

PROGRAM CODE: PG

PIGGYBACK CONFORMING						
FIXED						
PURCHASE / RATE & TERM						
OCCUPANCY	UNITS	MIN FICO	LTV W/ 2ND	CLTV	LOAN AMOUNT	DTI
PRIMARY	1	720 / 740 ⁽¹⁾	80	85 / 90 ⁽¹⁾	CONFORMING LOAN LIMIT	43% / 45% ⁽²⁾
	1-2	700	70	70		
	2	720	80	80		
SECOND HOME	1	720	80	85		
CASH OUT						
OCCUPANCY	UNITS	MIN FICO	LTV W/ 2ND	CLTV	LOAN AMOUNT	DTI
PRIMARY	1	700	70	70	CONFORMING LOAN LIMIT	43% / 45% ⁽²⁾
	1	720	80	80		
	2	720	75	75		
SECOND HOME	1	720	75	75		
ARM						
PURCHASE / RATE & TERM						
OCCUPANCY	UNITS	MIN FICO	LTV W/ 2ND	CLTV	LOAN AMOUNT	DTI
PRIMARY	1	720 / 740 ⁽¹⁾	80	85 / 90 ⁽¹⁾	CONFORMING LOAN LIMIT	43% / 45% ⁽²⁾
	1-2	700	70	70		
	2	720	75	75		
SECOND HOME	1	720	80	85		
CASH OUT						
OCCUPANCY	UNITS	MIN FICO	LTV W/ 2ND	CLTV	LOAN AMOUNT	DTI
PRIMARY	1	720	75	75	CONFORMING LOAN LIMIT	43% / 45% ⁽²⁾
	2	720	65	65		
SECOND HOME	1	720	65	65		

PROGRAM CODE: PGA

PIGGYBACK HIGH BALANCE LP						
FIXED AND ARM						
PURCHASE						
OCCUPANCY	UNITS	MIN FICO	LTV W/ 2ND	CLTV	LOAN AMOUNT	DTI
PRIMARY	1	740	80	90	HIGH BALANCE LOAN LIMIT	43% / 45% ⁽²⁾
	1	720	80	85		
	1-2	700	70	70		
	2	720	75	75		
SECOND HOME	1	720	80	80		
RATE & TERM						
OCCUPANCY	UNITS	MIN FICO	LTV W/ 2ND	CLTV	LOAN AMOUNT	DTI
PRIMARY	1	720	80	85	HIGH BALANCE LOAN LIMIT	43% / 45% ⁽²⁾
	1-2	700	70	70		
	2	720	75	75		
SECOND HOME	1	720	80	80		
CASH OUT						
OCCUPANCY	UNITS	MIN FICO	LTV W/ 2ND	CLTV	LOAN AMOUNT	DTI
PRIMARY	1	700	70	70	HIGH BALANCE LOAN LIMIT	43% / 45% ⁽²⁾
	1	720	75	75		
	2	720 / 700 ⁽²⁾	65	65		
SECOND HOME	1	720	65	65		

(1) PURCHASE ONLY

(2) LOANS WITH HELOC AS SECONDARY FINANCING

PROGRAM CODE: PGS, PGH

PIGGYBACK SECOND					
FIXED					
PURCHASE					
OCCUPANCY	UNITS	LOAN AMOUNT	CLTV	MIN FICO	DTI
PRIMARY	1	\$250,000	90	740	43%
PURCHASE / RATE & TERM					
OCCUPANCY	UNITS	LOAN AMOUNT	CLTV	MIN FICO	DTI
PRIMARY	1-2	\$350,000 ⁽¹⁾	85	720	43%
SECOND HOME	1	\$250,000	85		
ARM					
PURCHASE AND RATE & TERM					
OCCUPANCY	UNITS	LOAN AMOUNT	CLTV	MIN FICO	DTI
PRIMARY	1-2	\$350,000 ⁽¹⁾	85	720	43%
SECOND HOME	1	\$250,000	85		
CASH OUT					
OCCUPANCY	UNITS	LOAN AMOUNT	CLTV	MIN FICO	DTI
PRIMARY	1-2	\$250,000	80	720	45%
SECOND HOME	1	\$250,000	80		
QUALIFYING RATE: INITIAL NOTE RATE + 5%					
HELOC					
PURCHASE AND RATE & TERM					
OCCUPANCY	UNITS	LOAN AMOUNT	CLTV	MIN FICO	DTI
PRIMARY	1-2	\$350,000 ⁽¹⁾	70	700	45%
		\$350,000 ⁽¹⁾	85	720	
SECOND HOME	1	\$350,000 ⁽¹⁾	80	720	
CASH OUT					
PRIMARY	1-2	\$350,000 ⁽¹⁾	70	700	45%
			80	720	45%

(1) LOAN AMOUNTS > \$250,000 ONLY AVAILABLE IN AZ, CA AND CO.

TRANSACTION TYPE ON 1ST TD DICTATES 2ND. IF 1ST TD IS RATE & TERM, REFER TO RATE & TERM MATRIX.

- 1. MINIMUM LOAN AMOUNT: \$15,000
- 2. NON OCCUPANT CO-BORROWERS: NOT ALLOWED
- 3. MAXIMUM FINANCE AMOUNT: \$1,500,000
- 4. QUALIFYING PAYMENT FOR HELOC:

CLTV	QUALIFYING MONTHLY PAYMENT
<= 80%	0.80% (HELOC LIMIT X 0.80%)
< 85%	0.90% (HELOC LIMIT X 0.90%)

- 5. CREDIT: 7 YEARS FOR ALL SEVERE DEROGATORY CREDIT.

EXCEPTIONS WITH EXTENUATING CIRCUMSTANCES:

	FIXED AND ARM	HELOC
FORECLOSURE	7 YEARS	4 YEARS
SHORTSALE	5 YEARS	7 YEARS
DEED IN LIEU		4 YEARS
BANKRUPTCY	5 YEARS	5 YEARS

* EXTENUATING CIRCUMSTANCES ARE DEFINED AS A NONRECURRING OR ISOLATED CIRCUMSTANCE, OR SET OF CIRCUMSTANCES, THAT WAS BEYOND THE BORROWER'S CONTROL AND THAT SIGNIFICANTLY REDUCED INCOME AND/OR INCREASED EXPENSES AND RENDERED THE BORROWER UNABLE TO REPAY OBLIGATIONS AS AGREE, RESULTING IN SIGNIFICANT ADVERSE DEROGATORY CREDIT INFORMATION.

- 6. SECOND MOARGAGE LOAN AMOUNT CANNOT BE LARGER THAN 1ST MORTGAGE.