

PROGRAM CODE: FA30, FA51, FBS30, FBS51

FLEX NON QM PORTFOLIO - ASSET & BANK STATEMENTS						
FIXED / ARM						
PURCHASE						
OCCUPANCY	UNITS	MAX LOAN AMT	LTV	CLTV	MIN FICO	DTI
PRIMARY / SECOND HOME	1-4	\$3M / \$1.5M	70	70	720	UP TO 50%
		\$1M / \$750,000	80	80	680	
		\$2M / \$1M	70	70		
		\$3M / \$2M	60	60		
RATE & TERM						
OCCUPANCY	UNITS	MAX LOAN AMT	LTV	CLTV	MIN FICO	DTI
PRIMARY / SECOND HOME	1-4*	\$3M / \$1.5M	70	70	720	UP TO 50%
		\$1M / \$750,000	80	80	680	
		\$2M / \$1M	70	70		
		\$3M / \$2M	60	60		
CASH OUT						
OCCUPANCY	UNITS	MAX LOAN AMT	LTV	CLTV	MIN FICO	DTI
PRIMARY / SECOND HOME	1-4*	\$750,000	80 / 75	80 / 75	720	UP TO 50%
		\$1M / \$1.5M	70 / 65	70 / 65		
		\$2M	60 / 55	60 / 55		
		\$750,000	75 / 70	75 / 70	680	
		\$1.5M / \$1M	65 / 60	65 / 60		
		\$2M	55 / 50	55 / 50		

*2-UNIT SECOND HOMES MUST BE IN A RECOGNIZED VACATION AREA

FLEX NON QM PORTFOLIO - ASSET & BANK STATEMENTS						
FIXED / ARM						
PURCHASE AND RATE & TERM						
OCCUPANCY	UNITS	MAX LOAN AMT	LTV	CLTV	MIN FICO	DTI
INVESTMENT	1-4	\$1,500,000	70	70	720	UP TO 50%
		\$750,000	80	80	680	
		\$1,000,000	70	70		
		\$2,000,000	60	60		
CASH OUT						
OCCUPANCY	UNITS	MAX LOAN AMT	LTV	CLTV	MIN FICO	DTI
INVESTMENT	1-4	\$750,000	75	75	720	UP TO 50%
		\$1,500,000	65	65		
		\$2,000,000	55	55		
		\$750,000	70	70	680	
		\$1,000,000	60	60		
		\$2,000,000	50	50		

1. MINIMUM LOAN AMOUNT:

\$100,000

2. CREDIT HISTORY:

MINIMUM 5 TRADELINES. ONE TRADELINE MUST BE SEASONED FOR MINIMUM 24 MONTHS

WITH AT LEAST A \$5,000 HIGH CREDIT LIMIT.

MORTGAGE / RENTAL LATE MAX 1 X 30 IN PAST 12 MONTHS.

BANKRUPTCY, SHORT SALE, DEED-IN-LIEU CAN BE GREATER THAN OR EQUAL TO 2 YEARS AND LESS THAN FOUR (4) YEARS. ADDITIONAL COMPENSATING FACTORS APPLY.

FORECLOSURE CAN BE AT LEAST OR EQUAL TO 3 YEARS AND LESS THAN 7 YEARS. ADDITIONAL COMPENSATING FACTORS APPLY.

3. CASH-OUT REQUIREMENT:

THERE IS NO OWNERSHIP SEASONING REQUIREMENT FOR CASH-OUT REFINANCE.

4. RESERVES:

OCCUPANCY	LOAN AMOUNT	RESERVES
PRIMARY	<= \$1,000,000	3 MONTHS PITI
	> \$1,000,000 < \$2,000,000	6 MONTHS PITI
	>= \$2,000,000	12 MONTHS PITI

CASH OUT FROM THE SUBJECT TRANSACTION MAY BE USED TOWARD THE RESERVE REQUIREMENT.

REFINANCE ONLY: REQUIRED RESERVES (ABOVE) MAY BE WAIVED WHEN ALL BORROWER HAVE 0x30x12 VOM/VOR AND PAYMENT ON NEW LOAN IS DECREASING.

5. GIFT:

ALLOWED, BUT NOT FOR RESERVES.

GIFT FUNDS ARE ALLOWED FOR PAYING OFF DEBT, EQUITY CONTRIBUTION REFINANCES, AND FOR CLOSING COSTS AND DOWN PAYMENTS.

6. APPRAISAL REQUIREMENTS:

LOAN AMOUNT	APPRAISAL REQUIREMENT
<= \$1,000,000	ONE FULL APPRAISAL AND APPRAISAL REVIEW BY INVESTOR
> \$1,000,000	TWO FULL APPRAISALS

7. PREPAYMENT PENALTY:

NONE

8. ARM FEATURES:

INDEX: 1 YEAR LIBOR
MARGIN / FLOOR: 4.125% / NOTE START RATE
CAPS: 2 / 2 / 5

9. IMPOUNDS:

NOT REQUIRED UNLESS THE LOAN IS A HIGHER-PRICED MORTGAGE LOAN TRANSACTION

10. DTI RATIO:

MAXIMUM DTI IS 50%.

FOR LOANS WITH DTI > 43% UNDERWRITER MAY REQUIRE ADDITIONAL RESERVES BASED ON BORROWER'S RESIDUAL INCOME AFTER TOTAL DEBT PAYMENTS. MAXIMUM INCREASE OF SIX (6) MONTHS RESERVES. ADDITIONAL RESERVES ARE NOT REQUIRED IF THE RESIDUAL INCOME EXCEEDS THE TABLE AMOUNT BY OVER 20%.

OPTION 1 - ASSET QUALIFICATION (PROGRAM CODES: FA30, FA51)

QUALIFYING RATE/RATIOS: NONE

OPTION 2 - SELF EMPLOYED USING BANK STATEMENTS (PROGRAM CODES: FBS30, FBS51)

QUALIFYING RATE/RATIOS:

- A. 5/1, 7/1, 10/1 ARM - QUALIFY AT THE GREATER OF THE FULLY-INDEXED RATE OR NOTE RATE
- B. ARM QUALIFYING RATIOS ARE BASED ON A FULLY AMORTIZING PRINCIPAL AND INTEREST PAYMENT.
- C. INTEREST ONLY LOANS QUALIFY AT THE GREATER OF THE FULLY-INDEXED RATE OR NOTE RATE BASED ON THE SCHEDULED REMAINING LOAN TERM AT THE TIME OF RECAST AFTER THE INTEREST ONLY PERIOD HAS EXPIRED.
- D. FIXED RATE LOANS QUALIFY AT THE NOTE RATE