

Stated EZ / 3mo PBS EZ / 6mo BBS EZ

Program Codes: SI -30 & 7/6, 3Mo Personal Bank Stmt EZ -30 & 7/6, 6Mo Business Bank Stmt EZ -30 & 7/6

Units	Loan Amount (CA Only)	Min FICO	Max LTV/CLTV/HCLTV	
			Primary / 2nd Home / Investment	
			Purchase & R/T	Cash-Out
1 units & PUD, 2-4 Units	≤ \$3,000,000	680	75%	NA
	\$3,000,001 - \$4,000,000	720	70%	
Condo	≤ \$2,000,000	700	70%	
Foreign Nationals	NA			
Units	Loan Amount (Non-CA Only)	Min FICO	Max LTV/CLTV/HCLTV	
			Primary / 2nd Home / Investment	
			Purchase & R/T	Cash-Out
1 units & PUD, 2-4 Units	≤ \$2,000,000	700	70%	NA
	\$2,000,001 - \$2,500,000	700	65%	
Condo	≤ \$2,000,000	700	70%	
Foreign Nationals	NA			
General Underwriting Guidelines				
DTI	38/43%			
Asset	<div>- Most recent 2month bank statement or VOD with 60day average balance</div> <div>- Business Funds may be used up to 100% of current balance if borrower can demonstrate 100% ownership of the business. If used for reserves, funds from business account must be transferred into borrower’s personal account.</div> <div>- For Cash-Out, Assets must be liquid – Checking, Savings, or MMA</div> <div>- Foreign assets used for down payment, closing costs, and/or reserves must be transferred to US Institutional account prior to ordering docs</div>			
Income Docs	<div><b>Stated Income</b></div> <div>▪ Self-Employed Verification</div> <div>Provide two of the following three options:</div> <div>- CPA Letter verifying business ownership for at least 2 years</div> <div>- 2 years of business license</div> <div>- Current Employment (1003) listed on the credit report or Third-party listing to verify business name and contact</div> <div>▪ Salary Employees Verification</div> <div>- Verbal Verification of Employment / Current Employment (1003) must show on credit report</div> <div>▪ Income Calculation</div> <div>- The lower of the listed income on the 1008 and the Total Verified Assets/6 (Reasonability of Income Applies)</div> <div>- Large deposits of more than 100% of the monthly income must be sourced</div>			
	<div><b>3 Months Bank Statement</b></div> <div>▪ Self-Employed Verification</div> <div>Provide two of the following three options:</div> <div>- CPA Letter verifying business ownership for at least 2 years</div> <div>- 2 years of business license</div> <div>- Current Employment (1003) listed on the credit report or Third-party listing to verify business name and contact</div> <div>▪ Salary Employees Verification</div> <div>- Verbal Verification of Employment</div> <div>▪ Income Calculation</div> <div>- Calculate the average total deposits of 3 consecutive bank statements. Max age of documents is 90 days</div> <div>- Source and explain all large deposits more than 150% of calculated average monthly income</div>			
	<div><b>6 Months Business Bank Statement</b></div> <div>▪ Self-Employed Verification</div> <div>Provide two of the following four options:</div> <div>- CPA Letter verifying business ownership for at least 2 years</div> <div>- 2 years of business license</div> <div>- Current Employment (1003) listed on the credit report or Third-party listing to verify business name and contact</div> <div>- Business Name listed on the credit report or third-party asset statements</div> <div>▪ Income Calculation</div> <div>- Calculate the average total deposits of 6 consecutive bank statements and reduce by 50% for expense ratio. Max age of documents is 90 Days. Income must be adjusted based on percentage of ownership (must be &gt;= 25% ownership).</div> <div>- A 50% expense ratio is required regardless of business type</div>			
Reserves	<div>- 6 Month P&amp;I in US Financial Institution</div> <div>- Must be own fund (No gift allowed)</div>			
Gift	- Gift is allowed for down payment and closing cost			
Tradelines	3 open tradelines seasoned for at least 12 months required (Non-traditional tradeline allowed)			
Housing History	Max 1x30x12			
Housing Event Seasoning	<div>BK5 years</div> <div>SS / DIL5 years</div> <div>FC / Mod5 years</div>			

Acceptable Number of Late Payment	Mortgage/Rent			
	Maximum Allowed	Past 12 month	Past 24 months	Past 36 months
	x30	1	2	4
	x60	0	1	2
	x90	0	0	0
	No Limit if past 36 months			
	Installment/Revolving Debt			
	Maximum Allowed	Past 12 month	Past 24 months	Past 36 months
	x30	3		4
	x60	0	1	2
	x90	0	1	1
	No Limit if past 36 months			
General Requirements				
Product Type	30Yr Fixed, 7/6 ARM			
Loan Amount	Max: \$2,500,000			
Loan Purpose	Purchase and Rate/Term			
Occupancy	Primary, Second Home, Investment			
Property Type	Single Family   Attached   Detached   2-4 Units   Condo   PUD			
Escrow Impound	No Impound			
Cash-Out	Not allowed			
Appraisal	One Full Appraisal and one Automated Valuation Model (AVM)			
Qualifying Rate	The Greater of start rate or fully-indexed rate			
Interested Party Contributions (IPC)	- Primary & Second Home: 6% - Investment: 2%			
Listing History	Subject property cannot be listed for sale at the application date for R&T and C/O.			
Condo	Must be warrantable by Fannie Mae			
Foreign Nationals	Not allowed			
Ineligible Transaction	- Non-arm's length transactions - For sale by owner transactions - Employed by a family member or related individuals are not eligible for qualification - Borrowers vesting on title with undivided % of ownership or as tenants in common			