



## Prime 1099 (PCV)

Form 1099

### Program Matrix

Min FICO	Max Loan Amount	Max LTV/CLTV/HCLTV					
		Primary / 2nd Home			Investment		
		Purchase	Rate&Term	Cash-Out	Purchase	Rate&Term	Cash-Out
720	2,000,000	90*	85*	80*	85	80	75
	2,500,000	80	80	75	80	75	75
	3,000,000	75	75	70	75	75	70
	3,500,000	70	70	55	70	70	55
	4,000,000	70	70	50	N/A	N/A	N/A
700	1,500,000	90*	85*	80*	85	80	75
	2,000,000	85	85*	75	85	80	75
	2,500,000	75	75	70	75	75	70
	3,000,000	75	75	70*	75	70	65
	3,500,000	70	70	55	70	70	55
680	1,500,000	90*	85*	80*	85	80	75
	2,000,000	80	80	75	80	75	70
	2,500,000	75	75	70	75	70	65
	3,000,000	70	70	70*	70	70	65
660	1,000,000	80	80	80*	80	80	75
	1,500,000	80	80	75	80	75	75
	2,000,000	75	75	70	75	70	65
	2,500,000	70	70	65	70	70	65
<b>*5% reduction to Max LTV/CLTV/HCLTV for 2nd Home</b>							
Condo & 2-4 Units Max LTV/CLTV/HCLTV: 85%							
2-4 Units for 2nd home not allowed							
Non-Arm's Length Transaction Max LTV/CLTV/HCLTV: 80%							
Declining Markets subject to 5% Max LTV/CLTV reduction if LTV/CLTV/HCLTV > 65%							
<b>Income Requirements</b>							
IRS Form 1099	<ul style="list-style-type: none"> <li>◆ 1-year or 2-years 1099</li> <li>◆ Fixed Expense Ratio of 10%</li> <li>◆ YTD Documentation to support continued receipt of income from same source</li> </ul>						



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### General Requirements

Product Type	♦ 30-Yr Fixed ♦ 5/6 ARM	Loan Amounts	♦ Min. \$150,000 ♦ Max. \$4,000,000
Occupancy	♦ Primary ♦ Second Home ♦ Investment	Loan Purpose	♦ Purchase ♦ Rate/Term ♦ Cash Out
Acreage	♦ Property up to 10-acres, not meeting the rural definition, eligible.	Cash-In-Hand	♦ Max Cash-In-Hand: Unlimited
ARM Detail	♦ Index: SOFR 30 Day Average ♦ Caps: 2/1/5 ♦ Margin/Floor: 5.000% ♦ Qualifying Rate: Greater of Note Rate or Fully Indexed Rate (rounded to the nearest 0.125)		
Property Type	♦ Single Family / PUD / Condominiums ♦ 2-4 Units (Not allowed for 2nd Home) ♦ Rural: Not Eligible		
Appraisals	♦ FNMA Form 1004, 1025, 1073 with interior/exterior inspection. ♦ Appraisal review product required unless 2nd appraisal obtained. ♦ <b>2nd Appraisal required for loans &gt; \$2,000,000.</b>		
Declining Market	♦ As identified by the appraiser, require a 5% LTV/CLTV reduction off the above matrix when LTV/CLTV/HCLTV > 65%		

### Underwriting Requirements

DTI	♦ Max: 50%	Housing History	♦ 1x30x12
Minimum Borrower Contribution	♦ Not required	Credit Event Seasoning	♦ BK/SS/DIL ≥ 36 Months ♦ FC ≥ 48 Months ♦ Loan Mod: None as long as 0x30x12
Interested Party Contributions (IPC)	♦ Primary limited to 6% ♦ Second Homes limited to 6% ♦ Investment limited to 2%	Prepayment Penalty – Investment Only	♦ Prepayment periods up to 3-Years eligible ♦ 5% fixed on remaining loan balance
Gift Funds	♦ 100% Gift funds are allowed for closing costs, down payments and reserves		
Assets	♦ Savings, checking, certificate of deposit, stock, retirement, life insurance cash value		
Large Deposits	♦ Source of large deposit is not required to be documented if the eligible assets on file is from US bank or brokerage accounts.		
Cash-Out	<p>♦ 6 months title seasoning required for a cash-out, <b>OR</b>  ♦ When the seasoning for a cash out is less than 6 months, the following must apply:  - No other cash-out allowed within 6 months  - If purchased within 6 months, appraisal value to be lower of purchase price or appraisal value.</p>		
Reserves	<p>♦ <b>Primary &amp; 2nd Home:</b>  - LTV/CLTV/HCLTV ≤ 75% <b>AND</b> Loan balance &lt;= \$1MM: No reserves  - LTV/CLTV/HCLTV &gt; 75%: 4 months PI  - Loan balance &gt; \$1MM: 4 months PI</p> <p>♦ <b>Investment:</b>  - Loan balance ≤ \$1MM: 6 months PI  - Loan balance &gt; \$1MM: 9 months PI  - Loan balance &gt; \$2MM: 12 months PI</p> <p>♦ No Additional reserves for each financed property (other than subject)  ♦ Cash out net proceeds can be used for reserve requirement</p>		
Document Age	<p>♦ Income/Asset/Credit report must be dated within 90 days from closing  ♦ Appraisal/prelim report must be dated within 120 days from closing</p>		
Credit Score	<p>♦ Representative Credit Score of the Primary Wage Earner is used to qualify  ♦ To determine the Representative Credit Score, select the middle score when three (3) agency scores are provided and the lower score when only two (2) agency scores are provided  ♦ In the event there are multiple Borrowers that earn identical income, the Representative Credit Score will be the higher score of the applicants</p>		
Tradelines	<p>♦ Min 2 reporting 24-months w/activity in last 12- months or  ♦ 3 reporting 12-months w/recent activity.  ♦ If any one of the borrowers has three (3) credit scores, the minimum tradeline requirement is waived  ♦ Authorized accounts allowed</p>		
Non-Arm's Length Transaction	<p>♦ Family sale requires recent 12 month mortgage history from the seller to verify the transaction is not a bailout.  ♦ Max 80% LTV</p>		
Escrows	<p>♦ HPML  ♦ Flood Insurance</p>		