



# PRIME SECONDS Matrix

Matrix			Owner Occupied		2nd Home		Non Owner	
Loan Amount	Max DTI %	FICO	CLTV		CLTV		CLTV	
			Full Doc	Bank Statement	Full Doc	Bank Statement	Full Doc	Bank Statement
75,000 to 350,000	50	720	90	85	80	75	80	75
		700	90	80	80	70	80	70
		680	85	75	75	65	75	65
		660	80	70	70	60	70	60
350,001 to 450,000	50	720	85	80	75	70	80	70
		700	85	75	75	65	75	65
		680	85	70	70	60	70	60
		660	75	65	65	55	65	55

Occupancy		Amortization Term		Minimum Loan Amount
Property Type	Fixed / Full Amortization	10 yr		\$75,000
		15 yr		
		20 yr		
		30 yr		
Property Type	Balloon	30/15		\$200,000
		40/15		
		10 yr		
Non Owner	Fixed / Full Amortization	15 yr		\$75,000
		20 yr		
		30 yr		
		30/15		
		40/15		
Non Owner	Balloon	30/15		\$200,000
		40/15		

CLTV Restrictions		
Property Type	2-4 Unit	75%
Declining Markets	Owner Occupied / 2nd Homes	75%
	Non-Owner	70%



# PRIME SECONDS Documentation

## Documentation Options

<b>Full Doc 2Yr</b>	Standard FNMA Documentation	<ul style="list-style-type: none"> <li>Non QM and Agency Eligible                             <ul style="list-style-type: none"> <li>Salaried: 2 years W2 and YTD paystub covering minimum 30 days. W2 Transcripts</li> <li>Self-Employed: 2 years tax returns, all schedules &amp; transcripts. YTD P&amp;L or 3 months business bank statements to support continuance of tax return income.</li> </ul> </li> </ul>
		<ul style="list-style-type: none"> <li>Non QM and Agency Eligible                             <ul style="list-style-type: none"> <li>Salaried: 1 year most recent W2 and YTD paystub covering minimum 30 days. W2 transcripts</li> <li>Self-Employed: 1 year tax returns, all schedules and transcripts. YTD P&amp;L or 3 months business bank statements to support continuance of tax return income.</li> </ul> </li> </ul>
<b>Full Doc 1Yr</b>	W-2 (12 Month) Tax Returns (12 months)	<ul style="list-style-type: none"> <li>Non QM and Agency Eligible                             <ul style="list-style-type: none"> <li>Salaried: 1 year most recent W2 and YTD paystub covering minimum 30 days. W2 transcripts</li> <li>Self-Employed: 1 year tax returns, all schedules and transcripts. YTD P&amp;L or 3 months business bank statements to support continuance of tax return income.</li> </ul> </li> </ul>
<b>Bank Statement</b>	(24 months or 12 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>Asset Depletion allowed with Bank Statement documentation</li> <li>Standard expense factors apply: 50% expense factor                                     <ul style="list-style-type: none"> <li>If business operates &lt; standard expense factor, P&amp;L or expense letter from CPA, CTEC (California Tax Education Council), or EA (Enrolled Agent) required</li> <li>Minimum expense factor with 3rd party prepared P&amp;L or letter is 20%</li> </ul> </li> </ul> </li> <li>Personal &amp; Business <b>Separated</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>Asset Depletion allowed with Bank statement documentation</li> <li>Personal used to qualify, 3 months business to show business cash flows in order to utilize 100% of business related deposits in personal account (no expense factor)</li> </ul> </li> </ul>

## Quick References

<b>Acreage</b>	<ul style="list-style-type: none"> <li>Maximum 10 acres</li> </ul>						
<b>Appraisal requirements</b>	<ul style="list-style-type: none"> <li><b>Primary Residence and Second Homes</b> <ul style="list-style-type: none"> <li>Previous appraisal within 12 months + Residential Appraisal Review. Review Value must be equal to or greater than the appraisal.</li> </ul> </li> <li>or                             <ul style="list-style-type: none"> <li>New Residential Appraisal and AVM supporting value within 10% Variance. Lower of the two used.</li> </ul> </li> <li><b>Non Owner</b> <ul style="list-style-type: none"> <li>A new Residential Appraisal plus an AVM supporting value within 10%. If the AVM variance is greater than 10%, the lower of the two is used to calculate CLTV.</li> </ul> </li> <li>or                             <ul style="list-style-type: none"> <li>New 2055 Appraisal and Residential Review supporting value within 10% variance. If the AVM variance is greater than 10%, the lower of the two is to be used to calculate CLTV.</li> </ul> </li> <li><b>Declining Markets maximum 75% CLTV on Owner Occupied/2nd homes. Maximum 70% CLTV on Non Owner Occupied</b></li> </ul>						
<b>Assets</b>	<ul style="list-style-type: none"> <li>None Required</li> </ul>						
<b>Borrower Eligibility</b>	<ul style="list-style-type: none"> <li>US Citizen</li> <li>Non-Permanent Resident Alien (with US Credit)</li> <li>Permanent Resident Alien</li> </ul>						
<b>Borrower Eligible Vesting</b>	<table border="0"> <tr> <td> <ul style="list-style-type: none"> <li>Individuals</li> </ul> </td> <td> <ul style="list-style-type: none"> <li>Tenants in Common</li> </ul> </td> <td> <ul style="list-style-type: none"> <li>Business Entity – Investor properties only. (LLC, Corp, LP &amp; GP)</li> </ul> </td> </tr> <tr> <td> <ul style="list-style-type: none"> <li>Joint tenants</li> </ul> </td> <td> <ul style="list-style-type: none"> <li>Inter Vivos Revocable Trust</li> </ul> </td> <td></td> </tr> </table>	<ul style="list-style-type: none"> <li>Individuals</li> </ul>	<ul style="list-style-type: none"> <li>Tenants in Common</li> </ul>	<ul style="list-style-type: none"> <li>Business Entity – Investor properties only. (LLC, Corp, LP &amp; GP)</li> </ul>	<ul style="list-style-type: none"> <li>Joint tenants</li> </ul>	<ul style="list-style-type: none"> <li>Inter Vivos Revocable Trust</li> </ul>	
<ul style="list-style-type: none"> <li>Individuals</li> </ul>	<ul style="list-style-type: none"> <li>Tenants in Common</li> </ul>	<ul style="list-style-type: none"> <li>Business Entity – Investor properties only. (LLC, Corp, LP &amp; GP)</li> </ul>					
<ul style="list-style-type: none"> <li>Joint tenants</li> </ul>	<ul style="list-style-type: none"> <li>Inter Vivos Revocable Trust</li> </ul>						
<b>Borrower Ineligibility</b>	<ul style="list-style-type: none"> <li>Non Occupant Co-borrowers</li> </ul>						
<b>Business Entity Business Purpose Loans Only</b>	<ul style="list-style-type: none"> <li>All persons with &gt;25% interest in the business entity ("Interested Persons") must apply for the loan and meet credit requirements</li> <li>Maximum of four (4) individual members/partners/shareholders. No entities as members.</li> <li>Persons who sign the note or a personal guaranty must sign an Occupancy Affidavit prior to closing.</li> <li>Formation and Operating documents:                             <ul style="list-style-type: none"> <li>Articles of Incorporation and bylaws</li> <li>Certificate of Formation and Operating Agreement, or Partnership Agreement</li> </ul> </li> <li>Tax Identification Number</li> <li>Certificate of Good Standing</li> </ul>						
<b>Compliance</b>	<ul style="list-style-type: none"> <li>No Section32 or state High Cost</li> <li>Loans must comply with all applicable federal and state regulations</li> <li>Fully Documented Ability to Repay including Borrower Attestation</li> <li>Higher-Priced Mortgage Loans(HPML) and higher Priced Covered Transactions (HPCT) are permitted subject to Compliance with all applicable regulatory requirements</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> </ul>						

**Quick References Continued**

<b>Credit Scores</b>	<ul style="list-style-type: none"> <li>Qualifying score is the lowest of 2 scores or middle of 3 scores from the primary income earner.</li> <li>Non Traditional Credit ineligible</li> </ul>	
<b>Credit Event Seasoning</b>	<ul style="list-style-type: none"> <li>48 Months- Foreclosure actions (NOI, NOD), short sale, deed in lieu, bankruptcy. No Multiple events in last 7 years</li> </ul>	
<b>Derogatory Credit</b>	<ul style="list-style-type: none"> <li>Charge-offs or Collections acceptable if paid off over 12 months prior. No delinquent tradelines at closing.</li> <li>Open Medical collections &lt; \$1000 per occurrence ok.</li> </ul>	
<b>Housing Lates</b>	<ul style="list-style-type: none"> <li>0x30x12 On all mortgages for all borrowers. Minimum 12 months housing history required</li> </ul>	
<b>States</b>	<ul style="list-style-type: none"> <li>Ineligible: Texas, New York, and Vermont</li> </ul>	
<b>Ineligible Senior Loans</b>	<ul style="list-style-type: none"> <li>Loans in active forbearance or deferment. Deferred balance due to a documented hardship may remain open. Without documented hardship, deferred amounts must be paid through closing.</li> </ul>	
	<ul style="list-style-type: none"> <li>Negative Amortization</li> </ul>	
	<ul style="list-style-type: none"> <li>Reverse Mortgages</li> </ul>	
	<ul style="list-style-type: none"> <li>Private Party</li> </ul>	
<b>Interest Only Senior Lien</b>	<ul style="list-style-type: none"> <li>Balloon loans that the balloon payment comes due during the amortization period of the 2nd lien</li> </ul>	
<b>Maximum Combined Liens</b>	<ul style="list-style-type: none"> <li>Max 45% DTI using Senior Liens Interest Only Payments</li> </ul>	
	<ul style="list-style-type: none"> <li>2 million</li> </ul>	
<b>Property Type</b>	Eligible	<ul style="list-style-type: none"> <li>SFR, PUD, Condo-Warrantable, Modular. <b>2-4 Unit max 75 CLTV</b></li> </ul>
	Ineligible	<ul style="list-style-type: none"> <li>Rural • Condotels • Non-warrantable Condos • Manufactured • Multi-unit • 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</li> </ul>
<b>Qualifying Payment</b>	<ul style="list-style-type: none"> <li>Qualifying ratios based on Full Note Rate</li> </ul>	
<b>Title Report</b>	<ul style="list-style-type: none"> <li>Alta Short Form - Lenders Policy</li> </ul>	
<b>Seasoning: Property Listing</b>	<ul style="list-style-type: none"> <li>&gt; 6 months seasoning no restrictions. <b>Less than 6 months seasoning ineligible</b></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 to 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. 05242023