

PROGRAM CODE: PPA56V, PPA30V

LITEDOC WVOE						
FIXED / ARM						
PURCHASE / RATE & TERM						
OCCUPANCY	UNITS	MAX LOAN AMT	LTV / CLTV	MIN FICO	MO. RESERVES	DTI
PRIMARY	1	\$1,000,000	75	720	6	50%
			75	700		
			75	680		
			75	660		
		\$1,500,000	75	720	9	
			75	700		
			75	680		
			75	660		
		\$2,000,000	70	720	12	
			70	700		
			70	680		
			70	660		
		\$3,000,000	70	720	12	
			70	700		
			70	680		
			70	660		
INVESTMENT	1	\$1,000,000	75	720	6	50%
			75	700		
			75	680		
			70	660		
		\$1,500,000	70	720	9	
			70	700		
			70	680		
			70	660		
		\$2,000,000	70	720	12	
			65	700		
			65	680		
			65	660		
		\$3,000,000	65	720	12	
			65	700		
			65	680		
			65	660		

CASH OUT						
OCCUPANCY	UNITS	MAX LOAN AMT	LTV / CLTV	MIN FICO	MO. RESERVES	DTI
PRIMARY	1	\$1,000,000	70	720	6	50%
			70	700		
			70	680		
			70	660		
		\$1,500,000	70	720	9	
			70	700		
			70	680		
			65	660		
		\$2,000,000	65	720	12	
			65	700		
			65	680		
			65	660		
		\$3,000,000	65	720	12	
			65	700		
			65	680		
			65	660		
INVESTMENT	1	\$1,000,000	70	720	6	50%
			70	700		
			65	680		
			65	660		
		\$1,500,000	65	720	9	
			65	700		
			65	680		
			60	660		
		\$2,000,000	60	720	12	
			60	700		
			60	680		
			60	660		
		\$3,000,000	60	720	12	
			60	700		
			60	680		
			60	660		

1. ARM DETAILS:

5/1 SOFR (2/1/5 CAP STRUCTURE) AND 7/1 SOFR (5/1/5 CAP STRUCTURE)  
MARGIN: 4.000%

2. LTV:

FLOOR: MARGIN  
SECOND HOME: 75%  
HOUSING LATES OX60X12: -5  
FORECLOSURE, SHORT SALE, DELINQUENT 24 MONTHS: -5  
BANKRUPTCY CHAPTER 7 24 MONTHS: -5  
BANKRUPTCY CHAPTER 7 12 MONTHS: -5

3. APPRAISAL:

ONE FULL APPRAISAL

LOAN AMOUNT	APPRAISAL REQUIREMENT
≤ \$2,000,000	ONE FULL APPRAISAL*
> \$2,000,000	TWO FULL APPRAISALS**

\*APPRAISAL REVIEW OR FNMA CU RISK SCORE OF 2.5 OR LESS IS REQUIRED IN ADDITION TO APPRAISAL

\*\*WHEN 2 APPRAISALS ARE PROVIDED, AN APPRAISAL REVIEW OR CU IS NOT REQUIRED. THE LOWER VALUE OF THE TWO APPRAISALS WILL BE UTILIZED

4. ASSETS:

ACCOUNT STATEMENTS SHOULD COVER MOST RECENT 60-DAY PERIOD  
VOD SHOULD BE DATED WITHIN 30 DAYS OF LOAN APPLICATION DATE  
STOCKS/BOND/MUTUAL FUNDS - 90% OF STOCK ACCOUNTS CAN BE CONSIDERED IN THE CALCULATION OF ASSETS FOR CLOSING COSTS AND RESERVES  
VESTED RETIREMENT ACCOUNT FUNDS - 80% MAY BE CONSIDERED FOR CLOSING AND/OR RESERVES  
NON-VESTED OR RESTRICTED STOCK ACCOUNTS OR UNITS ARE NOT ELIGIBLE FOR USE AS DOWN PAYMENT OR RESERVES  
ASSET ACCOUNTS USED FOR TO CALCULATE ADDITIONAL INCOME FOR QUALIFYING PURPOSES ARE NOT ELIGIBLE FOR USE AS DOWN PAYMENT OR RESERVES

5. CREDIT:

WHEN BANK STATEMENTS ARE USED, LARGE DEPOSITS MUST BE EVALUATED  
AT LEAST 3 TRADELINES REPORTING FOR A MINIMUM OF 12MO WITH ACTIVITY IN THE LAST 12MO; OR  
AT LEAST 2 TRADELINES REPORTING FOR A MINIMUM OF 24MO WITH ACTIVITY IN THE LAST 12 MO

6. FIRST TIME HOME BUYER: BORROWER WHO HAS NO OWNERSHIP INTEREST (SOLE OR JOINT) IN A RESIDENTIAL PROPERTY DURING THE THREE-YEAR PERIOD PRECEDING THE DATE OF THE PURCHASE OF THE SUBJECT PROPERTY CAN MEET THE HOUSING HISTORY REQUIREMENT WITH A SATISFACTORY (0X30) CONSECUTIVE 12 MO RENT HISTORY SOMETIME IN THE 3 YEARS PRIOR TO LOAN APPLICATION
7. INELIGIBLE STATES: INTEREST ONLY FEATURE IN TEXAS WHEN USING THE EQUITY CASH OUT TRANSACTIONS
8. PROPERTY TYPES: NON-WARRANTABLE CONDO, WARRANTABLE CONDO, 2-4 UNIT, MANUFACTURED HOME, RURAL

PRIMARY	
PURCHASE / RATE & TERM	
PROPERTY TYPES	MAX LTV
NON-WARRANTABLE CONDO	75
WARRANTABLE CONDO	75
2-4 UNIT	75
MANUFACTURED HOME	75
RURAL	75
CASH-OUT	
NON-WARRANTABLE CONDO	75
WARRANTABLE CONDO	75
2-4 UNIT	75
MANUFACTURED HOME	75
RURAL	70

9. SELLER CONCESSIONS: FOLLOW FNMA GUIDELINES
10. INCOME: THIS PROGRAM IS DESIGNED FOR WAGE OR SALARIED BORROWERS PROVIDING A STREAMLINED LOAN QUALIFICATION METHOD  
ACCEPTABLE DOCUMENTATION FORMS:
  - FNMA FORM 1005\*
  - EQUIFAX (THE WORK NUMBER)
  - FINICITY (TXVERIFY)
\*FORM 1005 MUST BE FULLY COMPLETED (CURRENT GROSS PAY, YTD EARNINGS, PAST 2 YEARS EARNINGS) BY AN AUTHORIZED COMPANY REPRESENTATIVE (OWNER, OFFICER, HR)  
STMTS COVERING THE MOST RECENT 6MO ARE REQUIRED FOR EACH ASSET USED IN QUALIFYING. QUARTERLY STMT COVERING THE MOST RECENT 2 QUARTERS ARE ACCEPTABLE
11. INELIGIBLE ASSETS: BUSINESS FUNDS/NON-LIQUID ASETS (AUTOMOBILES, ARTWORK, BUSINESS NET WORTH ETC.)/LIFE INSURANCE/ ANNUITIES OF ANY TYPE ARE NOT ALLOWED/CRYPTOCURRENCY
12. CASH OUT: 100% OF LOAN BALANCE UP TO \$500K  
80% OF LAOAN BALANCE UP TO \$1M
13. RESIDUAL INCOME: REQUIRED FOR ALL TRANSACTIONS WITH DTI > 43%  
AMOUNT OF GROSS MONTHLY INCOME REMAINING ONCE A BORROWER HAS PAID ALL MONTHLY DEBT OBLIGATIONS  
FOR RESIDUAL INCOME, UTILIZE RESIDUAL INCOME OF \$2,500 PLUS AN ADDITIONAL \$150 PER DEPENDENT
14. HOUSING HISTORY: BORROWERS MUST HAVE SATISFACTORY CONSECUTIVE 12MO MORTGAGE AND/OR RENT PAYMENT HISTORY IN THE 3 YEARS PRIOR TO LOAN APPLICATION. MORTGAGE AND RENTAL PAYMENTS NOT REFLECTED ON THE CREDIT REPORT MUST BE DOCUMENTED VIA AN INSTITUTIONAL VERIFICATION OF RENT OR VERIFICATION OF MORTGAGE (VOR/VOM), OR WITH ALTERNATIVE DOCUMENTATION. ALTERNATIVE DOCUMENTATION MUST SHOW THE MOST RECENT 12MO HISTORY, AND MAY BE IN THE FORM OF CANCELLED CHECKS OR BANK STMTS, MORTGAGE/RENTAL STMTS INCLUDING PAYMENT HISTORY, ETC. PAYMENTS TO PRIVATE LENDER OR LANDLORS REQUIRE SUPPORT WITH CANCELLED CHECKS.
15. BORROWER ELIGIBILITY: US CITIZEN, PERMANENT RESIDENT ALIEN, NON-PERMANENT RESIDENT ALIEN