



PRIME SECONDS Matrix

Matrix			Owner Occupied				2nd Home				Non Owner				
Loan Amount	Max DTI %	FICO	CLTV				CLTV				CLTV				
			Full Doc	Bank Stmt 1099	WVOE	P&L Only	Full Doc	Bank Stmt 1099	WVOE	P&L Only	Full Doc	Bank Stmt 1099	1099 WVOE	P&L Only	DSCR Min 1.0
75,000 to 350,000	50	720	90	90	85	80	80	80	75	70	80	80	75	70	80
		700	90	85	80	75	80	75	70	65	80	75	70	65	75
		680	85	80	75	70	75	70	65	60	75	70	65	60	70
		660	80	75	70	65	70	60	60	55	70	60	60	55	N/A
350,001 to 500,000	50	720	90	85	80	75	80	75	70	65	80	75	70	65	75
		700	85	80	75	70	80	70	65	60	80	70	65	60	70
		680	80	75	70	65	70	65	60	55	70	65	60	55	65
		660	75	65	65	60	65	60	55	50	65	60	55	50	N/A
500,001 TO \$750,000	50	720	80	80	75	70	75	70	65	60	75	70	65	60	70
		700	80	75	70	65	70	65	60	55	70	65	60	55	65
		680	75	65	65	60	65	55	55	50	65	55	55	50	55
		660	70	60	60	55	60	50	50	45	60	50	50	45	N/A
\$750,001 TO \$850,000	50	720	75	75	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		700	70	70	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Combined Lien Balance					
Max Combined Lien Balance	\$2,000,000.00	\$3,000,000.00	\$3,500,000.00	\$4,000,000.00	\$5,000,000.00
Max CLTV	90%	85%	80%	75%	60%
Occupancy		Amortization Term		Minimum Loan Amount	
Property Type	Fixed / Full Amortization	10yr.		\$75,000.00	
		15yr.			
		20yr.			
		30yr.			
	Balloon	30/15yr.		\$200,000.00	
		40/15yr.			
Non Owner	Fixed / Full Amortization	10yr.		\$75,000.00	
		15yr.			
		20yr.			
		30yr.			

Occupancy		Amortization Term	Minimum Loan Amount
Non Owner	Balloon	30/15yr.	\$200,000.00
		40/15yr.	

CLTV Restrictions			
Property Type	Warrantable Condo Primary		75%
	Warrantable Condo Investment		70%
	2-4 Unit Primary		75%
	2-4 Unit Investment		70%
	Rural Property	Primary Only (Max. 10acres)	80%
Prior Refinance Seasoning	Any previous cash-out refinance transaction, either 1st or 2nd lien, within the prior 6 months		80%
Declining Markets	Owner Occupied / 2nd Homes		75%
	Non-Owner		70%

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Documentation Options		
Full Doc 2Yr	Standard FNMA Documentation	<ul style="list-style-type: none"> Non QM and Agency Eligible
		<ul style="list-style-type: none"> Salaried: 2 years W2 and current paystub covering minimum 30 days. W2 Transcripts
		<ul style="list-style-type: none"> Self-Employed: 2 years tax returns, all schedules & transcripts. YTD P&L or 3 months business bank statements to support continuance of tax return income.
Full Doc 1Yr	W-2 (12 Month) Tax Returns (12 months)	<ul style="list-style-type: none"> Non QM and Agency Eligible
		<ul style="list-style-type: none"> Salaried: 1 year most recent W2 and current paystub covering minimum 30 days. W2 transcripts
		<ul style="list-style-type: none"> Self-Employed: 1 year tax returns, all schedules and transcripts. YTD P&L or 3 months business bank statements to support continuance of tax return income.
Bank Statement	Bank Statement (24mo, 12mo)	<ul style="list-style-type: none"> Personal & Business Combined or Business (12mo or 24mo):
		<ul style="list-style-type: none"> At least one of the borrowers must be self-employed for at least 2 years (25% or greater ownership)
		<ul style="list-style-type: none"> Asset Depletion allowed with Bank Statement documentation
		<ul style="list-style-type: none"> Standard expense factors apply: 50% expense factor
		<ul style="list-style-type: none"> If business operates < standard expense factor, P&L or expense letter from CPA, CTEC (California Tax Education Council), or EA (Enrolled Agent) required
		<ul style="list-style-type: none"> PTIN is acceptable if documented as employed by 3rd party tax preparation service
		<ul style="list-style-type: none"> Minimum expense factor with 3rd party prepared P&L or letter is 10%
		<ul style="list-style-type: none"> Personal & Business Separated (12mo or 24mo):
		<ul style="list-style-type: none"> At least one of the borrowers must be self-employed for at least 2 years (25% or greater ownership)
		<ul style="list-style-type: none"> Asset Depletion allowed with Bank statement documentation
		<ul style="list-style-type: none"> 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)
P & L Only	P&L (12 Months)	<ul style="list-style-type: none"> Self-employed (2yrs - 25% or greater ownership)
		<ul style="list-style-type: none"> CPA/CTEC/EA signed/prepared Profit and Loss Statement(s) covering the most recent 12 month period. A gap P&L covering period between end of 12 month P&L and application required when gap is greater than three (3) months.
		<ul style="list-style-type: none"> A letter from the CPA, CTEC or EA on their business letterhead showing address, phone number, and license number is required with the following information:
		<ul style="list-style-type: none"> CPA/CTEC/EA prepared or reviewed the most recent year's business tax return filing; and,
		<ul style="list-style-type: none"> PTIN's are not acceptable
		<ul style="list-style-type: none"> The business name, borrower's name, and percentage of business ownership by the borrower.
		<ul style="list-style-type: none"> Business License for the past 2 years
		<ul style="list-style-type: none"> Minimum expense factor with P&L is 10% for service business and 20% for product business (see guidelines for details)
		<ul style="list-style-type: none"> No other income documentation type other than Asset Depletion can be combined with the P&L for the self-employed borrower.
		<ul style="list-style-type: none"> Income from co-borrowers who are W2 wage earners is to be documented with most recent W2 and paystub.
1099	1099 (24 mo, 12mo)	<ul style="list-style-type: none"> 1099 plus either: Check/check stub or bank statement showing employment deposits (10% expense factor applied, see guidelines for specifics)
		<ul style="list-style-type: none"> Qualifying income = 1099 gross - 10% expense factor. Current check stub or bank statement deposits must support amounts consistent with 1099 levels
WVOE	FNMA Form 1005	<ul style="list-style-type: none"> WVOE FNMA Form 1005 completed by HR, Payroll, Company Officer plus 2 mos personal bank statements supporting wages, or WVOE from online data source (Work Number, etc.)
		<ul style="list-style-type: none"> Borrowers employed by a family owned or managed business are ineligible for WVOE documentation program

Documentation Options (Continued)			
DSCR	Debt Service Coverage Ratio	• Stand-alone cash-out transactions only	
		• Minimum 1.00 DSCR	
		• Qualifying DSCR ratio based on Note Rate (PITIA)	
		• Non-Permanent Resident Aliens not allowed	
		• Short-Term Rental Income accepted with 3rd party documentation of 12 months rents	
		• Long-Term Rental Income qualifies using the lower of the lease agreement or the 1007.	
		• Long-Term Rentals require lease agreement	
		• Minimum 1 Yr prepayment penalty required where allowable by state. Prepayment penalty must be in compliance with the terms and limitations of applicable state or federal law	
Asset Depletion		• Eligible to augment qualifying income only on all doc types except DSCR. Not allowed as a separate income doc type.	

Quick References			
Assets			
Assets		• None required on stand alone CES. Piggyback purchases require copy of assets for 1st lien.	

Credit							
Borrower Eligibility		•	US Citizen				
		•	Non-Permanent Resident Alien (with US Credit) - Not eligible for DSCR transactions				
		•	Permanent Resident Alien				
Borrower Eligible Vesting		•	Individuals	•	Tenants in Common	•	Inter Vivos Revocable Trust
		•	Joint tenants	•	Business Vesting with Entities as members only (ineligible for multiple layered LLC's)		
Borrower Ineligibility		•	Non Occupant Co-borrowers	•	Foreign Nationals		
Business Entity Business Purpose Loans Only		•	All persons with >25% interest in the business entity ("Interested Persons") must apply for the loan and meet credit requirements				
		•	Maximum of four (4) individual members/partners/shareholders. No entities as members.				
		•	Persons who sign the note or a personal guaranty must sign an Occupancy Affidavit prior to closing.				
		•	Formation and Operating documents:				
		•	Articles of Incorporation and bylaws				
		•	Certificate of Formation and Operating Agreement, or Partnership Agreement				
		•	Tax Identification Number				
		•	Certificate of Good Standing				
Calculation of Senior Lien		•	1st lien ARMS with < 3 years fixed period remaining must be qualified at fully indexed payment				
Credit	Stand-Alone	•	If Borrower(s) has 3 credit scores, minimum tradelines are met				
		•	3 tradelines reporting for 12+ months or 2 tradelines reporting for 24+ months all with activity in the last 12 months				
	Piggy-Back	•	Default to AUS Approval (If applicable), no minimum tradelines required.				
	Limited Credit	•	Does not meet tradeline requirements. Available for Primary only with 0x30x12 mortgage reported on credit (No private party mortgages)				
Credit Scores		•	Qualifying score is the lowest of 2 scores or middle of 3 scores from the primary income earner. DSCR loans qualify using the lowest middle score of all borrowers.				
		•	Non Traditional Credit ineligible				
Credit Event Seasoning		•	48 Months- Foreclosure actions (NOI, NOD), short sale, deed in lieu, bankruptcy. No Multiple events in last 7 years				
Derogatory Credit		•	Open charge-offs or collections < \$1,000 per occurrence are acceptable.				
		•	Open Medical collections < \$1000 per occurrence ok.				

Credit (Continued)		
Housing History	•	0x30x12 On all mortgages for all borrowers.
Housing History	•	Purchase - 12 month history consisting of mortgage reported on credit or VOR from management company. A combination of both covering 12 month is acceptable
	•	Cash-out - 6 months current first lien reporting on credit report, OR one of the following:
	•	VOM from an institutional lender
	•	Legally inherited property supported by cancelled checks to first lien
Calculation of Senior Lien ARMs	•	1st lien ARMs with < 3 years fixed period remaining qualified on fully indexed payment
Interest Only Senior Lien	•	Interest Only Senior liens acceptable when qualified at max 50% DTI.
	•	Qualify 1st lien I/O on Fully Amortized payment on remaining term after I/O period
Ineligible Senior Loans	•	Loans in active forbearance or deferment are ineligible. Deferred balance from modification > 12 months may remain open.
	•	Negative Amortization
	•	Reverse Mortgages
	•	Private Party
	•	Balloon loans that the balloon payment comes due during the amortization period of the 2nd lien
	•	Mortgages not reporting on credit report
	•	Private Party
Maximum Combined Liens	•	The maximum combined 1st and 2nd liens is based on the loan amount. See matrix for limits.
Senior Lien Documentation	•	Stand-Alone CES:
	•	Current (within 60 days) first mortgage statement showing: Principal balance, Fully amortized, Term
	•	HOA statement when applicable
	•	HOI, flood insurance (if applicable), flood cert
	•	Piggy Back 2nd: Follow 1st Lien Requirements
	•	1st mortgage approval reflecting 2nd.
	•	DU/LP Approve/Eligible, or LP Accept or Approve/Accept/Ineligible due to loan size or non-conforming 1st liens (if applicable).
	•	Purchase agreement (if applicable).
	•	HOI, flood insurance (if applicable), flood cert, HOA statement (if applicable).
	•	Closing instructions reflecting 2nd.
	•	Eligible in Texas Purchase Piggy Back 2nd only
	•	If closing concurrently with Prime 1st, must meet the guideline requirements for both products
Tradeline Requirements		The primary wage-earner must meet either of the minimum tradeline requirements listed below:
	•	At least three (3) tradelines reporting for a minimum of twelve (12) months with activity in the last 12 months; or,
	•	At least two (2) tradelines reporting for a minimum of twenty-four (24) months with activity in the last 12 months
Tradeline (Primary Only)	•	On Primary residence only, borrowers who do not have the minimum tradelines are acceptable with a current mortgage history on their credit report reporting 0x30x12 (no private party mortgages).

Property Type		
Acreage	•	Maximum 10 acres Max 10 acres on Rural
Appraisal requirements	•	Primary Residence, Second Homes and Investment Property

Property (Continued)							
Appraisal requirements		•	Full appraisal (1004, 1025, 1073)				
		•	Primary Residence and Second Homes				
		•	Declining markets maximum 75% CLTV on Primary/2nd Homes.				
		•	Non Owner				
		•	Declining markets maximum 70% CLTV on investor properties.				
Property Type	Eligible	•	SFR (Max 10 acres), PUD, Condo-Warrantable & 2-4 Unit max 75% CLTV for Primary, 70% CLTV for NOO Rural - Primary max 80% CLTV, Max.10 acres				
	Ineligible	•	Rural Investor Properties & Rural 2nd Home	•	Condotels	•	Non-warrantable Condos
		•	Manufactured/Mobile Homes	•	5 plus-units	•	Log Homes
		•	Working Farms and Hobby Farms	•	Unique Properties	•	Agricultural or Commercial Zoned Properties
		•	Co-ops	•	Room and Board Facilities	•	Adult Assisted Living/Care Facilities
		•	Mixed-Use Land	•	Trust Deed-restricted properties	•	Hawaii properties located in lava zones 1 and/or 2
		•	Houseboats	•	Income producing properties with acreage Room and Board Facilities		
		•	Multiple dwellings on single lot (1 legal ADU is acceptable on SFR)				
Rural Property		•	Primary, maximum 10 acres, maximum 80% CLTV				
Title Report		•	ALTA, Jr ALTA, ALTA Lite, ALTA Short Form - Lenders Policy				
Title Seasoning		•	Properties owned less than six (6) months ineligible. Seasoning is not required for properties that are inherited or legally acquired through a divorce, separation, or dissolution of a domestic partnership.				
Seasoning: Property Listing		•	Properties that have been on the market within six months of the note date are ineligible.				
		•	> 6 months seasoning no restrictions < 6 months ownership seasoning ineligible for refinance				
		•	< 6 months seasoning since previous refinance on either 1st lien or 2nd lien max 80% CLTV				
Prior Refinance Seasoning		•	Any previous cash-out refinance transaction, either 1st or 2nd lien, within the prior 6 months limits the maximum CLTV to 80%				
Power of Attorney		•	Power of Attorney (POA) are not eligible				
States		•	Ineligible: Texas 50a6 Equity Cash-Out & Texas Section 50(a)(4), Maryland, New York, and Vermont				

Miscellaneous						
Prepayment Penalty NOO Business Purpose Only		<ul style="list-style-type: none"> Prepayment penalties eligible on non-owner business purpose loans where allowed by state 				
		<ul style="list-style-type: none"> Minimum 1 yr prepayment penalty required on DSCR doc type where allowable by state. Prepayment penalty must be in compliance with the terms and limitations of applicable state or federal law. 				
Compliance		No Section32 or state High Cost				
		Loans must comply with all applicable federal and state regulations				
		Fully Documented Ability to Repay including Borrower Attestation				
		Higher-Priced Mortgage Loans(HPML) and higher Priced Covered Transactions (HPCT) are permitted subject to Compliance with all applicable regulatory requirement				

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