

PROGRAM CODE: PBITIN

PACBAY ITIN				
FIXED				
PURCHASE / RATE & TERM				
OCCUPANCY	MAX LOAN AMT	LTV	MIN FICO	DTI
PRIMARY	\$1,500,000	80	700	50%
		80	660	
		75	620*	
SECOND HOME	\$1,500,000	75	700	
		70	660	
CASH OUT				
OCCUPANCY	MAX LOAN AMT	LTV	MIN FICO	DTI
PRIMARY	\$1,500,000	75	700	50%
		70	660	
SECOND HOME	\$1,500,000	65	700	
		60	660	

*FICO < 660: PURCHASE ONLY/MAX DTI 43%

- 1. INCOME DOCUMENTATION: FULL DOCUMENTATION 1 (OR) 2 YEARS W-2S OR TAX RETURNS
ALT DOCUMENTATION - 12 (OR) 24 MONTHS PERSONAL (OR) BUSINESS BANK STATEMENTS
12 (OR) 24 MONTHS 1099 INCOME
12 MONTHS P&L STMT - MIN FICO 660, MAX LTV 80% (PURCHASE) / 70% (REFINANCE)
- 2. MIN LOAN AMOUNT: \$100,000
- 3. MAX LOAN AMOUNT: \$1,500,000
- 4. MAX CASH-OUT AMOUNT: \$500,000
- 5. CREDIT HISTORY:

MORTGAGE HISTORY	0X60X12
FC / SS/ DIL	24 MONTHS
CHAPTER 13	DISCHARGED
CHAPTER 7 &11	24 MONTHS
- 6. MAX DTI: 50%
- 7. OCCUPANCY: PRIMARY AND SECOND HOME ONLY
- 8. PROPERTY TYPES: SFR, PUD, TOWNHOME, 2-4 UNITS, CONDOS, RURAL
RURAL, 2-4 UNITS, NON-WARRANTABLE CONDOS - MAX LTV 80%
- 9. APPRAISAL: CLEAR CAPITAL CDA OR FIELD REVIEW REQUIRED FOR THE FOLLOWING TRANSACTIONS -
(I) LTV > 80%
(II) LOAN AMOUNT > \$1M
(III) NON-ARMS LENGTH
- 10. RESIDUAL INCOME: \$1,500 PLUS AN ADDITIONAL \$150 PER DEPENDENT
- 11. INTEREST ONLY: MAX LTV 80%

IO PERIOD	AMORT	MATURITY
10 YEARS	30 YEARS	40 YEARS
- 12. SUBORDINATE FINANCING: MAX CLTV = MAX LTV
- 13. CITIZENSHIP: US CITIZEN, PERMANENT RESIDENT ALIEN, NON-PERMANENT RESIDENT ALIEN (W/ US CREDIT)
ITIN - STANDARD ELIGIBILITY ONLY (NO RECENT EVENT); MAX LTV 80%
- 14. ASSETS: SOURCED OR SEASONED FOR 60 DAYS; GIFT FUNDS ALLOWED
- 15. DECLINING MARKETS: IF PROPERTY IS LOCATED IN A DECLINING MARKET AS IINDICATED BY THE APPRAISAL, MAX LTV IS REDUCED BY 5%
- 16. SELLER CONCESSIONS: UP TO 6% TOWARDS CLOSING FOR PRIMARY HOMES
- 17. INELIGIBLE STATES: AK, HI (LAVA ZONES 1&2)