

Effective Date: 04.17.25| Revised: 04.17.25

			Eliaibility	Matrix						Leon C	Programs
			Eligibility I	VIALIIX							Programs
Occupancy	Property <sup>1,2,3</sup>	Purchase, Rate/Term Refi - Max LTV/CLTV Cash-out Refi - Max LTV/CLTV								Jumbo 30 Year Fixed (360 Mos) Jumbo 30 Year Fixed 2:1 Temp Buydown (360	
		Loan Amount \$ 1,000,000	740+ 72 85% 85			740+ 75%	<b>720</b> +		75%	Mos) Jumbo 30	Year Fixed 1:0 Temp Buydown (360
Primary Residence	SFR/2-4 Unit/PUD/Condo	\$ 1,500,000 \$ 2,000,000 \$ 2,500,000	85% 85 85% 80 80% 75	)% 75 5% 75	5% 75% 5% 65%	75% 75% 75%	75% 75% 70%	70% 70%	70% 70% 60%		5 Year Fixed (180 Mos) dard Terms Available
		\$ 3,000,000 \$ 1,000,000	75% 75 75% 75	5% 75	5% 75%	70% 70%	70% 70%	70%	70%		
Second Home/ Investment	SFR/2-4 Unit/PUD/Condo	\$ 1,500,000 \$ 2,000,000 \$ 2,500,000 \$ 3,000,000	75% 75 75% 75 75% 75 75% 75	% 75 % 75	5% 75% 5% 65%	70% 70% 70% 70%	70% 70% 70% 70%	70% 70%	70% 70% 60% 55%		
		15% LTV/CLTV reduct	tion for declining mar for 2 Unit and 75% m	ket with > 709	% LTV	7070	70%	00%	3370		
			the following max LT			R/T Refi - 75%, C/	'O Refi - 65%				
	Topics							Requiremen			
						2 Appraisa	als - ARR/CC • <u>≤ \$</u>	2,000,000 Loan A/CDA required 2,000,000 Loan aisal & Secondar	on lower va Amount:		
	Appraisal			Secondary \	/aluation waterfa	II: ≤ 2.5 CU, En	hanced Des	Review (CCA/A	RR/CDA), Fi	eld Review, Exterior-only Appraisal, 2 <sup>nd</sup>	Appraisal
						• > 65% - ≤ 70	1% LTV & < 7	00 FICO: \$500k	max • > 70	700 FICO: \$1.0M max % LTV: \$500k max r Properties: 70% max LTV	
	Cash out Proceeds	• 1	Must be QM, Safe I	larbor and F		mption permitte	ed • Higher	Priced Mortgag	e Loans (HP	ML) allowed, must comply with all applic	cable regulatory requirements
Compliance Credit Event		<ul> <li>State and Federal High-Cost loans ineligible</li> <li>4 yrs seasoning (Bankruptcy, Foreclosure, Forbearance, Deed-in-Lieu, Short Sale, Pre-Foreclosure, Mortgage Charge-Off or Loan Modification)</li> </ul>									
	C,FC,DIL,FB,MCO,MOD)		* Cc!!-	tions/Cha	a offs with age	mates &F nnn		unrelated even			included in DTI\
	Collections/Charge-offs		• Collec	.cions/ charg	e-ons with aggre					ections may remain open (open accounts st borrowers used	madaea in D11)
	Credit Scores						. (	One of the follow	ving:		
Credit Tradelines		• 3 trades reporting for min 12 mos w/activity in last 12, or • 2 trades reporting for min 24 mos w/activity in last 12, or • 1 installment trade for min 36 mos w/activity in last 12 45% Max									
	Eligible Borrowers			• US Citiz	ens • Permanen	t Resident Alien	ns • Non-Pe	rmanent Reside	nt Aliens (R	efer to guidelines for eligibility requirem	ents)
First Time Homebuyer		Primary Residence and Investment Properties allowed (Second Homes ineligible) Investment - Purchase or Refinance: Full Doc only, 80% max LTV, \$1.5M max loan amount, 300% max payment shock									
	Geographic Restrictions			- 411-						80% max LTV (Texas 50(a)(6))	
	Gift Funds			• Allo	wed w/5% min bi	uyer own runds		Living rent fr.		from max LTV • Gift of equity not allow	ed
	Housing History							rners: Paystub,			
Income - Full Doc		Self-Employed: 1-2 yrs personal and business (if applicable) tax returns, P&L  • 12 or 24 months personal bank statements plus 2 months business bank statements									
Income - Personal Bank Statements		<ul> <li>Qualifying income determined by total eligible deposits from personal bank statements divided by # of months (12/24)</li> <li>Business bank statements to evidence activity supporting business operations &amp; transfers to personal account</li> </ul>									
Income - Business Bank Statements		• 12 or 24 months business bank statements. Qualifying income determined by total eligible deposits divided by # of months (12/24) w/fixed expense factor applied: • Fixed expense factor 20%-80% (based on business & # of employees)									
Inc	come - Asset Utilization		Residual A							res divided by 60 months = monthly incorreported debt (calculated residual assets	
	ted Party Contributions					•	≤ 80% LTV =	6% Max • > 8	0% LTV = 4%	6 Max	
Ma	ax Financed Properties				Primary an	nd Second Home	e - Max 20 fi	nanced properti	es including	subject • Investment - No limit	
	Minimum Loan Amount						\$1 ab	ove conforming	loan limit		
	Non-Occ Co-Borrower							Not allowed			
	Non-Occ Co-Borrower  Payment Shock				Not	t to exceed 3009		rower's current		ment unless DTI ≤ 45%	
							SFR, 1-4 Un	rower's current its, PUD, Condo	(25 acres m	ax)	
	Payment Shock Property Type cently Listed Properties			• Rate/	Term: Must be d	delisted at least	SFR, 1-4 Un	rower's current its, PUD, Condo or to application	(25 acres m	nax) :: Properties listed for sale ≤ 6 mos ineligi	ible
Refinan	Payment Shock Property Type cently Listed Properties ce - Debt Consolidation	, gu-1	ale property warts		Term: Must be d	delisted at least Follows R/T Re	SFR, 1-4 Un one day prio	rower's current its, PUD, Condo or to application % Max LTV • Ot	• Cash-out	nax) :: Properties listed for sale ≤ 6 mos ineligi Sk max (cash in hand)	
Refinan	Payment Shock Property Type cently Listed Properties ce - Debt Consolidation nce - Delayed Financing			have been p	Term: Must be d  ourchased for casl	delisted at least Follows R/T Re h within 6 mos o	SFR, 1-4 Un one day prio efi FICO • 80 of applicatio	rower's current its, PUD, Condo or to application % Max LTV • Or n date • ≤ \$1.	• Cash-out  • Only • \$5	ax)  : Properties listed for sale ≤ 6 mos ineligit  sk max (cash in hand)  nount: Program max LTV/CTLV, > \$1.5M L	oan Amount: 70% max LTV/CLTV
Refinan	Payment Shock Property Type Eently Listed Properties Ce - Debt Consolidation Acc - Delayed Financing Reserves	• 6 mos ı	minimum, cash out	have been p	Term: Must be d  ourchased for cash	delisted at least Follows R/T Re h within 6 mos of	SFR, 1-4 Un one day prior of FICO • 80 of application	rower's current its, PUD, Condo or to application % Max LTV • OI n date • ≤ \$1.: itional financed	• Cash-out • Cash-out • Cash-out • Only • \$! • SM Loan Am property (b	ax)  : Properties listed for sale ≤ 6 mos ineligit  5k max (cash in hand)  nount: Program max LTV/CTLV, > \$1.5M L  ased on subject property PITIA) in addition	oan Amount: 70% max LTV/CLTV.
Refinan	Payment Shock Property Type Lently Listed Properties ce - Debt Consolidation nce - Delayed Financing Reserves Residual Income	• 6 mos ı	minimum, cash out	have been p	Term: Must be d  ourchased for cash	Follows R/T Re h within 6 mos of gible • 2 mos follows requirement	SFR, 1-4 Un one day prio efi FICO • 80 of applicatio for each add ent: Family s	rower's current its, PUD, Condo or to application % Max LTV • OI n date • ≤ \$1.: itional financed	• Cash-out • Cash-out • Cash-out • Only • \$5 • SM Loan Am property (b	ax)  : Properties listed for sale ≤ 6 mos ineligit  isk max (cash in hand)  nount: Program max LTV/CTLV, > \$1.5M L  ased on subject property PITIA) in additit  size of 2= \$1,500/mo, add \$125 for each	oan Amount: 70% max LTV/CLTV.
Refinan	Payment Shock Property Type Lently Listed Properties Ce - Debt Consolidation Ce - Delayed Financing Reserves Residual Income Seasoning - Cash-Out	• 6 mos ı	minimum, cash out	have been p	Term: Must be d  ourchased for cash	Follows R/T Re h within 6 mos of gible • 2 mos follows requirement	one day prior one day prior of application for each add ent: Family s	rower's current its, PUD, Condo or to application % Max LTV • Ot n date • ≤ \$1.: itional financed ize of 1 = \$1250	• Cash-out • Cash-out • Cash-out • Only • \$! • SM Loan Amproperty (but) • J/mo, family • Institute of the property of the prop	ax)  : Properties listed for sale ≤ 6 mos ineligit  isk max (cash in hand)  nount: Program max LTV/CTLV, > \$1.5M L  ased on subject property PITIA) in additit  size of 2= \$1,500/mo, add \$125 for each	oan Amount: 70% max LTV/CLTV.
Refinan Refinar	Payment Shock Property Type sently Listed Properties ce - Debt Consolidation nce - Delayed Financing Reserves Residual Income Seasoning - Cash-Out Secondary Financing	• 6 mos ı	minimum, cash out	have been proceeds and the famili	Term: Must be d  ourchased for cash and gift funds ineli y size residual inc	delisted at least Follows R/T Re h within 6 mos of igible • 2 mos t come requireme ≥ 6 mo	SFR, 1-4 Un one day price of FICO • 80 of application for each add ent: Family s perm	rower's current its, PUD, Condo or to application % Max LTV • Oil on date • ≤ \$1 itional financed ize of 1 = \$1250 hip & > 6 month ttted up to max	• Cash-out	ax)  : Properties listed for sale ≤ 6 mos ineligit  isk max (cash in hand)  nount: Program max LTV/CTLV, > \$1.5M L  ased on subject property PITIA) in additit  size of 2= \$1,500/mo, add \$125 for each	oan Amount: 70% max LTV/CLTV on to standard reserve requirement h additional family member
Refinan Refinar	Payment Shock Property Type Lently Listed Properties ce - Debt Consolidation nce - Delayed Financing Reserves Residual Income Seasoning - Cash-Out Secondary Financing Temporary Buydowns	• 6 mos ı	minimum, cash out	have been proceeds and the famili	Term: Must be d  ourchased for cash and gift funds ineli y size residual inc  ourchased for cash y size residual inc	delisted at least Follows R/T Re h within 6 mos d gjible • 2 mos f come requireme ≥ 6 mo	SFR, 1-4 Un one day prior of FICO • 80 of application for each add ent: Family s onths owners  Perm ctions only	rower's current its, PUD, Condo or to application % Max LTV • Oi n date • ≤ \$1 itional financed ize of 1 = \$1250 hip & > 6 month ttted up to max • 1 unit Primary	• Cash-out	ax)  : Properties listed for sale ≤ 6 mos ineligit  ik max (cash in hand)  nount: Program max LTV/CTLV, > \$1.5M L  ased on subject property PITIA) in additit  e size of 2= \$1,500/mo, add \$125 for each  ior cash out	oan Amount: 70% max LTV/CLTV on to standard reserve requirement h additional family member
Refinan Refinar	Payment Shock Property Type sently Listed Properties ce - Debt Consolidation nce - Delayed Financing Reserves Residual Income Seasoning - Cash-Out Secondary Financing	• 6 mos ı	minimum, cash out	have been proceeds and the famili	Term: Must be d  ourchased for cash and gift funds ineli y size residual inc  • 30 year fixed, P	delisted at least Follows R/T Re h within 6 mos d gjible • 2 mos f come requireme ≥ 6 mo	SFR, 1-4 Un one day prior one day prior offi FICO • 80 of application for each add ent: Family s perm ctions only quired • Wil	rower's current its, PUD, Condo or to application or to application or to application of the application of the second of the se	• Cash-out	axi)  : Properties listed for sale ≤ 6 mos ineligitisk max (cash in hand)  nount: Program max LTV/CTLV, > \$1.5M L  ased on subject property PITIA) in addition  : size of 2= \$1,500/mo, add \$125 for each  ior cash out	oan Amount: 70% max LTV/CLTV on to standard reserve requirement h additional family member
Refinan Refinar	Payment Shock Property Type Lently Listed Properties ce - Debt Consolidation nce - Delayed Financing Reserves Residual Income Seasoning - Cash-Out Secondary Financing Temporary Buydowns	• 6 mos ı	minimum, cash out Must meet or excee	have been proceeds and the famili	Term: Must be d  ourchased for cash and gift funds ineli y size residual inc  • 30 year fixed, P	delisted at least Follows R/T Re h within 6 mos of the delisted at least some requirement to 6 mos come requirement to 6 m	SFR, 1-4 Un one day prior one day prior offi FICO • 80 of application for each add ent: Family s perm ctions only quired • Wil	rower's current its, PUD, Condo or to application or to application or to application of the application of the second of the se	• Cash-out	axi)  : Properties listed for sale ≤ 6 mos ineligitisk max (cash in hand)  nount: Program max LTV/CTLV, > \$1.5M L  ased on subject property PITIA) in addition  : size of 2= \$1,500/mo, add \$125 for each  ior cash out	oan Amount: 70% max LTV/CLTV on to standard reserve requirement h additional family member
Refinan Refinar	Payment Shock Property Type Lently Listed Properties ce - Debt Consolidation nce - Delayed Financing Reserves Residual Income Seasoning - Cash-Out Secondary Financing Temporary Buydowns Underwriting	• 6 mos s	minimum, cash out Must meet or excer	have been proceeds and the family 2:1 and 1:0	Term: Must be d  ourchased for cash and gift funds ineli y size residual inc  • 30 year fixed, P	delisted at least Follows R/T Re h within 6 mos of the delisted at least some requirement to 6 mos come requirement to 6 m	SFR, 1-4 Un one day price off FICO + 80 of application for each add ent: Family s onths owners Perm ctions only equired + Wile s (Not Perm  + Br	rower's current its, PUD, Condo or to application or to application % Max LTV • Ot in date • ≤ \$1.2 stitional financed cize of 1 = \$1250 hip & > 6 mont ttted up to max • 1 unit Primary nere silent, defe nitted)	(25 acres m  Cash-out  Cash-out  O Only • \$!  M Loan Am  property (b)  M Loan Am  property (b)  M Loan Am  property (b)  M Cash Cash  The Cas	ax)  : Properties listed for sale ≤ 6 mos ineligit  isk max (cash in hand)  nount: Program max LTV/CTLV, > \$1.5M L  ased on subject property PITIA) in additit  size of 2= \$1,500/mo, add \$125 for each  ior cash out  und Second Homes only, Investment not p  ielling Guide for requirements  • Income produced, or in	oan Amount: 70% max LTV/CLTV on to standard reserve requirement h additional family member  permitted  • Refinancing of subsidized loan
Refinan Refinar	Payment Shock Property Type Lently Listed Properties ce - Debt Consolidation nce - Delayed Financing Reserves Residual Income Seasoning - Cash-Out Secondary Financing Temporary Buydowns Underwriting	Borrow  Less than 18 LUCS, LIPS, CC	minimum, cash out Must meet or excee	Proceeds as ed the family 2:1 and 1:0	Term: Must be d  ourchased for cast and gift funds ineli g size residual inc  • 30 year fixed, P  • Manual i  Product I Estate Trusts st Estates h diplomatic imm	delisted at least Follows R/T Re h within 6 mos s gible • 2 mos 1  ome requireme  ≥ 6 mo  Purchase transae underwriting re t Restrictions	SFR, 1-4 Un one day price of FICO - 80 of application for each add ent: Family s onths owners  Perm ctions only equired - With  Branch	rower's current its, PUD, Condo or to application or to application or to application of the application of	(25 acres m  Cash-out  O Only • \$5  M Loan Am  property (b  /mo, family  as since a pr  LTV/CLTV  Residence a  r to FNMA \$	ax)  : Properties listed for sale ≤ 6 mos ineligit  isk max (cash in hand)  nount: Program max LTV/CTLV, > \$1.5M L  assed on subject property PITIA) in additit  size of 2= \$1,500/mo, add \$125 for each  ior cash out  and Second Homes only, Investment not in  iellling Guide for requirements  • Income produced, or in  relation to, cannablis, hemp  • Model home leaseback	On Amount: 70% max LTV/CLTV     On to standard reserve requirement     h additional family member  Permitted  Refinancing of subsidized loan     Reverse 1031 exchange     Section 32 or High Cost Loan
Refinan Refinar	Payment Shock Property Type Lently Listed Properties ce - Debt Consolidation nce - Delayed Financing Reserves Residual Income Seasoning - Cash-Out Secondary Financing Temporary Buydowns Underwriting	Borrows  Less than 18 LLCs, LLPs, Cr Life Estates	minimum, cash out Must meet or excer	have been proceeds at ed the familiary 2:1 and 1:0  Rea Tru: Wit Wit	Product  Term: Must be d  ourchased for casing gift funds inelially size residual inc  * 30 year fixed, P  * Manual inc  Product  It Estate Trusts  st Estates  h diplomatic imm  hout a social secial	delisted at least Follows R/T Re h within 6 mos s gible • 2 mos 1  ome requireme  ≥ 6 mo  Purchase transae underwriting re t Restrictions	SFR, 1-4 Un one day price off FICO - 80 of application for each add for each add one some some some some some some some som	rower's current its, PUD, Condo or to application or to application % Max LTV • 0 or date • ≤ \$1.2 stitlonal financed cize of 1 = \$1250 hijp & > 6 month tted up to max • 1 unit Primary enere silent, defenitted)	(25 acres m Cash-out Only St. Only St. Mon Am Property (b Mon, family as since a pr LTV/CLTV Residence a r to FNMA S	axi)  : Properties listed for sale ≤ 6 mos ineligit  ik max (cash in hand)  nount: Program max LTV/CTLV, > \$1.5M L  ased on subject property PITIA) in additit  rsize of 2= \$1,500/mo, add \$125 for each  ior cash out  Transactions  Income produced, or in  relation to, cannabis, hemp  Model home leaseback  Multiple property payment skimmin  Non-QM loan	en an Amount: 70% max LTV/CLTV on to standard reserve requirement h additional family member  • Refinancing of subsidized loan • Reverse 1031 exchange • Section 32 or High Cost Loan g • Single closing construction to perm refinance
Refinan Refinar	Payment Shock Property Type Lently Listed Properties Lee - Debt Consolidation Lee - Delayed Financing Reserves Residual Income Seasoning - Cash-Out Secondary Financing Temporary Buydowns Underwriting Lind Trusts Oreign Nationals Trevocable Trusts INN	Borrows  Less than 18 LLCs, LLPs, Cr Life Estates	minimum, cash out Must meet or excee  ers years old orporations nt Co-Borrowers	have been proceeds at ed the familiary 2:1 and 1:0  Rea Tru: Wit Wit	Product  Term: Must be d  ourchased for casing gift funds inelially size residual inc  * 30 year fixed, P  * Manual inc  Product  It Estate Trusts  st Estates  h diplomatic imm  hout a social secial	Idelisted at least Follows R/T Re h within 6 mos is gible • 2 mos to come requireme ≥ 6 mo  Purchase transacrating re tt Restrictions	SFR, 1-4 Un one day price off FICO • 80 of application for each add ent: Family s onths owners  Perm ctions only equired • Wite  • Br • Br • Br • Es • Fo • Illi • In	rower's current its, PUD, Condo or to application or to application % Max LTV • 0i n date • s \$1. titional financed ize of 1 = \$1250 hip & > 6 month tted up to max • 1 unit Primary nere silent, defe nitted  idge loans ilder/Seller bail crow holdbacks reclosure bailou	(25 acres m Cash-out Only St. Only St. Mon Am Property (b Mon, family as since a pr LTV/CLTV Residence a r to FNMA S	ax)  : Properties listed for sale ≤ 6 mos ineligit  isk max (cash in hand)  nount: Program max LTV/CTLV, > \$1.5M L  ased on subject property PITIA) in additit  size of 2= \$1,500/mo, add \$125 for each  ior cash out  Ind Second Homes only, Investment not pelling Guide for requirements  • Income produced, or in  relation to, cannabis, hemp  • Model home leaseback  • Multiple property payment skimmin,	Permitted  Refinancing of subsidized loan Reverse 1031 exchange Section 32 or High Cost Loan Single dosing construction to
Refinan Refinar	Payment Shock Property Type  sently Listed Properties  ce - Debt Consolidation  nce - Delayed Financing Reserves Residual Income  Seasoning - Cash-Out  Secondary Financing Temporary Buydowns Underwriting  liind Trusts oreign Nationals revocable Trusts IN  and Trusts	Borrows  Less than 18 LLCs, LLPs, Cr Life Estates Non-Occupat Qualified Per	minimum, cash out Must meet or excee  ers years old orporations nt Co-Borrowers rsonal Residence Tr	have been proceeds and proceeds and ed the family 2:1 and 1:0  Rea True Wite Wite Trusts nur	Term: Must be d  ourchased for cast and gift funds ineli y size residual inc  • 30 year fixed, P  • Manual i  Product  I Estate Trusts st Estates h diplomatic imm hout a social secumber	Idelisted at least Follows R/T Re h within 6 mos of gigible • 2 mos to come requireme  ≥ 6 mo  Purchase transae  tt Restrictions  tt Restrictions  Property  Froperty	SFR, 1-4 Un one day pric office of application for each add for each a	rower's current its, PUD, Condo or to application or to application of the ap	(25 acres m	axi)  Properties listed for sale ≤ 6 mos ineligit  kmax (cash in hand)  nount: Program max LTV/CTLV, > \$1.5M L  assed on subject property PITIA) in addition in a	.oan Amount: 70% max LTV/CLTV on to standard reserve requirement h additional family member  • Refinancing of subsidized loan • Reverse 1031 exchange • Section 32 or High Cost Loan • Single closing construction to perm refinance • Straw borrowers  • Properties with PACE obligations
Refinan	Payment Shock Property Type Lently Listed Properties ce - Debt Consolidation nce - Delayed Financing Reserves Residual Income Seasoning - Cash-Out Secondary Financing Temporary Buydowns Underwriting Lind Trusts oreign Nationals revocable Trusts IIN and Trusts	Borrow  Less than 18 LLCs, LIPs, Cc Life Estates Non-Occupan Qualified Per	minimum, cash out Must meet or excee  ers years old orporations nt Co-Borrowers rsonal Residence Tr	• Rea • True • Wit • Wit • Wit • Wit • Eart • Fact	Term: Must be d  ourchased for cast and gift funds ineli y size residual inc  • 30 year fixed, P  • Manual i  Product Il Estate Trusts st Estates h diplomatic imm hout a social seconder	Idelisted at least Follows R/T Re h within 6 mos of gible • 2 mos to ome requireme ≥ 6 mo  Purchase transact t	SFR, 1-4 Un one day price of application for each add ent: Family s enths owners  Perm ctions only s (Not Perm  BB B	rower's current its, PUD, Condo or to application or to application % Max LTV • 0t on date • \$ \$1.25 titlonal financed ize of 1 = \$125 titlonal financed ize of 1 = \$125 thip & > 6 month titted up to max • 1 unit Primary here silent, defenitted)  idde loans idder/Seller bail crow holdbacks reclosure ballounois land Trust terest only loan	(25 acres m	axi)  Properties listed for sale ≤ 6 mos ineligit  kmax (cash in hand)  nount: Program max LTV/CTLV, > \$1.5M L  ased on subject property PITIA) in additit  rsize of 2 = \$1,500/mo, add \$125 for each  ior cash out  Transactions  Income produced, or in  relation to, cannabis, hemp  Model home leaseback  Multiple property payment skimmin,  Non-QM loan  Property with a PACE loan  Non-Warrantable Condos  Projects that offer unit rentals	on Amount: 70% max LTV/CLTV on to standard reserve requirement h additional family member  • Refinancing of subsidized loan • Reverse 1031 exchange • Section 32 or High Cost Loan g • Single closing construction to perm refinance • Straw borrowers  • Properties with PACE obligations • Properties with deed or resale
Refinan  Refinar	Payment Shock Property Type Lently Listed Properties Ce - Debt Consolidation nce - Delayed Financing Reserves Residual Income Seasoning - Cash-Out Secondary Financing Temporary Buydowns Underwriting Lind Trusts oreign Nationals revocable Trusts Financian Trusts Oreign Nationals revocable Trusts Financian Trusts	Borrow  Less than 18 LLCs, LPs, Cc Life Estates Non-Occupan Qualified Per  Condo hotels Condow with Co-Ops	minimum, cash out Must meet or excet  ers years old orporations nt Co-Borrowers rsonal Residence Tr s and condotels n conversions HOAs in litigation	• Rea • Trusts • Earl • Earl • Have	Term: Must be d  ourchased for cash and gift funds ineli y size residual inc  • 30 year fixed, P  • Manual t  Product  I Estate Trusts at Estates h diplomatic imm hout a social seconder the or Berm homes cory built housing vali properties in less 1 or 2	Idelisted at least Follows R/T Re h within 6 mos in gible • 2 mos to come requireme ≥ 6 mo  Purchase transace  t Restrictions  Property •  Property •  Indianal Property •  Indi	SFR, 1-4 Un one day price off FICO • 80 of application for each add ent: Family s onths owners  Perm ctions only equired • Wite  • Br • Br • Br • Es • Fo • Illi • In  Types	rower's current its, PUD, Condo or to application or to applicatio	(25 acres m	axi)  Properties listed for sale ≤ 6 mos ineligit  k max (cash in hand)  nount: Program max LTV/CTLV, > \$1.5M L  ased on subject property PITIA) in addition  size of 2 = \$1,500/mo, add \$125 for each  lor cash out  Transactions  Income produced, or in  relation to, can, abis, hemp  Model home leaseback  Multiple property payment skimmin,  Non-QM loan  Property with a PACE loan  Non-Warrantable Condos  Projects that offer unit rentals  daily, weekly or monthly  Properties > 25 acres	en Amount: 70% max LTV/CLTV on to standard reserve requirement h additional family member  Refinancing of subsidized loan Reverse 1031 exchange Section 32 or High Cost Loan g Single closing construction to perm refinance Straw borrowers  Properties with VEC obligations Properties with deed or resale restrictions (age-related allowed Properties with UCC filings
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