

EXTENDED JUMBO PROGRAM

Primary Residence						
Transactions	Units	Loan Amount	LTV/CLTV	Credit Score	DTI	Cash Back
Purchase	1-2	\$1,000,000	90%	680	38%	N/A
		\$1,500,000	80%	661	43%	
		\$2,000,000	75%	680		
	3-4	\$2,000,000	70%	661		
Rate/Term Refinance	1-2	\$1,000,000	90%	680	38%	1% of loan amount
		\$1,500,000	80%	661	43%	
		\$2,000,000	75%	680		
	3-4	\$2,000,000	70%	661		
Cash-out Refinance ¹	1-2	\$1,000,000	80%	680	43%	\$250,000
		\$1,000,000	70%	661		\$250,000
		\$1,500,000	60%	661		\$500,000
	3 - 4	\$1,500,000	60%	661		\$250,000

1. Texas 50(a)(6) homestead loans *not* permitted.

Second Home						
Transactions	Units	Loan Amount	LTV/CLTV	Credit Score	DTI	Cash Back
Purchase	1	\$1,000,000	80%	661	43%	N/A
		\$1,500,000	70%			
		\$2,000,000	65%			
Rate/Term Refinance	1	\$1,000,000	80%	661	43%	1% of loan amount
		\$1,500,000	70%			
		\$2,000,000	65%			
Cash-out Refinance	1	\$1,000,000	65%	661	43%	\$250,000
		\$1,500,000	60%			\$500,000

Investment Properties						
Transactions	Units	Loan Amount	LTV/CLTV	Credit Score	DTI	Cash Back
Purchase	1-4	\$1,500,000	75%	680	43%	N/A
Rate/Term Refinance			70%			1% of loan amount
Cash-out Refinance			60%			\$250,000

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Product Detail	Product Guidelines
PROGRAM CODE	<ul style="list-style-type: none"> ▪ 30 Year Fixed: JPI30 ▪ 15 Year Fixed: JPI15 ▪ 5/1 ARM: JPI5/1 ▪ 7/1 ARM: JPI7/1
ADJUSTABLE RATE DETAILS	<ul style="list-style-type: none"> ▪ Caps: 5/1 ARM - 2/2/5, 7/1 ARM - 5/2/5 ▪ Margin & Floor: 3.50% ▪ Index: 1 Year Libor ▪ Qualifying Rate: Greater of Fully Indexed Rate or Note Rate +2%. ▪ Conversion Option: None ▪ Assumable: Yes, after the initial fixed rate period under certain conditions
Delayed Purchase Refinance	<ul style="list-style-type: none"> ▪ Property was purchased by borrower for cash within six months of the loan application ▪ Closing Disclosure from purchase reflecting no financing obtained for the purchase of the property ▪ Preliminary title reflects the borrower as the owner and no liens ▪ Funds used to purchase the property are fully documented and sourced and must be the ▪ borrower's own funds (no borrowed funds, gift funds, business funds) ▪ LTV/CLTV/HCLTV for Rate/Term refinances must be met. The loan is treated as a Rate/Term refinance ▪ Investment properties are allowed if borrower is not a builder or in the construction industry ▪ and prior transaction was arm's length ▪ If funds used to purchase the property were secured by a pledged asset or retirement account, it is not considered the borrower's own funds and the transaction would not be eligible for Delayed Financing. See the Cash-out Refinance Transactions subsection of the Guide for additional guidance
Higher Priced Mortgage Loans	<ul style="list-style-type: none"> ▪ Higher Priced Mortgage Loans (HPML) are allowed if the following requirements are met: ▪ Loan must have an escrow account for a minimum of 5 years ▪ If the property was acquired by the seller less than 90 days from the purchase agreement and the purchase price exceeds the seller's acquisition price by more than 10% then a second full appraisal is required ▪ 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

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	<ul style="list-style-type: none"> ▪ If a second appraisal is required for one of the above two reasons, the borrower may only be charged for one of the appraisals ▪ Residual income calculation must be provided as well as meeting the residual income requirements in the Income & Employment Documentation topic
Eligible Borrowers	<ul style="list-style-type: none"> ▪ US citizen or Permanent Resident Alien with proof of permanent residency (green card) ▪ Non-Permanent Resident Aliens with evidence of lawful residency are eligible with restrictions ▪ All borrowers must have SSN ▪ Illinois land trusts ineligible ▪ See First-time Homebuyer topic and the Eligible Borrowers subsection in the Agency Program Section for additional details.
Ineligible Borrowers	<ul style="list-style-type: none"> ▪ See Ineligible Borrowers subsection in the Agency Program for additional details.
First-time Homebuyer	<ul style="list-style-type: none"> ▪ Allowed for owner occupied properties only; first-time homebuyers are subject to a maximum loan amount of \$1,000,000 and an additional 3 months of reserves. See First-time Homebuyer topic for guidelines. ▪ For transactions located in CA, CT, NJ or NY, the maximum loan amount of \$1,500,000 is allowed if the following requirements are met ▪ 680 minimum credit score ▪ Primary residence only ▪ Maximum 80% LTV/CLTV/HCLTV
Non-Occupant Co-Borrowers	<p>Allowed with the following restrictions:</p> <ul style="list-style-type: none"> ▪ Primary residence – 1-unit property ▪ Purchase and rate/term refinance transactions only ▪ Maximum loan amount \$1,000,000; \$1,500,000 allowed for properties located in CA, CT and NJ ▪ Max LTV/CLTV 80% ▪ No minimum down payment required from the occupant borrower, down payment and reserves may be from the occupant borrower or non-occupant co-borrower ▪ Additional 6 months reserves required ▪ Non-occupant co-borrower must be an immediate family member ▪ Blended ratios allowed with a maximum 43% DTI ▪ Transaction must be an arm's length transaction
General Underwriting	<ul style="list-style-type: none"> ▪ Manual underwrite and AUS findings not considered but must be provided. ▪ Documentation waivers not considered

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	<ul style="list-style-type: none"> ▪ The More restrictive of the Fannie Mae Selling Guide or Appendix Q (to Part 1026 to 12 CFR Chapter X-Truth-in-Lending Regulation Z) should be followed ▪ In all cases, the loan file must document the eight Ability to Repay (ATR) rules identified in Part 1026 Truth-in-Lending (Regulation Z) ▪ In some cases, exceptions to program eligibility may be acceptable when strong compensating factors exist to offset the risk. Prior exception approval required from Home Point ▪ A current version of form 4506-T must be signed and completed for all borrowers at time of application. An additional 4506-T may be included for signature at closing ▪ Signed and dated 4506-T required for all borrowers at application and at close ▪ Large increases in income that cannot be validated through a tax transcript not permitted
Interested Party Contributions	<ul style="list-style-type: none"> ▪ Limited to 6% for primary and second home transactions with LTVs <=80% ▪ 3% for primary residences with LTVs over 80% ▪ 2% for investment properties regardless of LTV
Ineligible Transactions	<ul style="list-style-type: none"> ▪ High Cost Loans (Federal, State or Local) ▪ Non-Standard to Standard Refinance Transactions (ATR Exempt) ▪ Principal Curtailments ▪ Temporary Buy Downs ▪ Loans with Prepayment Penalties
Eligible Property Types	<ul style="list-style-type: none"> ▪ 1 to 4-unit primary residences ▪ 1-unit second homes ▪ 1 to 4-unit investment properties ▪ PUDs ▪ Fannie Mae warrantable condominiums w/restrictions ▪ Non-warrantable condominiums w/restrictions ▪ Modular homes ▪ Rural properties with <=40 acres w/restrictions ▪ Properties subject to existing oil/gas leases w/restrictions
Ineligible Property Types	<ul style="list-style-type: none"> ▪ 2 to 4-unit second home properties ▪ Condotels ▪ Cooperatives ▪ Manufactured homes ▪ Mixed-use properties ▪ Mobile homes ▪ Model home leasebacks

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	<ul style="list-style-type: none"> ▪ Properties >40 acres ▪ Properties with C5/C6 condition rating ▪ Properties with Q6 construction rating ▪ Properties located in Hawaii in lava zones 1 & 2 ▪ Properties located on Indian/Native American tribal land ▪ Properties with a private transfer fee covenant unless the covenant is excluded under 12CFR 1228 as an excepted transfer fee covenant ▪ Unique properties ▪ Working farms, ranches or orchards
Age of Assets, Title Commitment, Credit Report & Income Documents	<ul style="list-style-type: none"> ▪ 90 days from Note date.
Age of Appraisal	<ul style="list-style-type: none"> ▪ 120 days from Note date. Recertification of value not accepted. Obtain new appraisal.
Appraisal Requirements	<ul style="list-style-type: none"> ▪ Purchase transactions with loan amounts ≤\$2,000,000 requires 1 full appraisal and loan amounts >\$2,000,000 require 2 full appraisals ▪ Refinance transaction with loan amounts ≤\$1,500,000 requires 1 full appraisal and loan amounts >\$1,500,000 requires 2 full appraisals ▪ Fannie Mae® Form 1004MC required for all loan amounts
Declining Market	<ul style="list-style-type: none"> ▪ Properties with appraisals reflecting declining market value are subject to LTV/CLTV reduction.
Escrow Holdbacks	<ul style="list-style-type: none"> ▪ Escrow holdbacks not permitted for any reason.
Tradelines	<p>Minimum 3 tradelines required. The following requirements apply:</p> <ul style="list-style-type: none"> ▪ One tradeline must be open for 24 months and active within the most recent 6 months ▪ Two remaining tradelines must be rated for 12 months and may be opened or closed OR ▪ Minimum 2 tradelines are acceptable if the borrower has a satisfactory mortgage rating for at least 12 months (opened or closed) within the last 24 months and one 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 ▪ Authorized user accounts not allowed as an acceptable tradeline ▪ Non-traditional credit not allowed as an acceptable tradeline
Bankruptcy 7, 11, 13;	<ul style="list-style-type: none"> ▪ Must be seasoned 4 years

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Foreclosure, Short Sale/Deed-in-Lieu	<ul style="list-style-type: none"> If seasoned between 4 and 7 years and due to extenuating circumstances, Home Point will consider on a case-by-case exception basis. Supporting documentation for extenuating circumstances must be submitted with the exception request 												
Notice of Default	<ul style="list-style-type: none"> Two years. 												
Negotiated or Short Payoffs	<ul style="list-style-type: none"> Mortgage accounts that were settled for less, negotiated or short payoffs - Must be seasoned 4 years Loan Modification – Allowed if seasoned 24 months with no mortgage lates in the last 24 months 												
Housing Payment History	<p>Housing payment history applies to all borrower on the loan. If any borrower has no housing history, a rent-free letter is required.</p> <ul style="list-style-type: none"> If the borrower(s) has a mortgage history in the most recent 24 months, obtain a VOM Satisfactory mortgage rating will reflect no late payments in past 3 months and <ul style="list-style-type: none"> No more than 1X30 in the last 12 months or 2X30 in the last 24 months 0x60 or 0x90 in last 24-months VOM completed by party to the transaction, a relative, or a private individual also obtain canceled checks or bank statements to verify satisfactory history If the borrower(s) has a rental history in the most recent 12 months, obtain a VOR Satisfactory rental rating will reflect no late payments in past 3 months and <ul style="list-style-type: none"> No more than 1X30, 0x60, and 0x90 in past 12 months VOR not completed by a management company must be validated with canceled checks or bank statements for the period reviewed 												
Verification of Employment	<ul style="list-style-type: none"> Verbal verification required for all borrowers within 10 business days prior to the Note date Written VOEs not permitted as a sole source for verification; paystubs and W-2s still required 												
Income & Employment Documentation	<ul style="list-style-type: none"> Residual income calculation required. All Choice QM 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). <table border="1" data-bbox="574 1829 1453 1898"> <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> </tbody> </table> Add \$150 for additional household members. 	#In Household	1	2	3	4	5	Required Residual	\$1,550	\$2,600	\$3,150	\$3,550	\$3,700
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Required Residual	\$1,550	\$2,600	\$3,150	\$3,550	\$3,700								

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Assets	<ul style="list-style-type: none"> Beyond the minimum reserve requirements and to fully document the borrowers' ability to meet their obligations, borrowers should disclose all liquid assets. 																										
Multiple Financed Properties	<ul style="list-style-type: none"> Borrower may own a total of ten financed, 1 to 4-unit residential properties including the subject property and regardless of the occupancy type of the subject property. 																										
Reserves	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Loan Amount</th> <th rowspan="2">LTV</th> <th colspan="3">Months</th> </tr> <tr> <th>Primary</th> <th>2nd Home</th> <th>Investment</th> </tr> </thead> <tbody> <tr> <td rowspan="2" style="text-align: center;"><=\$1,000,000</td> <td style="text-align: center;"><=80%</td> <td style="text-align: center;">3¹</td> <td style="text-align: center;">6</td> <td style="text-align: center;">6</td> </tr> <tr> <td style="text-align: center;"><=80%</td> <td style="text-align: center;">6</td> <td style="text-align: center;">6</td> <td style="text-align: center;">6</td> </tr> <tr> <td style="text-align: center;">\$1,000,001 to <\$1,500,000</td> <td rowspan="2" style="text-align: center;">N/A</td> <td style="text-align: center;">6</td> <td style="text-align: center;">12</td> <td style="text-align: center;">12</td> </tr> <tr> <td style="text-align: center;">\$1,500,001 to <\$2,000,000</td> <td style="text-align: center;">9</td> <td style="text-align: center;">18</td> <td style="text-align: center;">N/A</td> </tr> </tbody> </table> <p>1. Minimum reserve requirement of six months for subject when borrower has >=5 financed properties.</p>	Loan Amount	LTV	Months			Primary	2nd Home	Investment	<=\$1,000,000	<=80%	3 ¹	6	6	<=80%	6	6	6	\$1,000,001 to <\$1,500,000	N/A	6	12	12	\$1,500,001 to <\$2,000,000	9	18	N/A
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Additional Reserves	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Reason</th> <th>Notes</th> <th>Months</th> </tr> </thead> <tbody> <tr> <td colspan="3">More than one additional reserve requirement may apply.</td> </tr> <tr> <td>First-time Homebuyer</td> <td>As defined in borrower eligibility</td> <td style="text-align: center;">+3</td> </tr> <tr> <td>Non-occupant Co-borrower</td> <td></td> <td style="text-align: center;">+6</td> </tr> <tr> <td rowspan="2">Additional Financed REO</td> <td style="text-align: center;"><=4 properties</td> <td style="text-align: center;">+3¹</td> </tr> <tr> <td style="text-align: center;">>=5 properties</td> <td style="text-align: center;">+6¹</td> </tr> <tr> <td>Business Funds for Reserves</td> <td>Determine requirement for all other factors, then double.</td> <td style="text-align: center;">x2</td> </tr> </tbody> </table> <p>1. For each non-subject property.</p>	Reason	Notes	Months	More than one additional reserve requirement may apply.			First-time Homebuyer	As defined in borrower eligibility	+3	Non-occupant Co-borrower		+6	Additional Financed REO	<=4 properties	+3 ¹	>=5 properties	+6 ¹	Business Funds for Reserves	Determine requirement for all other factors, then double.	x2						
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Properties Listed for Sale	<p>Properties currently listed at the time of application are not eligible. Properties listed for sale within 6 months of application date are acceptable if the following requirements are met:</p> <ul style="list-style-type: none"> Rate/Term refinance only Primary and second homes only Documentation provided to show cancelation of listing Acceptable letter of explanation from borrower detailing the rationale for canceling the listing Cash-out refinances are not eligible if the property was listed for sale within 12 months of the application date 																										