

FULL DOCUMENTATION

PURCHASE & RATE/TERM REFINANCE

Primary Residence				
Property Type	Max. Loan amount	Max. LTV/CLTV	Min. FICO	Min Reserves (P&I Only)
1 Unit	1,000,000	80% ⁽¹⁾	660	LTV ≤ 70%: 3 months
2-4 Units & Condo	1,000,000	75% ⁽¹⁾	660	LTV > 70%: 6 months

CASH-OUT REFINANCE

Primary Residence & Second Home				
Property Type	Max. Loan amount	Max. LTV/CLTV	Min. FICO	Min Reserves (P&I Only)
1 Unit	1,000,000	75%	660	LTV ≤ 70%: 3 months
2-4 Units & Condo	1,000,000	70%	660	LTV > 70%: 6 months

- (1) LTV Restrictions: Subordinate Financing Not allowed; Min. Loan amount \$75,000
- (2) Additional Reserves: Additional two (2) months of reserves required for each additional financed property owned.
- (3) Cash Out Refinance:
 - Cash out net proceeds can be used for reserve requirement
 - Texas Cash-Out Section 50(a)(6) not permitted
 - Cash-Out proceed is limited to 50% of property value

Product Detail	Product Guidelines
Mortgage Mac Lending Guide	<ul style="list-style-type: none"> All loans must be manually underwritten to the standards contained within this matrix and the Lending Guide. Any guidance published on this matrix supersedes any guidance referenced within the Lending Guide. If guidance is not provided on this matrix or within the Lending Guide, please refer to the FNMA Seller Guide.
Qualifying Payment	<ul style="list-style-type: none"> FULLY AMORTIZING: Qualify at Note Rate 7/1 LIBOR: Qualifying rate: Qualify borrower(s) at the greater of the fully-indexed rate or Note Rate <ul style="list-style-type: none"> INDEX: 1 Year LIBOR MARGIN: 3.50% (ITIN) MARGIN: 6.00% (Foreign National and DSCR) CAPS: 5/2/5 INTEREST-ONLY: Qualify borrower(s) at the greater of the fully-indexed rate or Note Rate <ul style="list-style-type: none"> Interest-Only Period: 10 Year Interest-Only Period followed by 20 Year Amortization
Eligible Borrower	<ul style="list-style-type: none"> Borrowers who are holders of Individual Tax Identification Numbers (ITIN) may be eligible under this program Non-Arm's Length Transaction is allowed for transactions of existing properties Non-occupant co-borrower is not allowed
Max DTI	<ul style="list-style-type: none"> Max 49.99% DTI
Power of Attorney	<ul style="list-style-type: none"> Power of Attorney is not allowed for Cash Out Transaction
Appraisal	<ul style="list-style-type: none"> One appraisal with an interior inspection required Transferred appraisal not allowed: 3rd Party Appraisal Review required: CDA report/Property analysis report internally ordered/reviewed Mortgage Mac (if needed)
Income	<p><u>Salaried Borrower:</u></p> <ul style="list-style-type: none"> ITIN Borrowers income must comply with standard full doc income guidelines Minimum of two (2) years employment and income history required YTD Paystubs & IRS W-2 Form or WVOE to verify 2 years of income documented Signed 1040 & 4506-T & Transcripts required <p><u>Self-employed Borrower:</u></p> <ul style="list-style-type: none"> Minimum 25% ownership required in business

	<ul style="list-style-type: none"> ▪ Most recent signed two (2) years Personal and Business Tax Returns ▪ YTD P&L statement and balance sheet if note date is beyond 120 days from the end of last fiscal year ▪ Signed 4506T & Transcripts required
<p>Assets</p>	<ul style="list-style-type: none"> ▪ Following FNMA guideline ▪ Most recent asset documents required ▪ 100% gift allowed for closing costs, down payments, and reserves ▪ Business assets - minimum 50% ownership & a CPA letter explaining use of the funds will not have a negative impact on the business required ▪ Interested Party Contributions (IPC): limited to 6%/ can't exceed closing cost
<p>Credit Reports & Scores</p>	<p><u>Minimum Trade Line Requirements:</u></p> <ul style="list-style-type: none"> ▪ Credit report will be pulled using borrower's ITIN number (Tri-Merge) and must have minimum of (2) FICO scores. - If SSN is reflected on the credit report, a Letter of Explanation from the borrower to confirm they are not using the SSN is required. ▪ All borrowers must have at least four open and active traditional tradelines and/or non-traditional credit references. Each tradeline must show activity within last 12 months ▪ If a borrower has a minimum credit score of 640, but does not meet the 4 tradeline requirement, nontraditional tradeline(s) maybe used and must be provided in a credit supplement format. <p><u>Housing Payment History:</u></p> <ul style="list-style-type: none"> ▪ Mortgage/Rental History: 0x30 during the past 12 months ▪ VOM required for borrower(s) that are homeowners and mortgage payment history is not reflected on credit report. VOR required when borrower(s) are renting to verify housing payment and history. If Private Lender or Private Landlord, 12 months cancelled checks or 12 months bank statements must be provided to document mortgage or rents. ▪ If borrower(s) are living rent free, (1) a Letter of Explanation executed by such Relative confirming there is/was no monthly obligation (2) evidence that someone else is responsible and making the payment is required. ▪ Without verifiable housing history, including borrowers who live rent free, DTI may not exceed 36% and borrower must add four (4) months of reserves <p><u>Derogatory Credit Waiting Periods:</u></p> <ul style="list-style-type: none"> ▪ Bankruptcy (Chapter 7, 11, and 13): 3 years ▪ Foreclosure: 3 Year ▪ Loan Modification: 2 Years ▪ Deed-in-Lieu or Short Sale: 3 Years

	<p>Judgments, tax liens, collections, charge-offs and repossessions must be paid in full at or before loan closing. Collection accounts with documented disputes are excluded.</p>
First Time Homebuyer	<ul style="list-style-type: none"> ▪ First time homebuyers are eligible
HPML/HPCT	<ul style="list-style-type: none"> ▪ High-cost loans (Section 32) as defined by applicable state and/or local regulations are NOT permitted ▪ Mortgage Mac will purchase loans that are defined as HPML only if all the requirements listed below are met along with applicable product guidelines <ul style="list-style-type: none"> - QM Points and Fees audit must pass - Escrows/Impounds are required for property taxes and insurance - All federal and state guidelines are met
Escrow Waiver	<ul style="list-style-type: none"> ▪ Not Eligible

EXHIBIT B
Automatic Payment Authorization Form

You must attach a voided check or deposit slip

Mortgage Loan Number:	Name:	
Street Address:	City, State, Zip Code:	
Daytime Phone Number:	Evening Phone Number:	
Financial Institution Name:	Financial Institution Phone Number:	
Electronic ACH Routing Number:	Account Number:	<input type="checkbox"/> Checking <input type="checkbox"/> Savings
Financial Institution Address:		

Please specify the payment date most convenient for you, which must be within the applicable grace period. If a payment date is not specified, or your loan is a daily simple interest loan, payments will be deducted on your current loan due date.

Deduct my payment on the _____ of each month.

I hereby authorize _____, including its successors and/or assigns, to initiate transfers from my checking or savings account at the financial institution indicated above for the purpose of making my monthly mortgage payment. I authorize the amount of each transfer to include my regularly scheduled payment including principal, interest and escrow items, reimbursement of corporate advances, optional insurance as applicable and the costs of any services I request. I understand that, in accordance with the terms of my mortgage note and/or adjustments in my escrow for taxes and insurance, my payment may change from time to time as set forth in my loan documents. You are hereby authorized to change the amount of the draft from my checking or savings account, provided you notify me of the new payment amount at least 10 days prior to the draft date. I agree that the payment change notice provided to me under the Adjustable Rate Mortgage Provisions of the Truth-in-Lending Act and/or escrow analysis form shall constitute notice of payment change as required by the Electronic Funds Transfer Act and Federal Reserve Board Regulation E.

The authorization is to remain in full force and effect until revoked in writing. Such revocation notification must be provided to the Initiating party no less than fifteen (15) business days prior to it taking effect. Please contact the Initiating Party immediately if you change financial institutions, change accounts within the same financial institution or if you wish to revoke this authorization.

I HEREBY AGREE TO THE TERMS AND CONDITIONS IN THIS FORM.

Borrower's Signature _____ Date _____

Co-Borrower's Signature _____ Date _____