



FAST FORWARD

This information is not intended or authorized for consumer use. Credit and collateral are subject to approval. Terms and conditions may apply. This is not a commitment to lend.

Fast Forward Conforming Conventional

Program Codes: CF30FF, CF15FF

Fully Amortizing Fixed						
Property Type	Transaction Type	Conforming Loan Limits Only	Max LTV/CLTV ¹	Max DTI	Min FICO Score	Max Cashout
Primary						
1 Unit	Purchase	Per County Limits	97%/97% ²	Per AUS	620+	NA
1 Unit	Rate/Term Refi	Per County Limits	95%/95%	Per AUS	620+	N/A
1 Unit	Cash-out Refi	Per County Limits	80%/80%	Per AUS	620+	Per AUS
Second Home						
1 Unit	Purchase Rate/Term Refi	Per County Limit	90%/90%	Per AUS	620+	NA
1 Unit	Cash-out Refi	Per County Limit	75%/75%	Per AUS	620+	Per AUS

¹ Subordinate financing not allowed.

² At least one borrower must be a first time homebuyer for LTV/CLTV exceeding 95%.



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AUS/UNDERWRITING	<ul style="list-style-type: none"> • AUS Findings required with Approve/Eligible or Accept Eligible. • No manual underwrites. 	
PRODUCT ELIGIBILITY	<ul style="list-style-type: none"> • Purchase • Rate/Term Refinance • Cash-out Refinance 	
ELIGIBLE PROPERTY TYPES	<u>Primary Residence</u> <ul style="list-style-type: none"> • 1 unit detached, Detached PUD • Eligible condominiums – Limited Review Only 	<u>Second Homes</u> <ul style="list-style-type: none"> • 1 unit detached, Detached PUD • Eligible condominiums – Limited Review Only • Property may not be a time share, subject to a rental agreement or other shared ownership arrangements. • The property must be a reasonable distance from the borrower's primary residence. • Rental income from a second home cannot be used to qualify the borrower.



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INELIGIBLE PROPERTY TYPES	<ul style="list-style-type: none"> • Manufactured Homes • Factory built housing • Properties with income producing attributes • Condo hotel units • Co-ops • Log homes • Unwarrantable condominiums • Timeshare units • Geothermal homes • Unique properties • Mixed use properties • Working farms • Commercial zoned properties • Agriculturally zoned properties (agricultural/residential eligible) • Properties with an oil and gas lease • Properties with more than 20 acres <p>Properties held as leasehold</p>
ELIGIBLE STATES	<p>Eligible States Matrix</p> <p>Texas Cash Out Not Allowed</p>
BORROWER ELIGIBILITY	<p>All borrowers must have a valid social security number.</p> <ul style="list-style-type: none"> • U.S. Citizens • Permanent resident aliens <ul style="list-style-type: none"> ◦ Copy of valid resident alien card must be included in loan file. • Non-Permanent resident aliens must be legally present in the U.S. with an acceptable VISA type.
INELIGIBLE BORROWERS	<ul style="list-style-type: none"> • Borrowers with only an ITIN (individual taxpayer identification number). • Irrevocable trusts. • Corporations, limited partnerships, general partnerships, and limited liability companies. • Borrowers who are party to a lawsuit. • Borrowers with Diplomatic Immunity.

WHOLESALE FAST FORWARD PRODUCT MATRIX

WHOLESALE



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	<ul style="list-style-type: none"> Foreign Nationals.
FAST FORWARD (CONT)	
NON-OCCUPANT CO-BORROWERS	Not Allowed per AUS.
INTER-VIVOS REVOCABLE TRUSTS	Allowed
MAXIMUM DTI	<ul style="list-style-type: none"> Per AUS
WAGE EARNER INCOME DOCUMENTATION	<ul style="list-style-type: none"> Income type must be W-2 wages or Stable and Predictable Monthly pension or retirement income.
INCOME VALIDATION	<ul style="list-style-type: none"> Income must be validated with a VOE received through TWN or acceptable documentation per AUS
RENTAL INCOME	<ul style="list-style-type: none"> Not Allowed Borrowers who own rental properties are ineligible for this program.
DEPARTING RESIDENCE	<ul style="list-style-type: none"> Borrower must qualify with both payments. Rental Income from the departing residence not allowed.
ASSETS/RESERVES	<ul style="list-style-type: none"> VOA or Bank Statements per AUS
GIFT FUNDS	<ul style="list-style-type: none"> Allowed Requires 5% of borrowers own funds prior to the gift funds. Agency guides for allowable gift donors
INTERESTED PARTY CONTRIBUTIONS	<ul style="list-style-type: none"> Max 6% of sales price – LTV between 75% – 80%. Max 9% of sales price – LTV less than 75%
APPRAISAL REQUIREMENTS	<ul style="list-style-type: none"> Per AUS. PIW allowed.

PLEASE NOTE: ANY GUIDANCE NOT REFERRED TO IN MATRIX - CONFORMING CONVENTIONAL GUIDES WILL APPLY.