



Neptune Silver Jumbo

Product Matrix

Primary Residence

Transaction Type	# of Units	Minimum Credit Score	Maximum LTV/CLTV	Reserves ¹
Purchase & Rate/Term	1-2	661	85% ² (up to 1.0 million)	6 ¹
		680	80% (up to 1.5 million)	9 ¹
			75% (up to 2.0 million)	
Cash-Out Refinance	1-2	680	75% (up to 1.0 million)	6 ¹
			70% (up to 1.5 million)	

• Maximum Cash-out is \$500,000.00

Second Home

Transaction Type	# of Units	Minimum Credit Score	Maximum LTV/CLTV	Reserves ¹
Purchase & Rate/Term	1	680	80% (up to 1.0 million)	6 ¹
			70% (up to 1.5 million)	12 ¹
			65% (up to 2.0 million)	18 ¹
Cash-Out Refinance	1	680	65% (up to 1.0 million)	6 ¹
			60% (up to 1.5 million)	12 ¹

• Maximum Cash-out is \$500,000.00

Investment Property

Transaction Type	# of Units	Minimum Credit Score	Maximum LTV/CLTV	Reserves
Not currently available				

¹ Reserve overlays:

- Additional three (3) months reserves required for self-employed borrower(s)
- Additional six (6) months reserves required for each additional property
- Additional six (6) months reserves required for loans with Non-Occupant Co-Borrower/s

² For loans with LTV's > 80%:

- MI is not required.
- Maximum DTI 38%
- Non-permanent resident aliens not allowed
- Gift funds not allowed
- Escrow account required for LTV's > 80% unless prohibited by applicable laws.

Terms	<ul style="list-style-type: none"> • 30, 25 or 20 Year Fixed only; Encompass Product Code = "Silver Non-Conf Jumbo"
DTI	<ul style="list-style-type: none"> • Primary residence: 45.0% • Primary Residence: DTI > 45% ≤ requires residual income calc • LTV > 80%: 38% • Second Home: 40.0%
Loan Amount	<ul style="list-style-type: none"> • Max Loan amount up to 1.5 million (Must be \$1 over the current 1-unit conforming/high balance loan limit set by the FHFA.)
Age of Documentation	<ul style="list-style-type: none"> • All Income and asset documentation must be within 120 days of the Note date. • Credit and appraisal must be within 120 days of the Note date.
Interested Party Contributions	<ul style="list-style-type: none"> • May only be used for closing costs and prepaid expenses. • Follow Fannie Mae requirements
Ineligible Product Types	<ul style="list-style-type: none"> • Higher Priced Mortgages (HPML) • Higher Priced Covered Transactions (HPCT) • High cost loans
AUS	<ul style="list-style-type: none"> • A Fannie Mae DU must be run on all files with an Approve/Ineligible decision. "Approve/Ineligible" findings would be the result of any of the following: loan amount, LTV, cash out amounts allowable in accordance with these jumbo underwriting guidelines, and cash-out amounts resulting from non-purchase money second lien payoffs as a rate and term refinance. Full documentation is required. May not follow DU documentation waivers.
Eligible Borrowers	<ul style="list-style-type: none"> • US Citizens • Permanent Resident Alien <ul style="list-style-type: none"> ▶ Must be employed in the US for the past twenty-four (24) months. • Non-Permanent Resident Alien <ul style="list-style-type: none"> ▶ Unexpired H1B, H2B,E1, L1 and G Series Visas only. (Must have no diplomatic immunity) ▶ Maximum 80% LTV/CLTV ▶ Maximum 38% DTI ▶ Primary residence only ▶ 2 full, uninterrupted years of employment in the United States

9/21/2023

<p>Non-Occupant Co-Borrowers</p>	<ul style="list-style-type: none"> • Primary Residence Only • Purchase and rate & term refinance only • Maximum loans amount \$1,000,000. (\$1.5 million is allowed in CA, CT, NY, WA and NJ.) • Maximum LTV/CLTV 80% • Additional six (6) months required. • Non-occupant co-borrower must be a family member. • Blended ratios allowed with a maximum 43% DTI.
<p>Ineligible Borrowers</p>	<ul style="list-style-type: none"> • LLC's, Corporations and partnerships • Foreign Nationals • Non-Revocable Trusts • Life Estates • Borrowers with any ownership in a business that is federally illegal, regardless if the income is not being considered for qualifying
<p>Credit</p>	<ul style="list-style-type: none"> • A minimum of 2 credit scores for all borrowers is required. The lowest mid-score will be used. If a borrower only has 2 scores, the lower of the two will be used. • Rescored credit reports are ineligible.
<p>Frozen Credit</p>	<p>Credit reports with bureaus identified as "frozen" are required to be unfrozen and a current credit report with all bureaus unfrozen is required.</p>
<p>Credit History</p>	<p>Minimum Tradelines Requirements:</p> <ul style="list-style-type: none"> • Minimum of three (3) open and active tradelines from traditional sources are required. <ul style="list-style-type: none"> ▶ One (1) tradeline must be open for twenty-four (24) months and active with the most recent six (6) months. ▶ Two (2) of the tradelines must show activity within the last (12) months and active within the most recent six (6) months ▶ At least one of the tradelines must be an installment or mortgage account. <p style="text-align: center;">-- OR --</p> <ul style="list-style-type: none"> • Minimum two (2) tradelines are acceptable if the borrower has a satisfactory mortgage rating for at least twelve (12) months (opened or closed) within the last twenty-four (24) months and one (1) additional open tradeline. • Each borrower contributing income for qualifying must meet the minimum tradeline requirements; however, borrowers not contributing income for qualifying purposes are not subject to minimum tradeline requirements. • A Tradeline for which a payment has never been made may not be used to satisfy the minimum tradeline requirement. • Authorized User accounts may not be considered as an acceptable tradeline
<p>Housing Payment History</p>	<p>Mortgage History:</p> <ul style="list-style-type: none"> • If the borrower(s) has a mortgage payment history in past 24 months, it must no more than 1 X 30 in past 24 months. Mortgage late must not be within the most recent three (3) months of the subject transaction. • A satisfactory explanation for late payment is required. <p>Rental History:</p> <ul style="list-style-type: none"> • If the borrower(s) has a rental payment history in past 12 months, it must no more than 1 X 30. Rental late must not be within the most recent three (3) months of the subject transaction. • First time homebuyers must have a minimum 24 mos rental history for at least 1 borrower • If renting from a private landlord, cancelled checks must be provided.
<p>Significant Derogatory Credit</p>	<ul style="list-style-type: none"> • Satisfactory explanation for any delinquent credit which occurred in the previous 12 months is required. <p>Forbearance:</p> <ul style="list-style-type: none"> • A forbearance that results in a loan modification (moving payments to the end of the mortgage) is a credit event and will be considered "due to hardship." • Allowable six months after the end of the forbearance period, and only if the borrower made all the monthly payments during forbearance and did not utilize the forbearance terms to skip or miss any payments. <p>Waiting periods for significant derogatory credit:</p> <ul style="list-style-type: none"> • Chapter 7, 11 or 13 Bankruptcy = 4 years since discharge • Foreclosure, Notice of Default (NOD) and short sale = 4 years since completion date • Short payoffs, loan modifications due to hardship = 4 years • Multiple events are not permitted

<p style="text-align: center;">Significant Derogatory Credit</p>	<ul style="list-style-type: none"> • Borrowers with credit events listed above between four (4) and seven (7) years must meet the following requirements: <ul style="list-style-type: none"> ▶ Tradeline requirements must be met ▶ Satisfactory housing history for twenty-four (24) months required ▶ No mortgage lates since credit event ▶ No public records since credit event ▶ Primary residence – purchase or rate/term refinance with a maximum 80% LTV/CLTV/HCLTV or program maximum if lower <p>Reestablished Credit Requirements:</p> <ul style="list-style-type: none"> • The waiting period requirements must be met. • Borrower must show reestablished credit to meet the minimum credit requirements. • Non-traditional credit is not permitted.
	<p>Collections, Charge-offs and past due accounts:</p> <ul style="list-style-type: none"> • All past due accounts must be brought current. • All Tax liens, judgments, collections, charge-offs and past due accounts must be satisfied or brought current. Cash-out proceeds from the transaction may not be used. • Medical collections allowed to remain outstanding if the balance is than \$10,000 in aggregate. • Liens impacting title must be satisfied prior to closing. • Cash-out proceeds may not be used to satisfy past due accounts.
	<p>IRS Tax Liens and payment plans:</p> <ul style="list-style-type: none"> • Payment plans on tax liens/liabilities are not permitted • A payment plan for the most recent tax year is allowed if the following requirements are met: <ul style="list-style-type: none"> ▶ Payment plan was set up at the time the taxes were due. Copy of payment plan must be included in loan file. ▶ Payment is included in the DTI. ▶ Satisfactory pay history based on terms of payment plan is provided ▶ Payment plan is only allowed for taxes due for most recent tax year, prior years not allowed
	<p>Disputed Tradelines:</p> <ul style="list-style-type: none"> • All disputed accounts should be handled in line with Agency guidelines. • All disputed accounts that belong to the borrower must be taken into consideration. • Disputed accounts with a zero balance and no late payments may be disregarded.
	<p style="text-align: center;">Liabilities</p>
<p>Student Loans:</p> <ul style="list-style-type: none"> • If a monthly payment is provided on the credit report, the amount indicated for the monthly payment may be used to qualify • If the credit report does not provide a monthly payment or shows \$0: <ul style="list-style-type: none"> ▶ Use 1% of the outstanding loan balance, or ▶ Use fully amortizing payment based on documented repayment terms. 	
<p>30 Day Open Accounts:</p> <ul style="list-style-type: none"> • If the credit report reflects an open-end of net thirty (30) day account, the balance owing must be subtracted from liquid assets. 	
<p>Debts Paid by Business:</p> <ul style="list-style-type: none"> • Account may have no history of delinquency • Evidence the obligation was paid out of company or business funds. • Not permitted for schedule -C self-employment. • Tax returns or cash flow analysis to reflect the business making said payment. 	
<p>Paying off Debt:</p> <ul style="list-style-type: none"> • Installment and revolving debts may be paid off in order to qualify. • Evidence the account has been paid in full. • Source of funds to pay off the debt must be documented. • Lease payments may not be paid down or paid off for qualifying purposes. • Revolving debt must be documented as paid in full and account closed in order for the monthly obligation to be removed from the qualifying DTI. 	
<p>Alimony / Child Support: Alimony and Child Support are to be treated as a liability</p>	

<p>Contingent Liabilities</p>	<ul style="list-style-type: none"> • Co-Signed Loans: The monthly payment on a co-signed loan may be excluded from the DTI if evidence of timely payments made by the primary obligor (other than the borrower) is provided for the most recent twelve (12) months and there are no late payments reporting on the account. • Debts Paid by Others: Follow Fannie Mae/Selling Guide
<p>First Time Homebuyer</p>	<ul style="list-style-type: none"> • Primary residence only. • 680 minimum FICO • Maximum 80% LTV/CLTV • 24 months rental history with no late payments. • One-unit properties only. • Loan amounts exceeding \$1,000,000 are ineligible. • Gift funds not permitted <p>Any borrower who has not owned a residential property during the prior 3 years is considered a First Time Homebuyer. This does not apply when at least 1 borrower has owned a property within the past 3 years.</p>
<p>Multiple Owned Properties</p>	<ul style="list-style-type: none"> • Borrowers may own a total of four (4) financed 1-4 unit residential properties including the subject property • Borrowers with other properties in addition to the subject property are required to have an additional six months reserves for each property, based on the individual properties PITIA. • Properties owned free and clear require 6 mos of taxes, ins. and HOA dues for reserves.
<p>Gifts</p>	<ul style="list-style-type: none"> • Borrower must have a minimum of 5% contribution from their own funds. • Gift funds are not eligible to be used for reserves • Not permitted on LTV's > 80% • Single Family, Primary residence, Purchase only • Not permitted for first-time home buyer program; maximum 40 percent DTI for all other loan programs. • Relative, spouse, domestic partner, fiancé or fiancée are all considered eligible donors. • Fully executed gift letter; proof of donor's ability to provide the gift (e.g. bank statements), and evidence the borrower has received the gift funds is required. • Gifts of equity are ineligible
<p>Asset Documentation</p>	<ul style="list-style-type: none"> • All funds must be documented with a minimum of two months bank statements or most recent quarterly statement. • All funds from accounts opened for 90 calendar days or less, must be sourced if used for down payment, closing costs, or reserves. • Large deposits inconsistent with monthly income or deposits must be verified if using for down payment, reserves or closing costs. Verification is required that large deposits did not result in any new undisclosed debt • If source of funds cannot be documented, it is acceptable to exclude a large deposit, so as not to consider these funds for qualifying. • Cash deposits are ineligible funds in a transaction and should be reduced from the amount of available funds
<p>Co-Mingled Funds</p>	<ul style="list-style-type: none"> • All funds must come from the borrower's own demonstrated savings. • Borrowers using accounts in which their funds are co-mingled with a non-borrowing party or parties, have the burden of proving funds in those accounts are a result of their earnings/savings. In addition, the file must also contain appropriate authorization letters from all additional account owners. • Funds from co-owned accounts that appear to have no connection to, or ownership by the borrower, will not be considered the borrower's own funds for use in the transaction.
<p>Non-sufficient-fund (NSF)</p>	<p>A history of (NSF) fees present a layer of risk that must be weighed against the borrower's credit history and all of the other risk factors in the file. Letters of explanation is required.</p>
<p>Business Assets</p>	<ul style="list-style-type: none"> • Business assets are permitted. • If business funds are used for reserves the maximum LTV is reduced to 65% • Business bank statements must not reflect any NSFs or overdrafts • Borrower must have at least 51% ownership of the business • Evidence supporting the borrower has full access to their percentage of the funds.

<p>Business Assets</p>	<ul style="list-style-type: none"> • A letter from an accountant verifying the following is also required: <ul style="list-style-type: none"> ▶ The amount of business assets that can be used must correspond to the borrower's percentage of ownership in the business. ▶ The funds are not a loan. ▶ Withdrawal of the funds will not negatively impact the business. • Most recent 3 month business bank statements must be analyzed to determine no negative impact on business 																		
<p>Ineligible Assets</p>	<ul style="list-style-type: none"> • Anticipated Savings • Community Savings plans • Pooled funds • Gifts of equity • Cash on hand • Non-Vested Stock Units/Stock Options • Custodial accounts for minors • New Simultaneous Financing on Subject Property 																		
<p>Cryptocurrency</p>	<p>Cryptocurrency is digital assets exchanged over the internet. Bitcoin is the oldest and most well-known type of cryptocurrency although now there are over 1,300 different types of cryptocurrency.</p> <ul style="list-style-type: none"> • Allowed for down payment and closing costs: <ul style="list-style-type: none"> ▶ Full paper trail of ownership of cryptocurrency and liquidation must be provided ▶ Must be seasoned 60 days from date purchased to date liquidated. ▶ If seasoned less than 60 days, evidence source of funds used to purchase and the original source used to purchase must be an acceptable source of funds. • Allowed for reserves but only if seasoned and liquidated (same as above) and put in an allowable account, such as stocks, mutual funds, money market, checking or savings. 																		
<p>Retirement Accounts</p>	<ul style="list-style-type: none"> • Retirement accounts are an eligible source of funds for closing, down payment and reserves. When accessing retirement funds for assets to close, evidence of liquidation and reduction of any applicable penalties must be fully documented. • Any existing loans secured by a retirement asset must be deducted from the discounted value of the vested balance. • If using funds from a retirement account for reserves, a discounted value of 60% of the vested balance must be used for qualifying based on market volatility. • Terms of withdrawal from the account program administrator should be provided when using the account for reserves. 																		
<p>Residual Income Requirements</p>	<p>Residual Income Calculation is required. All Silver Jumbo loans must meet the residual income requirements below. Residual income equals Gross Qualifying Income less Monthly Debt (as included in the debt-to-income ratio).</p> <table border="1" data-bbox="457 1481 1421 1602"> <thead> <tr> <th># in Household</th> <th>1</th> <th>2</th> <th>3</th> <th>4</th> <th>5</th> </tr> </thead> <tbody> <tr> <td>Required Residual</td> <td>\$1,550</td> <td>\$2,600</td> <td>\$3,150</td> <td>\$3,550</td> <td>\$3,700</td> </tr> <tr> <td colspan="6" style="text-align: center;">Add \$150 for additional family members</td> </tr> </tbody> </table>	# in Household	1	2	3	4	5	Required Residual	\$1,550	\$2,600	\$3,150	\$3,550	\$3,700	Add \$150 for additional family members					
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Required Residual	\$1,550	\$2,600	\$3,150	\$3,550	\$3,700														
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<p>Employment</p>	<ul style="list-style-type: none"> • All Verbal VOE's must be within 10 business days of the Note date. • Verification of borrower's self-employment no later than 20 calendar days prior to Note date • A stable two (2) year history of verifiable income must be documented • Employment gaps of more than 30 days within the most recent two (2) year period require a satisfactory letter of explanation and borrower must be employed with current employer for a minimum of six (6) months • Extended gaps of six (6) months or greater require a documented two (2) year work history prior to the absence and they have been in their current employment for a minimum of six months. • Part-time income can be used for qualification if the borrower has worked the part-time job uninterrupted for the past two (2) years • Future/project income is not eligible 																		
<p>Income</p>	<p>Salaried:</p> <ul style="list-style-type: none"> • Paystubs covering the most 30 days with year to date income. (Must be computer generated.) • 2 years W2's <p>Commission: (A borrower who receives 25% or more from commissions must have a minimum 2 year history of commission earnings and at least 18 months with current employer.)</p> <ul style="list-style-type: none"> • 2 years W2's • Current year-to-date paystub 																		

Income

Overtime & Bonus:

- Overtime and bonus income can be used to qualify the borrower if he/she has received this income for the past two years, and documentation submitted for the loan does not indicate this income will likely cease.
- The Seller must establish and document an earnings trend for overtime and bonus income. If either type of income shows a continual decline, the Seller must document in writing a sound rationalization for including the income when qualifying the borrower

Social Security:

- Social Security income must be verified by a Social Security Administration benefit verification letter. Benefits must not expire within the first three (3) years of the loan.
(If the Social Security Admin benefit letter does not indicate a defined expiration date within three years of loan origination, the income should be considered likely to continue)
- Copies of the most recent two (2) months bank statements evidencing regular deposit.

Self-employment: Income from self-employment is considered stable, and effective, if the borrower has been self-employed for two or more years

- Most recent 2 years, signed and dated, personal returns
- The Fannie Mae 1084, or Freddie Mac Form 91 or equivalent is required for self-employment analysis:
 - ▶ Copy of liquidity analysis must be included in the loan file if the income analysis includes income from boxes 1, 2 or 3 on the K-1 that is greater than distributions indicated on the K-1.
 - ▶ If a liquidity analysis is required and the borrower is using business funds for down payment or closing costs, the liquidity analysis must consider the reduction of those assets.
- Evidence the business is currently operating within 20 days of the Note date is required. Third-party verification evidencing borrower's business is currently operating includes:
 - ▶ Evidence of current work (executed contracts or signed invoices that indicate the business is operating on the day the lender verifies self-employment).
 - ▶ Evidence of current business receipts within 10 days of the Note date (payment for services performed);
 - ▶ Business website demonstrating activity supporting current business operations (timely appointments for estimates or service can be scheduled) or
 - ▶ Lender certification the business is open and operating. If the lender opts to provide a lender certification (lender confirmed through a phone call or other means); the certification must be provided by an arm's length third-party source, must include contact information and is ineligible when provided by the borrower(s).
- "S" corporation, or partnership, signed copies of Federal business income tax returns for the last two years, with all applicable tax schedules; and
- Year-to-date profit and loss (P&L) statement and balance sheet. Income cannot decline by 20% or more from the prior tax period.
- The lender must review the two most recent business bank statements to support and/or not conflict with the information presented in the current year-to-date P&L. Otherwise, the lender must obtain additional documentation to support the current P&L.

NOTE: Documentation is required regardless of whether the income is being considered for qualifying purposes.

- ▶ If the borrower's earnings trend for the previous two years is downward and the most recent tax return or P&L is less than the prior year's tax return, the borrower's most recent year's tax return or P&L must be used to calculate his/her income.
- ▶ The Seller must consider the business's financial strength by examining annual earnings. Annual earnings that are stable or increasing are acceptable, while businesses that show a significant decline in income over the analysis period are not acceptable

K-1 Income/Loss on Schedule E

- If the income is 0 or positive, stable and not used for qualifying, the K-1 is not required.
- If less than 25% ownership with income used in qualifying:
 - ▶ Verification of Employment Requirements apply
 - ▶ Year-to-date income must be verified if the most recent K-1 is more than 90 days aged prior to Note date.

Income

K-1 Income/Loss on Schedule E

- If 25% or greater ownership with income used in qualifying:
 - ▶ Verification of Employment Requirements apply
 - ▶ Partnership/S-Corp and Self-Employment requirements apply
- If the income is negative, the K-1s for the applicable years are required and loss from the most recent tax year should be applied. If ownership is 25% or greater, see self-employment requirements below.
- Two (2) years tax transcripts.

Employed by family business:

- YTD Paystub
- Two (2) years W2's AND
- Personal tax returns – two (2) years with two (2) years transcripts
- Verification of borrower's potential ownership in the business must be addressed.
(Income must be amortized over 24 months.)

Alimony / Child Support:

- Div. decree or court ordered separation agreement. Income to continue for at least (3) yrs.
- Evidence of receipt of full, regular and timely payments for the most recent twelve (12) mos

Retirement:

- If any retirement income will cease within the first three (3) years of the loan, the income may not be used
- Distribution income must have been set up at least six (6) months prior to the Note date.
- Distributions cannot be set up or changed solely for loan qualification purposes.
- Distribution of assets from an IRA, 401k or similar retirement asset must be sufficient to continue for a minimum of three (3) years. 70% of the value of the account(s) is to be used
 - ▶ A letter from the Account Custodian confirming the amount, frequency and start date of the distribution is required.
 - ▶ Evidence of receipt of 2 months receipt is required.
- Document regular and continued receipt of income as verified by any of the following:
 - ▶ Letters from the organizations providing the income
 - ▶ Copies of retirement award letters
 - ▶ Copies of federal income tax returns signed and dated
 - ▶ Most recent IRS W-2 or 1099 forms
- Copies of the most recent two (2) months bank statements evidencing regular deposit.

Trust Income:

- Irrevocable Trust Income
 - ▶ Guaranteed and regular payments must be documented to continue for the next three (3) years
 - ▶ Regular receipt of trust income for the most recent twelve (12) months must be documented
- Copy of the trust agreement or trustee statement showing:
 - ▶ Total amount of borrower designated funds
 - ▶ Terms of payment
 - ▶ Duration of trust
 - ▶ Evidence that the trust is irrevocable
- If trust assets are being used for down payment or closing costs, the file must contain documentation to indicate the withdrawal of the assets will not negatively affect income

Dividends and Interest Income:

- Verify the borrower's current ownership of the assets on which the interest or dividend income was earned.
- Document a 2 year history of income with two (2) years Personal Tax returns with two (2) years tax transcripts.
- Subtract any assets used for down payment or closing costs from the borrower's total assets before calculating expected future interest or dividend income.

	<p>Asset Depletion:</p> <ul style="list-style-type: none"> • Eligible assets must be held in US account. • Business funds are not allowed for income calculation. • Calculate the depletion of assets using a 3% rate of return over the life of the loan; the same as calculating a P & I payment for a mortgage. <ul style="list-style-type: none"> ▶ For borrowers < 59 ½, all post-closing liquid (non-retirement) assets can be included in the calculation. Minimum liquid post closing assets of \$500,000 required to include asset depletion for qualifying income. ▶ For borrowers > 59 1/2, all post-closing retirement and liquid assets may be used in the calculation if the assets are fully vested and unrestricted. ▶ Business funds are not allowed for income calculation • Eligible Types of assets: <ul style="list-style-type: none"> ▶ Liquid assets include Checking, Savings, Money Market, Certificates of Deposit, Publicly traded stocks, bonds and mutual funds (non-retirement). ▶ Retirement accounts including 401(k), 403(B), IRA (SEP, Simple, Roth or traditional).
<p style="text-align: center;">Income</p>	<p>Rental Income:</p> <p>All properties (except departing primary residence)- Please follow Fannie Mae Rental Income guidelines</p> <ul style="list-style-type: none"> • If the property is an investment property (subject or non-subject) and is a seasonal rental, vacation rental or short-term rental, the following requirements must be met: <ul style="list-style-type: none"> ▶ Must have history of at least one filed year tax return reflecting the property on Schedule E • Current leases are required for all properties where rental income is being used to qualify. • Two (2) years' 1040's with Schedule E's required. (One-year tax returns with schedule E will be considered when rental history is less than 24-months) AND • Properties with expired leases that have converted to month to month per the terms of the lease will require bank statements for the lesser of 12 months or the time period after the lease expired. • Income from short-term rentals or e-commerce rental properties (e.g. Airbnb) is ineligible. • Commercial properties owned on schedule E must be documented with commercial leases and evidence that the primary use and zoning of the property is commercial.
	<p>Rental Income from Departing Primary Residence:</p> <p>If the borrower is converting their current primary residence to a rental property and using rental income to qualify or offset the payment, the following requirements must be met:</p> <ul style="list-style-type: none"> • Any positive rental income is disregarded for the income calculation and can only be used to offset the payment • Copy of current executed 12 month lease agreement to an unrelated arm's length third party and must be effective as of the first payment due date of the subject mortgage loan. • Copy of security deposit and evidence of deposit to borrower's account • Six (6) months reserves must be documented in addition to the req'd reserves for the primary • Have sufficient equity in the vacated property. Borrower must have a LTV ratio of 75% or less, as determined by: <ul style="list-style-type: none"> ▶ as determined either by a current (no more than six months old) Residential Appraisal (for Single-Family units on form Fannie Mae 1004/Freddie Mac 70 or for Condominium units on form Fannie Mae 1073/Freddie Mac 465).
<p style="text-align: center;">Tax Transcripts</p>	<ul style="list-style-type: none"> • Tax transcripts are required when personal tax returns are used to document borrowers income. • W2 transcript are required if transcripts are not provided the borrower does not have any other income source or loss. The following W2 type income will require tax transcripts: <ul style="list-style-type: none"> ▶ Borrowers with commission income that is greater than 25% of total pay ▶ Borrowers with 2106 expenses. (2106 expenses must deducted from income) ▶ Borrower employed by family ▶ Borrower with ownership in country
<p style="text-align: center;">Properties Listed for Sale</p>	<ul style="list-style-type: none"> • Properties listed for sale at time of application are not eligible for refinance transactions • Properties listed for sale within past 6 months are not eligible for refinance • Properties listed for sale within past 12 months are not eligible for cash-out refinance

Refinances	<p>Title to the subject property must be in the borrower's name at the time of application for a refinance transaction. Must meet continuity of obligation.</p>												
	<p>Continuity Of Obligation:</p> <ul style="list-style-type: none"> • At least one borrower on the new loan must also be obligated on the current lien; or • Borrower has been on title to the subject property for the previous 12 months; occupied the subject property for the previous 12 months; and can demonstrate having made the payments in the previous 12 months. <p>Exceptions:</p> <ul style="list-style-type: none"> • The borrower on the new refinance was added to title at least twenty-four (24) months prior to the disbursement date of the new transaction • The borrower on the refinance inherited or was legally awarded the property by a court as in the case of a divorce, separation or dissolution of a domestic partnership. Rate & term only. 												
	<p>Value:</p> <ul style="list-style-type: none"> • When the subject property has been purchased in the past 12 months, the lesser of the current appraised value or the purchase price will be used to calculate the LTV/HCLTV. Ownership date is measured from the date of acquisition (or HUD or Closing Disclosure closing date) to the application date of the subject mortgage. • When the subject property has been owned more than twelve (12) months, the LTV/CLTV is based on the current appraised value. 												
	<p>Rate & Term Refinances:</p> <ul style="list-style-type: none"> • A minimum of 6 months seasoning is required if the previous mortgage was a cash-out refinance • Paying off current first mortgage and any "seasoned" non-first lien mortgages, closing costs and prepaid items. (First mortgage lien may not be a HELOC). <ul style="list-style-type: none"> ▶ A seasoned non-first lien mortgage is a purchase money mortgage that has been in place for twelve months. ▶ A seasoned HELOC equity line is a mortgage that has been in place for a minimum of 12 months and not having draws totaling \$2,000 in the past 12 months. Withdrawal activity must be documented with a transaction history. • Maximum cash back at closing is limited to 1% of the new loan amount <p>Cash-Out Refinances:</p> <ul style="list-style-type: none"> • Borrower must have taken title to the property more than 180 days from the Note date • Maximum cash back at closing is limited to \$500,000 • Maximum cash-out amount includes the payoff of any unsecured debt, unseasoned liens and any cash in hand. • Inherited properties must have been owned for a minimum 12 months. • Properties listed for sale in the last six months are ineligible • Properties listed within the past 6-12 months from the application date require a letter from the borrower explaining the reason for keeping the property. • Properties located in Texas are not eligible 												
Appraisal Requirements	Appraisal requirements based on loan amount:												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%; text-align: center;">First Lien Amount</th> <th style="width: 50%; text-align: center;">Appraisal Requirements</th> </tr> </thead> <tbody> <tr> <td colspan="2" style="text-align: center;">Purchase Transactions</td> </tr> <tr> <td style="text-align: center;">≤ \$2,000,000</td> <td style="text-align: center;">1 Full Appraisal</td> </tr> <tr> <td colspan="2" style="text-align: center;">Refinance Transactions</td> </tr> <tr> <td style="text-align: center;">≤ \$1,500,000</td> <td style="text-align: center;">1 Full Appraisal</td> </tr> <tr> <td style="text-align: center;">> \$1,500,000</td> <td style="text-align: center;">2 Full Appraisals</td> </tr> </tbody> </table>	First Lien Amount	Appraisal Requirements	Purchase Transactions		≤ \$2,000,000	1 Full Appraisal	Refinance Transactions		≤ \$1,500,000	1 Full Appraisal	> \$1,500,000	2 Full Appraisals
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<ul style="list-style-type: none"> • When two (2) appraisals are required, the following applies: <ul style="list-style-type: none"> ▶ Appraisals must be completed by two (2) independent companies. ▶ The LTV will be determined by the lower of the two (2) appraised values if the lower appraisal supports the value conclusion. ▶ Both appraisal reports must be reviewed and address any inconsistencies between the two (2) reports and all discrepancies must be reconciled ▶ If the two (2) appraisals are done "subject to" and 1004Ds are required, it is allowable to provide one (1) 1004D. If only one (1) 1004D is provided, it should be for the appraisal that the value of the transaction is being based upon. • All appraisals must be prepared for EMM. No transfers or assignments are permitted. • Reduce maximum allowable LTV/CLTV by 5.0% for any property located in area of declining property values as reported by appraiser or the review appraisal. 													

<p>Appraisal Review Requirements</p>	<p>A Collateral Desktop Analysis (CDA) with accompanying MLS sheets ordered from Clear Capital is required to support the value of the appraisal on all loans. (See separate instructions on how to order a Clear Capital CDA.</p> <ul style="list-style-type: none"> • If the CDA is $\leq 10\%$ of the appraised value the LTV would be based on the original appraised value. • If the CDA is "indeterminate" or lower by $> 10\%$ of the appraised value the LTV than a third valuation report must be ordered. <p>Third Valuation (if applicable):</p> <ul style="list-style-type: none"> • Field Review or second full appraisal. 								
<p>Properties</p>	<ul style="list-style-type: none"> • Appraisal Condition rating of C5/C6 or Quality rating of Q6: Not permitted <p>Eligible Property Types:</p> <ul style="list-style-type: none"> • Single Family Detached and Attached • PUD's • Condominium <ul style="list-style-type: none"> ▶ Florida condominiums limited to 50% LTC/CLTV. ▶ Must be Fannie Mae warrantable. (CPM full Review required). New condominiums may not be subject to additional phasing or annexation. ▶ Limited project review is not permitted. ▶ 2-4 unit condominiums do not require review or warranty. ▶ CPM or PERS approval is allowed • Leaseholds must meet Fannie Mae requirements. • Agriculturally zoned properties <ul style="list-style-type: none"> • Highest and best use must be residential. (Must be residential eligible) • Max land value 35% • No income producing attributes. • Properties with leased solar panels must meet Fannie Mae requirements. • Properties with acreage > 10 and ≤ 20 acres considered on an exception basis. <p>Ineligible Property Types:</p> <table border="0"> <tr> <td>• Manufactured housing</td> <td>• Cooperatives</td> </tr> <tr> <td>• Condo's in litigation</td> <td>• Condotels and Timeshares</td> </tr> <tr> <td>• Log Homes</td> <td>• Model Home Leasebacks</td> </tr> <tr> <td>• Mixed Use Properties</td> <td>• Hobby farms</td> </tr> </table>	• Manufactured housing	• Cooperatives	• Condo's in litigation	• Condotels and Timeshares	• Log Homes	• Model Home Leasebacks	• Mixed Use Properties	• Hobby farms
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<p>Property Flips</p>	<p>Properties owned by the seller less than 90 calendar days from the date of the purchase contract and the new sales price is higher than the price paid by the seller to acquire the property, the transaction would be ineligible.</p> <ul style="list-style-type: none"> ▶ If the property was acquired by the seller between 91-180 days from the purchase agreement and the purchase price exceeds the seller's acquisition price by more than 20% then a second full appraisal is required. ▶ If a second appraisal is required, the borrower may only be charged for one of the appraisals. 								