



PROGRAM CODE: PBHS

Current Prime Index: 8.500%

PACBAY HELOC					
STANDALONE					
OCCUPANCY	UNITS	LTV / CLTV	MAX LINE AMOUNT	MIN FICO	DTI
PRIMARY	SFR (1-4 UNIT), PUD, CONDO	89.99%	\$500,000	700	45%

- 1. MAX NUMBER OF PROPERTIES: 10 PROPERTIES OWNED IS THE MAX ALLOWED IN TOTAL BETWEEN ALL BORROWERS ON THE LOAN APPLICATION OWNED PROPERTIES INCLUDE PRIMARY RESIDENCE, SECOND HOMES, VACATION HOMES, LOT/LAND, INVESTMENT PROPERTIES
OWNED PROPERTIES EXCLUDE COMMERCIAL REAL ESTATE, MULTIFAMILY (5 OR MORE UNITS) REAL ESTATE, TIMESHARES
- 2. INCOME: MUST HAVE 1 PAYSTUB DATED NO MORE THAN 60 DAYS PRIOR TO THE SUBMISSION DATE AND MUST INCLUDE ALL YTD EARNINGS
RENTAL INCOME REQUIREMENTS - EXECUTED LEASE AGREEMENT WITH AN INITIAL DURATION OF 12 MO VERIFICATION OF DEPOSIT MATCHING THE MONTHLY LEASE AGREEMENT OR VERIFICATION OF DEPOSIT OF THE SECURITY DEPOSIT ON A NEWLY EXECUTED LEASE (FORM 1007 OR 1025 NOT ACCEPTABLE)
- 3. EMPLOYMENT RELATED ASSETS: IF THE EMPLOYMENT-RELATED ASSETS ARE IN THE FORM OF STOCKS, BONDS, OR MUTUAL FUNDS, 100% OF THE VALUE (REMAINING AFTER THE COSTS FOR THE TRANSACTION AND CONSIDERATION OF ANY PENALTY) WILL BE USED TO DETERMINE THE INCOME STREAM.
- 4. DECLINING INCOME: TYPICALLY USE A 24 MO AVERAGE
IF INCOME IS DECLINING BY > 20%, CALCULATION WILL BE BASED ON THE MOST RECENT 12 MOS' EARNINGS
IF INCOME IS DECLINING DUE TO A ONE-TIME EVENT (E.G. MEDICAL LEAVE), INCOME MAY BE ADJUSTED TO EXCLUDE THAT TIME PERIOD (ON AN EXCEPTION BASIS)
- 5. DTI: PRIMARY RESIDENCE - MAX 45% BACK-END DTI
- 6. TAX CALCULATION: UNLESS SUPPORTING DOCUMENTS ARE PROVIDED TO EVIDENCE LOWER TAX RATES, 1.25% WILL BE USED FOR STANDARD REAL ESTATE TAX CALCULATION FOR NEW CONSTRUCTION
- 7. DEBTS: INSTALLMENT DEBTS - MAY BE EXCLUDED FROM DTI CALCULATION WHEN 10 OR FEWER MONTHS REMAIN
REVOLVING DEBTS - CANNOT USE ASSETS TO OFFSET REVOLVING DEBT
UTILIZE 5% OF THE OUTSTANDING BALANCE FOR THE MONTHLY PAYMENT, WHEN THE CREDIT REPORT DOES NOT SHOW A PAYMENT OR WHEN THE PAYMENT IS MARKED AS ESTIMATED
CURRENT STATEMENTS CAN BE USED TO VALIDATE THE BALANCE AND PAYMENT IF IT IS LOWER THAN WHAT THE CREDIT REPORT INDICATES
FOR OPEN 30-DAY CHARGE ACCOUNTS THAT DO NOT REFLECT A MONTHLY PAYMENT ON THE CREDIT REPORT, OR 30 DAY ACCOUNTS THAT REFLECT A MONTHLY PAYMENT THAT IS IDENTICAL TO THE ACCOUNT BALANCE, REFER TO FNMA SELLING GUIDE
CHILD SUPPORT PAYMENTS MUST BE INCLUDED IN DTI CALCULATION AS INSTALLMENT DEBT
ALIMONY PAYMENT AMOUNTS WILL BE DEDUCTED FROM THE BORROWER'S MONTHLY INCOME AMOUNT
- 8. BORROWER REQUIREMENTS: APPLICATIONS IN MARYLAND REQUIRE AT LEAST 1 APPLICANT TO BE A US CITIZEN
ALL OTHER STATES DO NOT HAVE THIS REQUIREMENT
NON-PERMANENT RESIDENT - MUST HOLD A VALID AND ELIGIBLE VISA
ADDITIONALLY MAY BE REQUIRED TO VERIFY THEIR ABILITY TO TRAVEL OUT OF AND RETURN TO THE US
ALL NON-PERMANENT RESIDENT ALIEN APPLICANTS MUST HAVE A SSN
AN EMPLOYMENT AUTHORIZATION CARD BY ITSELF IS NOT SUFFICIENT
- 9. APPRAISAL: FULL APPRAISAL - THE FULL APPRAISAL MUST BE REVIEWED AND APPROVED
A FULL APPRAISAL IS REQUIRED FOR ANY LOAN EXCEEDING \$250,000 IN LOAN SIZE
BIFURCATED APPRAISAL - THE BIFURCATED APPRAISAL MUST BE REVIEWED AND APPROVED
A BIFURCATED APPRAISAL CAN ONLY BE USED WHEN THE LOAN SIZE IS LESS THAN OR EQUAL TO \$250,000
DESKTOP APPRAISAL - THE DESKTOP APPRAISAL MUST BE REVIEWED AND APPROVED
A DESKTOP APPRAISAL CAN ONLY BE USED WHEN THE LOAN SIZE IS LESS THAN OR EQUAL TO \$250,000 IN LOAN SIZE
EXTERIOR-ONLY APPRAISAL - THE EXTERIOR-ONLY APPRAISAL MUST BE REVIEWED AND APPROVED
AN EXTERIOR-ONLY APPRAISAL CAN ONLY BE USED WHEN THE LOAN SIZE IS LESS THAN OR EQUAL TO \$250,000 IN LOAN SIZE
MAX AGE OF APPRAISAL REPORT IS 120 DAYS AT THE DATE OF SUBMISSION AND THE LOAN MUST CLOSE NO MORE THAN 150 DAYS FROM THE EFFECTIVE DATE OF THE APPRAISAL