



NON-QM FIXED

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.

Non-QM Fixed

Program Codes: NF30S

(Min: LTV <=85% \$100,000, LTV >85% \$200,000)

Fully Amortizing Fixed				
Property Type	Transaction Type	Max Loan Amount	Max LTV ^{1,3}	Min FICO Score
Primary				
1-4 Unit SFR/PUD/Condo	Purchase Rate/Term Refi	\$2,000,000	90%	720
		\$2,500,000	85%	
		\$3,500,000	80%	
		\$4,000,000	75%	
		\$2,000,000	90%	700
		\$2,500,000	85%	
		\$3,000,000	80%	
		\$3,500,000	75%	
		\$4,000,000	70%	
		\$1,000,000	90%	680
		\$2,000,000	85%	
		\$2,500,000	80%	
		\$3,000,000	70%	660
		\$2,000,000	85%	
		\$2,500,000	75%	640
		\$1,500,000	75%	
		\$2,000,000	70%	



NON-QM FIXED

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.

Fully Amortizing Fixed Cont.				
Property Type	Transaction Type	Max Loan Amount	Max LTV ²	Min FICO Score
Primary				
1-4 Unit SFR/PUD/Condo	Cash-out Refi	\$2,000,000	85%	740
		\$3,000,000	80%	
		\$3,500,000	70%	
		\$4,000,000	65%	
		\$1,500,000	85%	720
		\$3,000,000	80%	
		\$3,500,000	70%	
		\$4,000,000	60%	
		\$2,000,000	80%	700
		\$3,000,000	75%	
		\$3,500,000	65%	
		\$4,000,000	55%	
		\$2,000,000	80%	680
		\$2,500,000	70%	
		\$3,000,000	65%	
		\$1,500,000	75%	660
		\$2,000,000	70%	
		\$2,000,000	80%	



NON-QM FIXED

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.

Fully Amortizing Fixed Cont.				
Property Type	Transaction Type	Max Loan Amount	Max LTV ¹	Min FICO Score
Second Home				
1-4 Unit SFR/PUD/Condo	Purchase Rate/Term Refi	\$1,500,000	90%	740
		\$1,000,000	90%	720
		\$2,000,000	85%	700
		\$2,500,000	80%	
		\$3,000,000	75%	
		\$3,500,000	70%	
		\$4,000,000	65%	
		\$1,500,000	85%	680
		\$2,000,000	80%	
		\$2,500,000	75%	
		\$3,000,000	70%	
		\$2,000,000	75%	



NON-QM FIXED

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.

Fully Amortizing Fixed Cont.				
Property Type	Transaction Type	Max Loan Amount	Max LTV ¹	Min FICO Score
Second Home				
1-4 Unit SFR/PUD/Condo	Cash-out Refi	\$1,500,000	85%	740
		\$2,000,000	80%	
		\$2,500,000	75%	
		\$3,000,000	70%	
		\$4,000,000	65%	
		\$2,000,000	80%	720
		\$2,500,000	75%	
		\$3,000,000	65%	
		\$4,000,000	60%	
		\$1,000,000	80%	700
		\$2,500,000	75%	
		\$3,000,000	65%	
		\$1,500,000	75%	680
		\$2,000,000	70%	
		\$3,000,000	65%	
\$1,000,000	70%	660		



NON-QM FIXED

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.

Fully Amortizing Fixed Cont.				
Property Type	Transaction Type	Max Loan Amount	Max LTV ^{1,4}	Min FICO Score
Investment				
1-4 Unit SFR/PUD/Condo	Purchase Rate/Term Refi	\$2,000,000	85%	740
		\$2,000,000	85%	720
		\$2,500,000	80%	
		\$3,000,000	75%	
		\$3,500,000	70%	
		\$4,000,000	65%	
		\$2,000,000	85%	700
		\$2,500,000	80%	
		\$3,000,000	75%	
		\$3,500,000	65%	
		\$4,000,000	60%	
		\$1,500,000	85%	680
		\$2,000,000	80%	
		\$2,500,000	75%	
		\$3,000,000	65%	
		\$1,500,000	75%	660
		\$2,000,000	70%	

NON-QM PRODUCT MATRIX & GUIDE

WHOLESALE



NON-QM FIXED

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.

Fully Amortizing Fixed Cont.				
Property Type	Transaction Type	Max Loan Amount	Max LTV ^{1,4}	Min FICO Score
Investment				
1-4 Unit SFR/PUD/Condo	Cash-out Refi	\$2,000,000	85%	740
		\$2,500,000	75%	
		\$3,000,000	70%	
		\$1,500,000	85%	720
		\$2,000,000	80%	
		\$2,500,000	70%	
		\$3,000,000	65%	700
		\$2,000,000	80%	
		\$2,500,000	70%	
		\$3,000,000	65%	680
		\$1,500,000	80%	
		\$2,000,000	75%	
		\$2,500,000	70%	660
		\$3,000,000	65%	
		\$1,000,000	70%	

¹ 12 Month Bank Statements are limited to 85% LTV. 24 Month Bank Statements required for LTV >85%.

² Unit Cash Out Refinance max LTV 80%

³ 3 - 4 Unit max LTV 80%

⁴ 2 Unit Cash Out Refinance max LTV 80% 3 - 4 Unit max LTV 80%



NON-QM MWF S

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.

NON-QM MWF S	
PRODUCT ELIGIBILITY	<ul style="list-style-type: none"> • Purchase • Rate/Term Refinance • Cash-out Refinance
MAXIMUM DTI	<ul style="list-style-type: none"> • 50%
ELIGIBLE PROPERTY TYPES	<ul style="list-style-type: none"> • 1-4 Units / SFR • PUD • Condos – Agency Warrantable and non-warrantable
MINIMUM LOAN AMOUNT	<ul style="list-style-type: none"> • For LTV's < 85% \$100,000 • For LTV's > 85% \$200,000 • Co-ops: \$400,000
MINIMUM CREDIT SCORE	<ul style="list-style-type: none"> • 640
OCCUPANCY	<ul style="list-style-type: none"> • Primary • Second Home • Investment
ELIGIBLE STATES	<ul style="list-style-type: none"> • Eligible States Matrix
ELIGIBLE BORROWERS	<ul style="list-style-type: none"> • U.S. Citizens
INELIGIBLE BORROWERS	<ul style="list-style-type: none"> • Foreign Nationals
NON OCCUPANT CO-BORROWER	<ul style="list-style-type: none"> • When allowed, the non-occupant co-borrower need not be a family member. There should be, however, an established relationship and motivation not including equity participation for profit.
BORROWER CONTRIBUTION	<p>For Owner Occupied transaction a 5% minimum borrower contribution from their own funds is required. No minimum borrower contribution when using 24-month bank statement option, with a maximum 75% LTV. Investment properties a 10% minimum borrower contribution for borrower's own funds.</p>
JOINT ACCESS BANK ACCOUNTS	<p>Accounts Joint access letter is not required to use 100% of the assets held in an account held jointly with a non borrowing account holder.</p>
GIFTS	<ul style="list-style-type: none"> • Not Permitted



NON-QM MWF S

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.

NON-QM MWF S		
	Loan Amount	Reserves
	≤ \$2,000,000	6 months PITIA
	> \$2,000,000	12 months PITIA
REQUIRED RESERVES	<p>If the Borrowers own one or more investment properties which are not the Subject Property, and the Subject Property is a primary residence or second home, then required reserves must be increased by one month of the PITIA for the Subject Property for each mortgaged investment property owned by any of the Borrowers. If the Borrowers own one or more investment properties which are not the Subject Property, and the Subject Property is an investment property, then required reserves must be increased by two months of the PITIA for the Subject Property for each mortgaged investment property owned by any of the Borrowers. For cash out refinances, Borrower must have the first 3 months PITIA reserves of their own eligible funds, not including the cash out proceeds available to the Borrower. Reserve requirement exceeding 3 months maybe provided with cash out proceeds providing the Borrower has 3 months from their own funds.</p>	
CREDIT HISTORY	<p>No foreclosure, bankruptcy, deed in lieu or short sale permitted in the past 24. If foreclosure, bankruptcy, deed in lieu or short sale between 24 and 48 months, then max 75% LTV for Purchase/Rate and Term Refinance; max 65% LTV for Cash Out Refinances. Reserves must increased by 6 months.</p>	



NON-QM MWF S

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.

Non-QM MWF S	
MORTGAGE AND RENTAL HISTORY	<p>Loan amounts less than or equal to \$2 million:</p> <p>Purchase or rate & term with LTV less than or equal to 85%: 0 X 30 X 6 months and 1 X 30 X 12</p> <p>Purchase or rate & term with LTV greater than 85%: 0 X 30 X 12</p> <p>Cash-out refinance with LTV less than or equal to 80%: 0 X 30 X 6 months and 1 X 30 X 12</p> <p>Cash-out refinance with LTV greater than 80%: 0 X 30 X 12</p> <p>Loan amounts greater than \$2 million:</p> <p>Purchase or rate & term with LTV less than or equal to 80%: 0 X 30 X 6 months and 1 X 30 X 12</p> <p>Purchase or rate & term with LTV greater than 80%: 0 X 30 X 12</p> <p>Cash-out refinance with LTV less than or equal to 70%: 0 X 30 X 6 months and 1 X 30 X 12</p> <p>Cash-out refinance with LTV greater than 70%: 0 X 30 X 12</p> <p>For LTVs < 90% LTV Maximum 1 X 30 X 12 with 0 x 30 in the last 6 months from Note Date</p> <p>For LTVs > 20% LTV Maximum 0 X 30 X 12 from Note Date</p>
LIVING RENT FREE	<p>Borrowers living rent free are allowed for primary and second homes, if they are living with a relative and provide an LOE from the relative confirming no monthly obligation.</p> <ul style="list-style-type: none"> • 80% Maximum LTV • 45% Maximum DTI • 10% minimum borrower contribution from borrowers own funds.



NON-QM MWF S

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.

Non-QM MWF S	
SUBORDINATE FINANCING	Subordinate financing permitted provided (1) CLTV does not exceed the applicable LTV limits, (2) that the debt service on subordinate financing is included in the DTI calculation, and (3) that the terms of the subordinate financing conform to Fannie Mae requirements.
APPRAISAL REQUIREMENTS	<ul style="list-style-type: none"> • Loan amounts < \$2,000,000 - 1 Full Appraisal + Secondary Valuation • Loan Amounts > \$2,000,000 - 2 Full Appraisals Refinance Transactions • Loan amounts less than or equal to \$1,500,000 - 1 Full Appraisal + Secondary Valuation • Loan Amounts > \$1,500,000 - 2 Full Appraisals
TEMPORARY BUYDOWNS	Not Allowed