3)</sup> | 760 <sup>(1)</sup> |
|                        |                             |                    | 740 <sup>(1)</sup> |
|                        |                             |                    | 720 <sup>(1)</sup> |
|                        |                             |                    | 700                |
|                        |                             |                    | 680                |
| 2,000,001 to 2,500,000 | 12                          | 45% <sup>(3)</sup> | 760 <sup>(1)</sup> |
|                        |                             |                    | 740 <sup>(1)</sup> |
|                        |                             |                    | 720 <sup>(1)</sup> |
|                        |                             |                    | 700                |
|                        |                             |                    | 680                |
| 2,500,001 to 3,000,000 | 12                          | 45% <sup>(3)</sup> | 760 <sup>(1)</sup> |
|                        |                             |                    | 740 <sup>(1)</sup> |
|                        |                             |                    | 720 <sup>(1)</sup> |
|                        |                             |                    | 700                |
|                        |                             |                    | 680                |

| Second Home  |           |          |                |           |          |              |           |          |
|--------------|-----------|----------|----------------|-----------|----------|--------------|-----------|----------|
| Full Doc     |           |          | Bank Statement |           |          | 1099         |           |          |
| 12mo or 24mo |           |          | 12mo or 24mo   |           |          | 12mo or 24mo |           |          |
| Purchase     | Rate/Term | Cash Out | Purchase       | Rate/Term | Cash Out | Purchase     | Rate/Term | Cash Out |
| 85           | 80        | 75       | 85             | 80        | 75       | 85           | 80        | 75       |
| 85           | 80        | 75       | 85             | 80        | 75       | 85           | 80        | 75       |
| 85           | 80        | 75       | 85             | 80        | 75       | 85           | 80        | 75       |
| 80           | 75        | 70       | 80             | 75        | 70       | 80           | 75        | 70       |
| 75           | 75        | 65       | 75             | 75        | 65       | 75           | 75        | 65       |
| 85           | 80        | 75       | 85             | 80        | 75       | 85           | 80        | 75       |
| 85           | 80        | 75       | 85             | 80        | 75       | 85           | 80        | 75       |
| 85           | 80        | 75       | 85             | 80        | 75       | 85           | 80        | 75       |
| 75           | 75        | 70       | 75             | 75        | 70       | 75           | 75        | 70       |
| 75           | 75        | 65       | 75             | 75        | 65       | 75           | 75        | 65       |
| 80           | 75        | 70       | 80             | 75        | 70       | 80           | 75        | 70       |
| 80           | 75        | 70       | 80             | 75        | 70       | 80           | 75        | 70       |
| 80           | 75        | 70       | 80             | 75        | 70       | 80           | 75        | 70       |
| 70           | 70        | 65       | 70             | 70        | 65       | 70           | 70        | 65       |
| 70           | 70        | 60       | 70             | 70        | 60       | 70           | 70        | 60       |
| 75           | 70        | 65       | 75             | 70        | 65       | 75           | 70        | 65       |
| 75           | 70        | 65       | 75             | 70        | 65       | 75           | 70        | 65       |
| 75           | 70        | 65       | 75             | 70        | 65       | 75           | 70        | 65       |
| 65           | 65        | 60       | 65             | 65        | 60       | 65           | 65        | 60       |
| 65           | 65        | 60       | 65             | 65        | 60       | 65           | 65        | 60       |
| 70           | 65        | 60       | 70             | 65        | 60       | 70           | 65        | 60       |
| 70           | 65        | 60       | 70             | 65        | 60       | 70           | 65        | 60       |
| 70           | 65        | 60       | 70             | 65        | 60       | 70           | 65        | 60       |
| 60           | 60        | 60       | 60             | 60        | 60       | 60           | 60        | 60       |
| 60           | 60        | 60       | 60             | 60        | 60       | 60           | 60        | 60       |

| Reference                        |   |
|----------------------------------|---|
| <b>Elite Plus <sup>(1)</sup></b> | • Eligible for Elite Plus Pricing with Maximum LTV of 80% |
| <b>Reserves <sup>(2)</sup></b>   | • 0 Months PITIA when LTV ≤ 65% LTV                       |
|                                  | • 6 Months PITIA when LTV > 65% LTV                       |

| Reference (Continued)                             |   |
|---|---|
| Reserves <sup>(2)</sup>                           | • 3 Months PITIA for Purchase with a Credit Score > 720 and LTV < 80% |
|   | • 12 Months PITIA for loan amounts greater than \$1,500,000           |
|   | • Cash Out Proceeds may be used for Reserves                          |
| Maximum DTI <sup>(3)</sup>                        | • 45% Maximum, 50% Maximum when LTV is equal to or less than 80%      |
| Subject to Sr. Management Approval <sup>(4)</sup> | • Loan Amounts > \$3,000,000  |

| LTV Restrictions             |  |                                      |             |
|------------------------------|--|--------------------------------------|-------------|
|                              |  |                                      | Maximum LTV |
| Property Type                | Purchase                               | Non-Warrantable Condo (Min FICO 680) | 75%         |
|                              |  | 2-4 Unit                             | 85%         |
|                              | Rate/Term                              | Non-Warrantable Condo (Min FICO 680) | 75%         |
|                              |  | 2-4 Unit                             | 80%         |
|                              | Cash-Out                               | Non-Warrantable Condo (Min FICO 680) | 70%         |
|                              |  | 2-4 Unit                             | 75%         |
| Rural                        | Maximum LTV                            | 80%                                  |             |
| Loan Type                    | Interest Only                          | Purchase & Rate/Term                 | 85%         |
|                              |  | Cash-Out                             | 80%         |
| State Restriction<br>Florida | Full Doc & Bank Statement: Maximum LTV |                                      | 80%         |
|                              | 1099: Maximum LTV                      |                                      | 75%         |

# ELITE PLUS & ELITE



| Loan Purpose               |  |
|----------------------------|--|
| <b>Loan Purpose</b>        | <ul style="list-style-type: none"> <li>Purchase, Rate/Term and Cash-Out Refinance</li> </ul>   |
| <b>Refinance Seasoning</b> | <ul style="list-style-type: none"> <li>Rate and Term: No seasoning. At least 1 borrower from the existing loan must be in the new loan.</li> <li>Cash Out: 6 months from existing Note date to application date of new loan. LTV/CLTV is based upon the appraised value.</li> <li>LLC Cash Out: 6 months seasoning required if the property was owned prior to closing by LLC that is majority-owned by the borrower.</li> </ul> |

| Assets   |  |
|--|--|
| <b>Assets</b>                                      | <ul style="list-style-type: none"> <li>See guidelines for details</li> <li>Assets sourced or seasoned for 30 days</li> </ul>   |
| <b>Cash-Out Proceeds</b>                           | <ul style="list-style-type: none"> <li>May be used as Reserves</li> </ul>  |
| <b>Cash-Out Max</b>                                | <ul style="list-style-type: none"> <li>\$1,000,000</li> </ul>  |
| <b>Gift Funds</b>                                  | <ul style="list-style-type: none"> <li>Gift funds are acceptable for use toward paying off debts, equity contribution refinances, down payment and closing costs.</li> <li>Gift funds are ineligible with Non-Permanent Resident Alien.</li> <li>Gift funds may not be used to meet reserve requirements.</li> <li>Acceptable Donors: Fannie Mae guidelines should be used for donor relationship to borrower(s), documentation, proof of funds, and evidence of receipt;</li> </ul> |
| <b>Reserves for Additional Financed Properties</b> | <ul style="list-style-type: none"> <li>None</li> </ul>   |

| Income  |  |  |   |     |      |     |                         |     |     |     |                         |     |     |
|---|--|--|---|-----|------|-----|-------------------------|-----|-----|-----|-------------------------|-----|-----|
| <b>1099</b>   | 1099 (12 Months)                                   | <ul style="list-style-type: none"> <li>1099 plus either: Check/check stub or bank statement showing employment deposits (10% expense factor applied, see guidelines for specifics)</li> <li>Qualifying income = 1099 gross - 10% expense factor. Current check stub or bank statement deposits must support amounts consistent with 1099 levels</li> </ul>   |   |     |      |     |                         |     |     |     |                         |     |     |
|   | <b>Bank Statement</b><br>(12 Months/<br>24 Months) | <ul style="list-style-type: none"> <li>Personal &amp; Business-<b>Combined</b> or <b>Business</b> (12mo or 24mo):                             <ul style="list-style-type: none"> <li>At least one of the borrowers must be self-employed for at least 2 years (25% or greater ownership)</li> <li>Income documented separately (SSI, W2, etc.) but included in deposits being reviewed must be backed out of deposits. Gross rents from any REOs are to be backed out of the deposit totals.</li> <li>Standard Expense Factor based on Fixed Expense Ratio</li> </ul> </li> </ul> <table border="1" style="width: 100%; text-align: center;"> <thead> <tr> <th style="width: 60%;">Number of Full-Time Employees/Contractors</th> <th>0-1</th> <th>2-10</th> <th>10+</th> </tr> </thead> <tbody> <tr> <td><b>Service Business</b></td> <td>20%</td> <td>40%</td> <td>60%</td> </tr> <tr> <td><b>Product Business</b></td> <td>30%</td> <td>50%</td> <td>70%</td> </tr> </tbody> </table> | Number of Full-Time Employees/Contractors | 0-1 | 2-10 | 10+ | <b>Service Business</b> | 20% | 40% | 60% | <b>Product Business</b> | 30% | 50% |
| Number of Full-Time Employees/Contractors   |  | 0-1  | 2-10                                      | 10+ |      |     |                         |     |     |     |                         |     |     |
| <b>Service Business</b>   |  | 20%  | 40%                                       | 60% |      |     |                         |     |     |     |                         |     |     |
| <b>Product Business</b>   |  | 30%  | 50%                                       | 70% |      |     |                         |     |     |     |                         |     |     |
| <ul style="list-style-type: none"> <li>Asset Speculation Businesses such as Real Estate Professionals, Property Developers, Fix &amp; Flip, Day Traders, are not eligible.</li> <li>The minimum expense factor is based on the number of Full-Time Employees and/or Contractors with business type as charted above.</li> <li>A letter from corporate accountant/CPA/CTEC/EA/Licensed Tax Preparer, or Completed Business Narrative Form or similar 3rd party verification to support the number of Full-Time Employees and/or Contracts and business type.</li> <li>A letter from corporate accountant/CPA/CTEC/EA/Licensed Tax Preparer, or similar 3rd party verification to support the percentage of ownership.</li> </ul> |  |  |   |     |      |     |                         |     |     |     |                         |     |     |

| Income (Continued)    |                                       |   |
|-----------------------|---------------------------------------|---|
| <b>Bank Statement</b> | Bank Statement (12 Months/ 24 Months) | <ul style="list-style-type: none"> <li>Personal &amp; Business <b>Separated</b> (12mo or 24mo):</li> </ul>  |
|                       |                                       | <ul style="list-style-type: none"> <li>At least one of the borrowers must be self-employed for at least 2 years (25% or greater ownership)</li> </ul>   |
|                       |                                       | <ul style="list-style-type: none"> <li>Personal used to qualify, 2 months business to show business cash flows in order to utilize 100% of business related deposits in personal account (no expense factor)</li> </ul> |
| <b>Full Doc 2Yr</b>   | Standard FNMA Documentation           | <ul style="list-style-type: none"> <li>Documented benefit to the borrower(s)</li> </ul>   |
|                       |                                       | <ul style="list-style-type: none"> <li>Wage Earner - 2 years W-2, current paystub(s) reflecting 30 days earnings. 2 years tax returns required for income from other sources (ie: rents)</li> </ul>                     |
|                       |                                       | <ul style="list-style-type: none"> <li>Self-Employed -2 years tax returns. If applicable both personal and business with all schedules.</li> </ul>  |
| <b>Full Doc 1Yr</b>   | W-2                                   | <ul style="list-style-type: none"> <li>Documented benefit to the borrower(s)</li> </ul>   |
|                       |                                       | <ul style="list-style-type: none"> <li>Wage Earner - 1 years W-2, current paystub(s) reflecting 30 days earnings. 1 year tax return required for income from other sources (ie: rents)</li> </ul>                       |
|                       | Tax Returns                           | <ul style="list-style-type: none"> <li>Self-Employed -1 year tax returns. If applicable both personal and business with all schedules.</li> </ul>   |
|                       |                                       | <ul style="list-style-type: none"> <li>1099 must be payable to the individual borrower(s). 1099 payable to business entity owned by the borrower(s) are not eligible.</li> </ul>  |

| Credit                                      |   |  |   |
|---|---|--|---|
| <b>Borrower Eligibility</b>                 | <ul style="list-style-type: none"> <li>US Citizen</li> </ul>  | <ul style="list-style-type: none"> <li>Permanent Resident Alien (with US Credit)</li> </ul>  |   |
| <b>Credit</b>                               | <ul style="list-style-type: none"> <li>3 tradelines reporting for 12+ months or 2 tradelines reporting for 24+ months all with activity in the last 12 months</li> <li>If Borrower has 3 credit scores, the minimum tradeline is met</li> </ul> |  |   |
| <b>Credit Event</b>                         | <ul style="list-style-type: none"> <li>48 Months (Bankruptcy, Foreclosure, Short Sale, Forbearance, Modification)</li> </ul>  |  |   |
| <b>Consumer Charge-offs and Collections</b> | <ul style="list-style-type: none"> <li>Following may remain open:</li> </ul>  |  |   |
|   | <ul style="list-style-type: none"> <li>Collections and charge-offs &lt; 24 months old with a maximum cumulative balance of \$2,000</li> </ul>   | <ul style="list-style-type: none"> <li>All medical collections regardless of amount</li> </ul>   |   |
|   | <ul style="list-style-type: none"> <li>Collections and charge-offs ≥ 24 months old with a maximum of \$2,500 per occurrence</li> </ul>  | <ul style="list-style-type: none"> <li>Collections and charge-offs that have expired under the state statute of limitations on debts; evidence of expiration must be documented</li> </ul> |   |
| <b>First Time Home Buyer</b>                | With Housing History  | <ul style="list-style-type: none"> <li>Minimum FICO 660</li> </ul>   | <ul style="list-style-type: none"> <li>Must have documented 0x30 housing history</li> </ul>   |
|   | Without Housing History   | <ul style="list-style-type: none"> <li>Full Doc or Bank Statement Only</li> <li>No gifts allowed</li> </ul>  | <ul style="list-style-type: none"> <li>Standard tradelines required</li> <li>Non-occupying co-borrowers not allowed</li> </ul>  |
| <b>Purchase Between Family Members</b>      | <ul style="list-style-type: none"> <li>Full Documentation and Bank Statement Documentation only</li> </ul>  |  | <ul style="list-style-type: none"> <li>Must provide a 12-month mortgage history on existing mortgage securing subject property confirming Family Sale is not a foreclosure bailout</li> </ul> |
|   | <ul style="list-style-type: none"> <li>Gift of Equity requires a gift letter and the equity gift credit is to be shown on the CD</li> </ul>   |  |   |
| <b>Mortgage History</b>                     | <ul style="list-style-type: none"> <li>0X30X12 for All Mortgages</li> </ul>   |  |   |

| Property                          |   |  |  |
|-----------------------------------|---|--|--|
| <b>Acreage</b>                    | <ul style="list-style-type: none"> <li>Maximum 10 acres</li> </ul>  |  |  |
| <b>Minimum Property Standards</b> | <ul style="list-style-type: none"> <li>600 sq. ft. for SFR</li> </ul>   | <ul style="list-style-type: none"> <li>500 sq ft. per Condominium</li> </ul>                 | <ul style="list-style-type: none"> <li>400 sq ft. per individual unit on 2-4 units</li> </ul>          |
|                                   | <ul style="list-style-type: none"> <li>Contains a full kitchen, bathroom and bedroom</li> </ul>   | <ul style="list-style-type: none"> <li>No excessive deferred maintenance</li> </ul>          | <ul style="list-style-type: none"> <li>No structural deferred maintenance</li> </ul>                   |
|                                   | <ul style="list-style-type: none"> <li>Property constructed for year-round use</li> </ul>   | <ul style="list-style-type: none"> <li>Permanently affixed continuous heat source</li> </ul> | <ul style="list-style-type: none"> <li>No health or safety issues both internal or external</li> </ul> |
| <b>Appraisal</b>                  | <ul style="list-style-type: none"> <li>Loan amounts &lt; \$2,000,000 = 1 Full Appraisal + CDA or FNMA CU Risk score of 2.5 or less</li> </ul> |  |  |
|                                   | <ul style="list-style-type: none"> <li>If enhanced desk review (CDA) is ≤ 5% a 2nd full appraisal is required</li> </ul>                      |  |  |
|                                   | <ul style="list-style-type: none"> <li>Loan amounts &gt; \$2,000,000 = Two Full Appraisals</li> </ul>   | <ul style="list-style-type: none"> <li>See guidelines for details</li> </ul>                 |  |

| Property (Continued)  |  |
|---|--|
| <b>Appraisal</b>  | <ul style="list-style-type: none"> <li>Cash Out: 6 months from existing Note date to application date of new loan. LTV/CLTV is based upon the appraised value.</li> <li>Transferred Appraisal is ineligible in State of Florida</li> </ul>   |
|   | <ul style="list-style-type: none"> <li>When the subject property is being resold within 90 days of its acquisition by the seller and the sales price has increased more than 10%, the transaction is considered a "flip." The following should be used to determine the 90-day period: the acquisition date (the day the seller became the legal owner of the property), and the purchase date (the day both parties executed the purchase agreement); or</li> <li>When the subject property is being resold within 91-180 days of its acquisition by the seller and the sales price has increased more than 20%, the transaction is considered a "flip." The following should be used to determine the 91-180-day period: the acquisition date (the day the seller became the legal owner of the property), and the purchase date (the day both parties executed the purchase agreement); or</li> <li>Property seller on the purchase contract must be the owner of record <ul style="list-style-type: none"> <li>The property was marketed openly and fairly, through a multiple listing service, auction, FSBO offering (documented), or developer marketing</li> </ul> </li> <li>Flip transactions must comply with the TILA HPML Appraisal Rule in Reg Z <ul style="list-style-type: none"> <li>Appraisal sufficiently addresses subject's improvements</li> </ul> </li> <li>Increases in value are to be documented with commentary from the appraiser and recent comparable sales <ul style="list-style-type: none"> <li>All transactions must be arm's length, with no identity of interest between the buyer and property seller or other parties participating in the sales transaction</li> </ul> </li> <li>No assignments of contract to another buyer <ul style="list-style-type: none"> <li>A Second Full Appraisal is required</li> </ul> </li> </ul> |
| <b>Property Types</b>                                       | <ul style="list-style-type: none"> <li>SFR</li> <li>Condominium</li> <li>PUD</li> <li>2-4 Units</li> <li>Non-Warrantable Condominium Minimum FICO 680</li> </ul>   |
| <b>Property Types - Ineligible</b>                          | <ul style="list-style-type: none"> <li>Co-Ops</li> <li>Mixed-Use</li> <li>Manufactured Home</li> <li>Multi-Family 5+ Units</li> <li>Agricultural Zoned</li> <li>Condotel</li> <li>Adult Assisted Living/Care Facilities</li> </ul>   |
| <b>Seasoning for Property Recently Listed on the Market</b> | <ul style="list-style-type: none"> <li>For all transaction types, subject property must be taken off the market on or before application date.</li> <li>For Cash-Out: Loans must be seasoned for at least 180 days from the listing contract expiration date to the application date.</li> <li>LTV is based on the lesser of appraised value or previously listed price</li> </ul>   |

| Product                         |   |  |
|---------------------------------|---|--|
| <b>Compliance</b>               | <ul style="list-style-type: none"> <li>No Section 32 or state High Cost <ul style="list-style-type: none"> <li>Points and Fees max 5% limit</li> </ul> </li> <li>Loans must comply with all applicable federal and state regulations</li> <li>Fully Documented Ability to Repay including Borrower Attestation</li> <li>Impounds required on LTV &gt; 80% or HPML loans unless otherwise specified by applicable state law</li> </ul> |  |
|                                 | <b>ARM Information</b>  | <ul style="list-style-type: none"> <li>ARM Margin 3.5%, Index 30-day average SOFR, Floor: Start Rate - 2.0% Initial Cap, 2% Annual Cap, 5.0% Life Cap</li> </ul> |
|                                 | <b>Interest Only Products</b>   | <ul style="list-style-type: none"> <li>120 Months, Qualify off of 30 Year Amortization, Minimum FICO 680</li> </ul>  |
|                                 | <b>Product Type</b>   | <ul style="list-style-type: none"> <li>5/6 SOFR ARM, 7/6 SOFR ARM, 15, 20, 30 Year Fixed, or 40 Year Fixed with 10 year I/O</li> </ul>                           |
| <b>Seller Concessions / IPC</b> |   | <ul style="list-style-type: none"> <li>6% Max Interested Party Contribution</li> </ul>   |
| <b>States</b>                   | Ineligible  | <ul style="list-style-type: none"> <li>New York, Texas I/O and Vermont</li> </ul>  |
|                                 | Eligible  | <ul style="list-style-type: none"> <li>State eligibility subject to review of applicable docs</li> </ul>   |
| <b>Subordinate Financing</b>    |   | <ul style="list-style-type: none"> <li>CLTV max = LTV max</li> </ul>   |

JET Mortgage DBA Home Mortgage Alliance Corporation (HMAC). NMLS# 1165808. HMAC is an Equal Housing Lender. The information in this document is intended for use by licensed mortgage bankers and mortgage loans officers, and may not be viewed, used, or relied upon by consumers. The information disclosed in this document is subject to change without notice. Not available in all states.