

PROGRAM CODE: PBHG

Current Prime Index: 3.25%

PACBAY HELOC						
PIGGYBACK - Purchase/Refinance						
OCCUPANCY	UNITS	LTV / CLTV	CREDIT LIMIT	COMBINED LOAN AMOUNT	MIN FICO	DTI
PRIMARY	SFR, PUD, CONDO	85.00%	\$200,000	\$1,000,000	680	43%
SECOND HOME		85.00%	\$200,000	\$1,000,000	680	
STANDALONE						
OCCUPANCY	UNITS	LTV / CLTV	CREDIT LIMIT	COMBINED LOAN AMOUNT	MIN FICO	DTI
PRIMARY	SFR, PUD, CONDO	85.00%	\$200,000	\$1,000,000	680	43%
SECOND HOME		85.00%	\$200,000	\$1,000,000	680	

30YR TERM: 10YRS IO DRAW/20YR REPAY PERIOD

- BORROWER:** PERMANENT RESIDENT, NON PERMANENT RESIDENT  
 NON OCCUPANT CO-BORROWERS ARE INELIGIBLE  
 PRIMARY RESIDENCE. ALL APPLICANTS MUST BE CREDIT QUALIFIED AND ON TITLE.
- CREDIT:** SELF EMPLOYED BORROWERS ARE INELIGIBLE DURING COVID-19  
 MINIMUM FICO SCORE IS 680  
 NON TRADITIONAL CREDIT SCORING IS INELIGIBLE  
 CREDIT DOCUMENT AGE MUST FOLLOW AUS REQUIREMENTS  
 UNPAID FEDERAL INCOME TAXES, PROVIDE INSTALLMENT AGREEMENT WITH IRS, PAYMENT HISTORY SHOWING AT LEAST 1 PAYMENT HAS BEEN MADE AND THAT THE BORROWER IS CURRENT, AND INCLUDE THE MONTHLY PAYMENT IN THE BORROWERS DEBT OBLIGATION  
 TAX LIENS MUST BE PAID OFF AT OR BEFORE CLOSING  
 DEROGATORY CREDIT:

BANKRUPTCY	7 YEARS	MTG DELINQUENCY (0X30)	2 YEARS
FORECLOSURE / DIL		JUDGMENT	5 YEARS
SHORT SALE		CHARGE OFF	
MODIFICATION		REPOSSESSIONS	
- INCOME:** SELF EMPLOYED: INELIGIBLE DURING COVID-19  
 PIGGYBACKS: FOLLOW FIRST LIEN REQUIREMENTS FOR INCOME REQUIREMENTS  
 STANDALONES: SALARIED BORROWERS REQUIRE MOST RECENT PAYSTUBS DATED WITHIN 30 DAYS OF APPLICATION CONTAINING AT LEAST 30 DAYS OF YTD EARNINGS AND MOST RECENT YEARS W-2  
 THIRD PARTY VERIFICATIONS OF INCOME, DEBTS, AND ASSETS ARE ACCEPTABLE.  
 VERBAL VERIFICATIONS OF EMPLOYMENT DATED WITHIN 10 BUSINESS DAYS OF THE NOTE DATE AND AGAIN WITHIN 3 BUSINESS DAYS OF PURCHASE IS REQUIRED.  
 FOLLOW FNMA GUIDANCE FOR TEMPORARY ADDITIONAL FLEXIBILITIES TO VERIFY EMPLOYMENT WHEN VVOES ARE UNAVAILABLE DURING COVID 19  
 TAX TRANSCRIPTS ARE NORMALLY REQUIRES WHEN USING TAX TRANSCRIPTS BUT CURRENTLY SUSPENDED DUE TO COVID-19  
 ADDITIONAL DOCUMENTATION MAY BE REQUIRED TO VERIFY INCOME ON TAX RETURN SUCH AS LEASE AGREEMENTS OR P&L STATEMENT FOR RENTAL INCOME
- QUALIFYING RATIOS:** 43.00% MAX DTI
- QUALIFYING FACTOR:** PIGGYBACK: NOTE RATE + 2% P&I OVER 30 YEAR AMORTIZATION  
 STANDALONE: QUALIFY AT INITIAL NOTE RATE
- INTERESTED PARTY CONTRIBUTIONS:** SEE FIRST LIEN REQUIREMENTS
- APPRAISAL:** PIGGYBACKS: FOLLOWING FNMA/GHLMC GUIDELINES EXCEPT APPRAISAL WAIVERS NOT ALLOWED  
 IF AUS PERMITS AN APPRAISAL WAIVER, THEN INSTEAD PROVIDE:  
 1) AVM WITH EXTERIOR MINIMUM PROPERTY INSPECTION REPORT (INCLUDING PHOTOS) DATED WITHIN 120 DAYS OF THE NOTE DATE  
 2) AN APPRAISAL(CAN BE A DESKTOP, EXTERIOR INSPECTION AND/OR INTERIOR INSPECTION) COMPLETED BY A LICENSED/STATE CERTIFIED APPRAISER DATED WITHIN ONE YEAR OF THE NOTE DATE  
 STANDALONES: AVM WITH EXTERIOR MINIMUM PROPERTY INSPECTION REPORT (INCLUDING PHOTOS) OR AN APPRAISAL(CAN BE A DESKTOP, EXTERIOR INSPECTION AND/OR INTERIOR INSPECTION) COMPLETED BY A LICENSED/STATE CERTIFIED APPRAISER DATED WITHIN ONE YEAR OF THE NOTE DATE

8. DISASTERS: FOR PROPERTIES LOCATED IN INDIVIDUAL ASSISTANCE DESIGNATED AREAS THAT HAVE BEEN DECLARED A MAJOR DISASTER BY FEMA AFTER A FULL APPRAISAL HAS BEEN COMPLETED, THEN AN EXTERIOR MINIMUM RE-INSPECTION INCLUDING A POST-DISASTER PHOTO DATED AFTER THE DISASTER DECLARATION DATE WITH CONFIRMATION THAT THE PROPERTY HAS NOT BEEN ADVERSELY AFFECTED BY THE DISASTER IS REQUIRED.
9. INELIGIBLE STATES: PIGGYBACK: AK, HI, TX, NY  
STANDALONES: AK, HI, NY  
PURCHASE TRANSACTIONS IN TX ALLOWED
10. TITLE POLICY: FULL ALTA OR JUNIOR ALTA REQUIRED.  
LENDER'S TITLE INSURANCE IN THE AMOUNT OF THE CREDIT LIMIT IS REQUIRED (FINAL POLICY MUST BE SEPARATE FROM 1ST LIEN TITLE POLICY)  
BOTH SHORT FORM AND LONG FORM POLICIES ARE ACCEPTABLE.  
ALTA ENDORSEMENTS ARE NOT REQUIRED  
CLOSING PROTECTION LETTERS ARE NOT REQUIRED  
TITLE MAY NOT BE HELD IN THE NAME OF A TRUST  
POWER OF ATTORNEY'S ARE PERMITTED FOR ALL TRANSACTION TYPES BUT MUST BE SPECIFIC TO THE 2ND LIEN TRANSACTION
11. GIFT: ALLOWED
12. RESERVES: PIGGYBACKS: FOLLOW FIRST LIEN REQUIREMENTS FOR RESERVE REQUIREMENTS  
STANDALONES: NO ASSET VERIFICATION IS REQUIRED IF BORROWER IS RECEIVING CASH OUT (OTHERWISE PROVIDE AT LEAST ONE MONTH LIQUID ASSET STATEMENTS SHOWING SUFFICIENT FUNDS TO CLOSE)
13. ANNUAL FEE: \$75 DOLLARS
- 14 . LIFETIME RATE FLOOR: PIGGYBACK: 2.500%