

<b>Prime 1099 (PCV)</b> <b>Form 1099</b>							
<b>Program Matrix</b>							
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	♦ 1-year or 2-years 1099 ♦ Fixed Expense Ratio of 10% ♦ YTD Documentation to support continued receipt of income from same source						

<b>Prime 1099 (PCV)</b> <b>Form 1099</b>			
<b>General Requirements</b>			
Product Type	<ul style="list-style-type: none"> <li>♦ 30-Yr Fixed</li> <li>♦ 5/6 ARM</li> </ul>	Loan Amounts	<ul style="list-style-type: none"> <li>♦ Min. \$150,000</li> <li>♦ Max. \$4,000,000</li> </ul>
Occupancy	<ul style="list-style-type: none"> <li>♦ Primary</li> <li>♦ Second Home</li> <li>♦ Investment</li> </ul>	Loan Purpose	<ul style="list-style-type: none"> <li>♦ Purchase</li> <li>♦ Rate/Term</li> <li>♦ Cash Out</li> </ul>
Acreage	♦ Property up to 10-acres, not meeting the rural definition, eligible.	Cash-In-Hand	♦ Max Cash-In-Hand: Unlimited
ARM Detail	<ul style="list-style-type: none"> <li>♦ Index: SOFR 30 Day Average</li> <li>♦ Caps: 2/1/5</li> <li>♦ Margin/Floor: 5.000%</li> <li>♦ Qualifying Rate: Greater of Note Rate or Fully Indexed Rate (rounded to the nearest 0.125)</li> </ul>		
Property Type	<ul style="list-style-type: none"> <li>♦ Single Family / PUD / Condominiums</li> <li>♦ 2-4 Units (Not allowed for 2nd Home)</li> <li>♦ Rural: Not Eligible</li> </ul>		
Appraisals	<ul style="list-style-type: none"> <li>♦ FNMA Form 1004, 1025, 1073 with interior/exterior inspection.</li> <li>♦ Appraisal review product required unless 2nd appraisal obtained.</li> <li>♦ <b>2nd Appraisal required for loans &gt; \$2,000,000.</b></li> </ul>		
Declining Market	♦ As identified by the appraiser, require a 5% LTV/CLTV reduction off the above matrix when LTV/CLTV/HCLTV > 65%		
<b>Underwriting Requirements</b>			
DTI	♦ Max: 50%	Housing History	♦ 1x30x12
Minimum Borrower Contribution	♦ Not required	Credit Event Seasoning	<ul style="list-style-type: none"> <li>♦ BK/SS/DIL ≥ 36 Months</li> <li>♦ FC ≥ 48 Months</li> <li>♦ Loan Mod: None as long as 0x30x12</li> </ul>
Interested Party Contributions (IPC)	<ul style="list-style-type: none"> <li>♦ Primary limited to 6%</li> <li>♦ Second Homes limited to 6%</li> <li>♦ Investment limited to 2%</li> </ul>	Prepayment Penalty – Investment Only	<ul style="list-style-type: none"> <li>♦ Prepayment periods up to 3-Years eligible</li> <li>♦ 5% fixed on remaining loan balance</li> </ul>
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	<ul style="list-style-type: none"> <li>♦ 6 months title seasoning required for a cash-out, <b>OR</b></li> <li>♦ When the seasoning for a cash out is less than 6 months, the following must apply: <ul style="list-style-type: none"> <li>- No other cash-out allowed within 6 months</li> <li>- If purchased within 6 months, appraisal value to be lower of purchase price or appraisal value.</li> </ul> </li> </ul>		
Reserves	<ul style="list-style-type: none"> <li>♦ <b>Primary &amp; 2nd Home:</b> <ul style="list-style-type: none"> <li>- LTV/CLTV/HCLTV ≤ 75% <b>AND</b> Loan balance ≤ \$1MM: No reserves</li> <li>- LTV/CLTV/HCLTV &gt; 75%: 4 months PI</li> <li>- Loan balance &gt; \$1MM: 4 months PI</li> </ul> </li> <li>♦ <b>Investment:</b> <ul style="list-style-type: none"> <li>- Loan balance ≤ \$1MM: 6 months PI</li> <li>- Loan balance &gt; \$1MM: 9 months PI</li> <li>- Loan balance &gt; \$2MM: 12 months PI</li> </ul> </li> <li>♦ No Additional reserves for each financed property (other than subject)</li> <li>♦ Cash out net proceeds can be used for reserve requirement</li> </ul>		
Document Age	<ul style="list-style-type: none"> <li>♦ Income/Asset/Credit report must be dated within 90 days from closing</li> <li>♦ Appraisal/prelim report must be dated within 120 days from closing</li> </ul>		
Credit Score	<ul style="list-style-type: none"> <li>♦ Representative Credit Score of the Primary Wage Earner is used to qualify</li> <li>♦ 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</li> <li>♦ In the event there are multiple Borrowers that earn identical income, the Representative Credit Score will be the higher score of the applicants</li> </ul>		
Tradelines	<ul style="list-style-type: none"> <li>♦ Min 2 reporting 24-months w/activity in last 12- months or</li> <li>♦ 3 reporting 12-months w/recent activity.</li> <li>♦ If any one of the borrowers has three (3) credit scores, the minimum tradeline requirement is waived</li> <li>♦ Authorized accounts allowed <input type="checkbox"/></li> </ul>		
Non-Arm's Length Transaction	<ul style="list-style-type: none"> <li>♦ Family sale requires recent 12 month mortgage history from the seller to verify the transaction is not a bailout.</li> <li>♦ Max 80% LTV <input type="checkbox"/></li> </ul>		
Escrows	<ul style="list-style-type: none"> <li>♦ HPML</li> <li>♦ Flood Insurance <input type="checkbox"/></li> </ul>		