



MACH ONE Matrix

| Matrix | | | |
|------------------------|----------------|-----------|------|
| Loan Amount | Reserves Month | Max DTI % | FICO |
| 150,000 to 1,000,000 | See below | 43 | 720 |
| | | | 700 |
| | | | 680 |
| 1,000,001 to 2,000,000 | See below | 43 | 720 |
| | | | 700 |
| | | | 680 |
| 2,000,001 to 2,500,000 | 9 | 43 | 720 |
| | | | 700 |
| | | | 680 |

| PRIMARY | | | | | |
|----------|-----------|----------|----------|-----------|----------|
| Full Doc | | | Alt Doc | | |
| Purchase | Rate/Term | Cash Out | Purchase | Rate/Term | Cash Out |
| 90 | 80 | 80 | 90 | 80 | 80 |
| 85 | 75 | 75 | 85 | 75 | 75 |
| 80 | 75 | 75 | 80 | 75 | 75 |
| 80 | 75 | 75 | 80 | 75 | 75 |
| 80 | 70 | 70 | 80 | 70 | 70 |
| 75 | 70 | 70 | 75 | 70 | 70 |
| 75 | 70 | 70 | 75 | 70 | 70 |
| 70 | 65 | 65 | 70 | 65 | 65 |
| 70 | N/A | N/A | 70 | N/A | N/A |

| 2nd HOME & INVESTMENT | | | | | |
|-----------------------|-----------|----------|----------|-----------|----------|
| Full Doc | | | Alt Doc | | |
| Purchase | Rate/Term | Cash Out | Purchase | Rate/Term | Cash Out |
| 75 | 70 | 70 | 75 | 70 | 70 |
| 75 | 70 | 70 | 75 | 70 | 70 |
| 75 | 70 | 70 | 75 | 70 | 70 |
| 75 | 70 | 70 | 75 | 70 | 70 |
| 75 | 70 | 70 | 75 | 70 | 70 |
| 75 | 70 | 70 | 75 | 70 | 70 |
| 75 | 70 | 70 | 75 | 70 | 70 |
| N/A | N/A | N/A | N/A | N/A | N/A |
| N/A | N/A | N/A | N/A | N/A | N/A |
| N/A | N/A | N/A | N/A | N/A | N/A |

Reference:

* LTV > 85% = 12 Months Reserves

* LTV ≤ 85% = 6 Months Reserves

| LTV Restrictions & Overlays | | |
|----------------------------------|---------------------------|-------------|
| Interest Only | Minimum Credit Score 700 | Max 80% LTV |
| Property Type | Condominium | Max 80% LTV |
| | Rural - Purchase | Max 80% LTV |
| | Rural - Refinance | Max 75% LTV |
| State Overlays CT, FL, IL, NJ | Purchase | Max 85% LTV |
| | Rate/Term & Cash-Out | Max 75% LTV |
| Declining Markets | Purchase | Max 85% LTV |
| | Rate/Term & Cash-Out | Max 75% LTV |
| State Restrictions Florida | Full Doc & Bank Statement | Max 80% LTV |

| Income | |
|---|--|
| Full Documentation | Wage/Salary: Paystubs, W-2's, 1-year or 2-year of Tax Returns, IRS Form 4506-C, Verbal VOE |
| | Self-Employed: 1-Year or 2-Years of Personal and Business Tax Returns, YTD P&L , IRS Form 4506-C |
| Alternative Documentation Business Bank Statements | 12 or 24 Months of personal and 2-Months of Business bank statements |
| | Qualifying income is determined by the total eligible deposits from 12 or 24 Months of personal statements divided by number of statements |
| | The business bank statements must reflect business activity and transfers to the personal account |
| | 12 or 24 Months of business bank statements. Qualifying income is determined by one of the following analysis methods: |
| | <ul style="list-style-type: none"> Fixed Expenses Ratio (50%) Expense Ratio provided by a 3rd party (CPA, EA, or Tax Preparer) Minimum Ratio of 10% 3rd Party prepared P&L Statement (CPA, EA, or Tax Preparer) |
| | 12 or 24 Months of personal and 2-Months of Business bank statements |
| | |
| Alternative Doc Type Not Eligible | P&L Only, 1099 Only, WVOE, or Asset Utilization |
| Property Type | Single Family: Attached , Detached, Condominium with max 80% LTV (Not Eligible - 2-4 Units, Condo Hotel, Rural) |
| | Maximum 20- acres, not meeting rural definition are eligible |
| Credit | Housing History = 0X30X12 |
| | Credit Event Seasoning for Bankruptcy, Foreclosure, Short-Sale, Deed-in-Lieu = 4 Year |
| Cash-Out | Max Cash-In-Hand: \$1,000,000 (Not applicable to Delayed Financing Transactions) |
| | Cash-Out Proceeds may be used for reserves requirements |
| Citizenship | US Citizens, Permanent Resident Aliens, Non-Permanent Resident Aliens with US Credit |
| Appraisal | Full Appraisal with Appraisal Review: |
| | <ul style="list-style-type: none"> CU Score 2.5 or less; or AVM Value within 10% of the appraised value; or CDA within 10% of the appraised value |
| | Full 2nd Appraisal required for Loan Amount > \$2,000,000 |
| | |
| Assets | Sourced and Seasoned for 30 Days |
| | Minimum contribution: 5% Primary/Second Home - 10% Investment |
| Credit | 3 tradelines reporting for minimum of 12 months with recent activity or; |
| | 2 tradelines reporting for 24 months all with activity in the last 12 months or; |
| | If the primary borrower (wage earner) has 3 credit scores, the minimum tradeline requirement is waived |
| | Qualifying Fico: The Middle score of 3 or the lower score when only 2 agency scores are property, of the primary wage earner |
| Document Age | All credit, income, asset and collateral are good for 120 days |
| Prepayment Penalty | Investment Only |
| | Prepayment periods up to 5-Year eligible |
| | Penalties not allowed in AK, KS, MI, MN, NM, OH and RI |

| Income (Continued) | |
|--------------------|---|
| Prepayment Penalty | Penalties not allowed on loans vested to individuals in IL and NJ |
| | Penalties not allowed on loans amounts less than \$319,777 in PA |
| | Only declining prepayment penalty structures allowed in MS |
| Seller Concessions | Up to 6% towards closing costs for all occupancies |
| Ineligible States | New York - Investor loans in Baltimore City, MD and Philadelphia County, PA |

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