

Expanded Document

Credit Sco				Bank Statements, Asset Utilization, 1099, WVOE, P&L Only- Primary Residence					
Crean Sco		Maximum LTV/CLTVs Credit Score Loan Amount					Cash-Out Refinance		
	Credit Score				R/T Refinance				
		<=1,500,000		90 85		80			
720+		1,500,001 – 2,000,000		85	80		80		
		2,000,001 - 2,500,000		80		75		75	
		2,500,001 – 3,000,000		75	70		70		
		3,000,001 – 3,500,000		70 70		NA		NA	
		3,500,001 - 4,000,000		70			NA		
		<=1,500,000		90 85		80		80	
		1,500,001 - 2,000,000		85 80		80			
700+				80 75		65			
700+		2,000,001 - 2,500,000			73		65		
		2,500,001 - 3,000,000		75					
		3,000,001 - 3,500,000		70	65		NA		
		<=1,000,000		90	85		75		
680 - 699		1,000,001 – 1,500,000		85	80		75		
		1,500,001 - 2,000,000		80			70		
		2,000,001 - 2,500,000		75	75 70		65		
		2,500,001 - 3,000,000		70 65				65	
				80 80					
		<=1,000,000					75		
660 - 67	'9	1,000,001 - 1,500,000		80	75		75		
		1,500,001 - 2,000,000		75	70		65		
		2,000,001 – 2,500,000		70		65		65	
		<=1,000,000		80	75			70	
640 - 65	59	1,000,001 - 1,500,000		70	NA			NA	
		1,500,001 - 2	2.000.000	65	NA			NA	
					<u>.</u>		Coupancy Restrictions – Second Home,		
		Housing	History Restriction	ons				vestor (5% Reduction)	
Housing History	<i>.</i> .	<u>0x30x12</u>	1x30x12	<u>0x60x12</u>	0x90x12		/CLTV: Purchase	85*	
Max LTV/CLTV: I		90	85	80	70		CLTV: R/T	80	
Max LIV/CLIV: I	Furchase		65	80	70				
Max LTV/CLTV: I	Refin	85	80 \$3,000,000	75 \$1,500,000	NA		/CLTV: C/O	75	
/						Max Loa		<mark>\$3,000,000</mark>	
Max Loan Amt:		See Above			\$1,000,000			using History: 0x30x12 –	
					<i><i>ψ</i>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</i>	LTV/CLTV >80%.			
Housing Event Cogeonin		a Postrictions -	Eorboaranco Mo	d or Deferral – refer	a tha quidalina	Condotels or Non-Warrantable			
Housing Even Seasoning Kes		g kesinchons –	Restrictions – Forbearance, Mod or Deferral – refer to					Restrictions	
BK/FC/SS/DIL/Mod:		<u>>=48 Mo</u>			<u>>=12 Mo</u>	Max LTV/CLTV -Purchase: 75		75	
Max LTV/CLTV: I	Dunal and	00					/CLTV R/T:	76	
max Erry CErri	Purchase	90	85	80	70	Max LTV		75	
Max LTV/CLTV: I		85	80	75	NA	Max LTV	CLTV – Cash-out:	70	
							CLTV – Cash-out:	70 00/2 nd	
Max LTV/CLTV: I Max Loan Amt:	Refin	85	80	75 \$1,500,000	NA \$1,000,000	Max LTV Occupan	CLTV – Čash-out: cy Type:	70	
Max LTV/CLTV: I Max Loan Amt: State Restric	Refin ctions	85	80	75 \$1,500,000	NA	Max LTV Occupan	CLTV – Čash-out: cy Type:	70 00/2 nd	
Max LTV/CLTV: I Max Loan Amt: State Restric NJ: Max LTV	Refin ctions //CLTV:	85	80	75 \$1,500,000 12 Mo Ba	NA \$1,000,000 nk Statement, 1 Ye	Max LTV Occupan ar 1099, W	CLTV – Čash-out: cy Type:	70 00/2 nd	
Max LTV/CLTV: I Max Loan Amt: State Restric NJ: Max LTV, Purchase or Rat	Refin ctions /CLTV: te/Term	85	80	75 \$1,500,000 12 Mo Ba	NA \$1,000,000	Max LTV Occupan ar 1099, W	CLTV – Čash-out: cy Type:	70 00/2 nd	
Max LTV/CLTV: I Max Loan Amt: State Restric NJ: Max LTV	Refin ctions /CLTV: te/Term	85	80	75 \$1,500,000 12 Mo Ba LLF	NA \$1,000,000 ak Statement, 1 Ye A applies – see rat	Max LTV Occupan ar 1099, W	CLTV – Čash-out: cy Type:	70 00/2 nd	
Max LTV/CLTV: I Max Loan Amt: State Restric NJ: Max LTV, Purchase or Rat 85%, Cash-ou	Refin ctions /CLTV: te/Term ut 80%	85 See Above	80 \$3,000,000	75 \$1,500,000 12 Mo Ba LLF Declining Market	NA \$1,000,000 ak Statement, 1 Ye A applies – see rat Restrictions	Max LTV Occupan ar 1099, W te sheet	CLTV – Cash-out: :y Type: VOE	70 OO/2 nd Home/NOO	
Max LTV/CLTV: I Max Loan Amt: State Restric NJ: Max LTV, Purchase or Rat 85%, Cash-ou Maximum LTV/CL	Refin ctions /CLTV: te/Term ut 80% LTV is limite	85 See Above d to 5% LTV rec	80 \$3,000,000 uction for purchas	75 \$1,500,000 12 Mo Ba LLF Declining Market ses and all refinances	NA \$1,000,000 ak Statement, 1 Ye A applies – see rat Restrictions if the appraisal rej	Max LTV Occupan ar 1099, W te sheet	CLTV – Cash-out: :y Type: VOE	70 OO/2 nd Home/NOO	
Max LTV/CLTV: I Max Loan Amt: State Restric NJ: Max LTV, Purchase or Rat 85%, Cash-ou Maximum LTV/CL	Refin ctions /CLTV: te/Term ut 80% LTV is limite	85 See Above d to 5% LTV rec	80 \$3,000,000 uction for purchas	75 \$1,500,000 12 Mo Ba LLF Declining Market ses and all refinances ing market, no reduct	NA \$1,000,000 ak Statement, 1 Ye A applies – see rat Restrictions if the appraisal rej on is required.	Max LTV Occupan ar 1099, W te sheet	CLTV – Cash-out: :y Type: VOE	70 OO/2 nd Home/NOO	
Max LTV/CLTV: I Max Loan Amt: State Restric NJ: Max LTV, Purchase or Rat 85%, Cash-ou Maximum LTV/CL	Refin ctions /CLTV: te/Term ut 80% LTV is limite LTV is < 65	85 See Above d to 5% LTV red % and the appr	80 \$3,000,000 uction for purcha aisal is in a declin	75 \$1,500,000 12 Mo Ba LLF Declining Market ses and all refinances ing market, no reduct General Requi	NA \$1,000,000 ak Statement, 1 Ye A applies – see rat Restrictions if the appraisal rep on is required. rements	Max LTV Occupani ar 1099, W te sheet	CLTV – Cash-out: :y Type: VOE es the property as c	70 OO/2 nd Home/NOO	
Max LTV/CLTV: I Max Loan Amt: State Restric NJ: Max LTV, Purchase or Rat 85%, Cash-ou Maximum LTV/CL	Refin /CLTV: te/Term ut 80% LTV is limite LTV is < 65 40-Yr Fix	85 See Above d to 5% LTV red % and the appr	80 \$3,000,000 uction for purcha aisal is in a declin	75 \$1,500,000 12 Mo Ba LLF Declining Market ses and all refinances ing market, no reduct	NA \$1,000,000 ak Statement, 1 Ye A applies – see rat Restrictions if the appraisal rep on is required. rements	Max LTV Occupani ar 1099, W te sheet	CLTV – Cash-out: :y Type: VOE es the property as c	70 OO/2 nd Home/NOO	
Max LTV/CLTV: I Max Loan Amt: State Restric NJ: Max LTV, Purchase or Rat 85%, Cash-ou Maximum LTV/CL When the LTV/CL Product Type	Refin /CLTV: te/Term ut 80% LTV is limite LTV is < 65 40-Yr Fix feature)	85 See Above d to 5% LTV rec % and the appr ed, 30-Yr Fixed,	80 \$3,000,000 uction for purchas aisal is in a declin 15-Yr Fixed 5/6	75 \$1,500,000 12 Mo Ba LLF Declining Market ses and all refinances ing market, no reduct General Requi ARM, 7/6 ARM, 10/	NA \$1,000,000 ak Statement, 1 Ye A applies – see rat Restrictions if the appraisal rep on is required. rements	Max LTV Occupani ar 1099, W te sheet	CLTV – Cash-out: :y Type: VOE es the property as c	70 OO/2 nd Home/NOO	
Max LTV/CLTV: I Max Loan Amt: State Restric NJ: Max LTV, Purchase or Rat 85%, Cash-ou Maximum LTV/CL When the LTV/CL	Refin /CLTV: te/Term ut 80% LTV is limite LTV is < 65 40-Yr Fix feature)	85 See Above d to 5% LTV red % and the appr	80 \$3,000,000 uction for purchas aisal is in a declin 15-Yr Fixed 5/6	75 \$1,500,000 12 Mo Ba LLF Declining Market ses and all refinances ing market, no reduct General Requi	NA \$1,000,000 ak Statement, 1 Ye A applies – see rat Restrictions if the appraisal rep on is required. rements	Max LTV Occupani ar 1099, W te sheet	CLTV – Cash-out: :y Type: VOE es the property as c	70 OO/2 nd Home/NOO	
Max LTV/CLTV: I Max Loan Amt: State Restric NJ: Max LTV, Purchase or Rat 85%, Cash-ou Maximum LTV/CL When the LTV/CL Product Type	Refin /CLTV: te/Term ut 80% LTV is limite LTV is < 65 40-Yr Fix feature)	85 See Above d to 5% LTV rec % and the appr ed, 30-Yr Fixed, edit Score: 660	80 \$3,000,000 uction for purchas aisal is in a declin 15-Yr Fixed 5/6	75 \$1,500,000 12 Mo Ba LLF Declining Market ses and all refinances ing market, no reduct General Requi ARM, 7/6 ARM, 10/	NA \$1,000,000 ak Statement, 1 Ye A applies – see rat Restrictions if the appraisal rep on is required. rements	Max LTV Occupani ar 1099, W te sheet	CLTV – Cash-out: :y Type: VOE es the property as c	70 OO/2 nd Home/NOO	
Max LTV/CLTV: I Max Loan Amt: State Restric NJ: Max LTV, Purchase or Rat 85%, Cash-ou Maximum LTV/CL When the LTV/CL Product Type Interest Only	Refin /CLTV: te/Term ut 80% LTV is limite LTV is < 65 40-Yr Fix feature) • Min Cru • Min: 15	85 See Above d to 5% LTV rec % and the appr ed, 30-Yr Fixed, edit Score: 660 50,000	80 \$3,000,000 luction for purchas aisal is in a declin 15-Yr Fixed 5/6	75 \$1,500,000 12 Mo Ba LLF Declining Market ses and all refinances ing market, no reduct General Requ ARM, 7/6 ARM, 10/ Max LTV 85%	NA \$1,000,000 ak Statement, 1 Ye A applies – see rat Restrictions if the appraisal rep on is required. rements	Max LTV Occupani ar 1099, W te sheet	CLTV – Cash-out: :y Type: VOE es the property as c	70 OO/2 nd Home/NOO	
Max LTV/CLTV: I Max Loan Amt: State Restric NJ: Max LTV, Purchase or Rat 85%, Cash-ou Maximum LTV/CL When the LTV/CL Product Type Interest Only Loan Amounts Loan Purpose	Refin ctions /CLTV: te/Term ut 80% LTV is limite LTV is < 65 40-Yr Fix feature) • Min Cr. • Min: 15 Purchase,	85 See Above d to 5% LTV rec % and the appr ed, 30-Yr Fixed, edit Score: 660 50,000 Rate/Term, and	80 \$3,000,000 luction for purchas aisal is in a declin 15-Yr Fixed 5/6 • Cash Out	75 \$1,500,000 12 Mo Ba LLF Declining Market ses and all refinances ing market, no reduct General Requ ARM, 7/6 ARM, 10/ Max LTV 85%	NA \$1,000,000 ak Statement, 1 Ye A applies – see rat Restrictions if the appraisal rep on is required. rements	Max LTV Occupani ar 1099, W te sheet	CLTV – Cash-out: :y Type: VOE es the property as c	70 OO/2 nd Home/NOO	
Max LTV/CLTV: I Max Loan Amt: State Restric NJ: Max LTV, Purchase or Rat 85%, Cash-ou Maximum LTV/CL When the LTV/CL Product Type Interest Only Loan Amounts	Refin ctions /CLTV: te/Term ut 80% LTV is limite LTV is < 65 40-Yr Fix feature) • Min Cr. • Min: 15 Purchase, Primary, 5	85 See Above d to 5% LTV rec % and the appr ed, 30-Yr Fixed, edit Score: 660 50,000 Rate/Term, and Second Home, Inv	80 \$3,000,000 uction for purchas aisal is in a declin 15-Yr Fixed 5/6 • Cash Out restment	75 \$1,500,000 12 Mo Ba LLF Declining Market ses and all refinances ing market, no reduct General Requ ARM, 7/6 ARM, 10/ Max LTV 85% Max: 4,000,000	NA \$1,000,000 ak Statement, 1 Ye A applies – see rat Restrictions if the appraisal rep on is required. rements	Max LTV Occupani ar 1099, W te sheet	CLTV – Cash-out: :y Type: VOE es the property as c	70 OO/2 nd Home/NOO	
Max LTV/CLTV: I Max Loan Amt: State Restric NJ: Max LTV, Purchase or Rat 85%, Cash-ou Maximum LTV/CL When the LTV/CL Product Type Interest Only Loan Amounts Loan Purpose	Refin ctions /CLTV: te/Term ut 80% LTV is limite LTV is limite LTV is < 65 40-Yr Fix feature) • Min Cr. • Min Cr. • Min 12 Purchase, Primary, Single Fa	85 See Above d to 5% LTV rec % and the appr ed, 30-Yr Fixed, edit Score: 660 50,000 Rate/Term, and Second Home, In mily, Attached, D	80 \$3,000,000 uction for purchas aisal is in a declin 15-Yr Fixed 5/6 • Cash Out restment etached: No restr	75 \$1,500,000 12 Mo Ba LLF Declining Market ses and all refinances ing market, no reduct General Requ ARM, 7/6 ARM, 10/ Max LTV 85% Max: 4,000,000	NA \$1,000,000 ak Statement, 1 Ye A applies – see rat Restrictions if the appraisal rep on is required. rements 5 ARM (40-year te	Max LTV Occupan ar 1099, W te sheet port identif	CLTV — Cash-out: :y Type: VOE es the property as c railable when combin	70 OO/2 nd Home/NOO	
Max LTV/CLTV: I Max Loan Amt: State Restric NJ: Max LTV, Purchase or Rat 85%, Cash-ou Maximum LTV/CL When the LTV/CL Product Type Interest Only Loan Amounts Loan Purpose Occupancy	Refin ctions /CLTV: te/Term ut 80% LTV is limite LTV is limite LTV is < 65 40-Yr Fix feature) • Min Cr. • Min Cr. • Min 1: Purchase, Primary, S Single Fa 2-4 Units,	85 See Above d to 5% LTV rec % and the appr ed, 30-Yr Fixed, edit Score: 660 50,000 Rate/Term, and Second Home, Inv mily, Attached, D Condominium: <i>N</i>	80 \$3,000,000 luction for purchas aisal is in a declin 15-Yr Fixed 5/6 • Cash Out restment etached: No restr tax LTV/CLTV 85	75 \$1,500,000 12 Mo Ba LLF Declining Market ses and all refinances ing market, no reduct General Requ ARM, 7/6 ARM, 10/ Max LTV 85% Max: 4,000,000	NA \$1,000,000 ak Statement, 1 Ye A applies – see rat Restrictions if the appraisal rep on is required. rements 5 ARM (40-year te	Max LTV Occupan ar 1099, W te sheet port identif	CLTV — Cash-out: :y Type: VOE es the property as c railable when combin	70 OO/2 nd Home/NOO	
Max LTV/CLTV: I Max Loan Amt: State Restric NJ: Max LTV, Purchase or Rat 85%, Cash-ou Maximum LTV/CL When the LTV/CL Product Type Interest Only Loan Amounts Loan Purpose	Refin ctions /CLTV: te/Term ut 80% LTV is limite LTV is limite LTV is < 65 40-Yr Fix feature) • Min Cr. • Min Cr. • Min: 15 Purchase, Primary, 5 Single Fa 2-4 Units, Rural and	85 See Above d to 5% LTV rec % and the appr ed, 30-Yr Fixed, edit Score: 660 50,000 Rate/Term, and Second Home, In mily, Attached, D Condominium: <i>N</i> AG Zoned – No	80 \$3,000,000 uction for purchas aisal is in a declin 15-Yr Fixed 5/6 • Cash Out restment etached: No restr tax LTV/CLTV 85 ot eligible	75 \$1,500,000 12 Mo Ba LLF Declining Market ses and all refinances ing market, no reduct General Requ ARM, 7/6 ARM, 10/ Max LTV 85% Max: 4,000,000 ictions. % (Purchase); Max LT	NA \$1,000,000 ak Statement, 1 Ye A applies – see rat Restrictions if the appraisal rep on is required. rements 5 ARM (40-year ter 5 ARM (40-year ter	Max LTV Occupan ar 1099, W te sheet port identif rm ARMs ar or Cash out	CLTV — Cash-out: :y Type: VOE es the property as c vailable when combin	70 OO/2 nd Home/NOO	
Max LTV/CLTV: I Max Loan Amt: State Restric NJ: Max LTV, Purchase or Rat 85%, Cash-ou Maximum LTV/CL When the LTV/CL Product Type Interest Only Loan Amounts Loan Purpose Occupancy	Refin ctions /CLTV: te/Term ut 80% LTV is limite LTV is limite LTV is < 65 40-Yr Fix feature) • Min Cr • Min Cr • Min 12 Purchase, Primary, S Single Fa 2-4 Units, Rural and Condotels	85 See Above d to 5% LTV rec % and the appr ed, 30-Yr Fixed, edit Score: 660 50,000 Rate/Term, and Second Home, Inv mily, Attached, D Condominium: <i>N</i> AG Zoned – No s or Non-Warrar	80 \$3,000,000 uction for purchas aisal is in a declin 15-Yr Fixed 5/6 Cash Out restment etached: No restr wax LTV/CLTV 85 tr eligible table Condo Max	75 \$1,500,000 12 Mo Ba LLP Declining Market ses and all refinances ing market, no reduct General Requ ARM, 7/6 ARM, 10/ Max LTV 85% Max: 4,000,000 ictions. % (Purchase); Max LT	NA \$1,000,000 ak Statement, 1 Ye A applies – see rat Restrictions if the appraisal reports on is required. rements 5 ARM (40-year ter 5 ARM (40-year ter V/CLTV 80% (R/T	Max LTV Occupant ar 1099, W te sheet port identif rm ARMs at or Cash out	CLTV — Cash-out: :y Type: VOE es the property as c railable when combin)) ut) Max Loan Amc	70 OO/2 nd Home/NOO	
Max LTV/CLTV: I Max Loan Amt: State Restric NJ: Max LTV, Purchase or Rat 85%, Cash-ou Maximum LTV/CL When the LTV/CL Product Type Interest Only Loan Amounts Loan Purpose Occupancy	Refin ctions /CLTV: te/Term ut 80% LTV is limite LTV is limite LTV is < 65 40-Yr Fix feature) • Min Cr • Min 15 Purchase, Primary, S Single Fa 2-4 Units, Rural and Condotels Florida C	85 See Above See Above d to 5% LTV red % and the appr ed, 30-Yr Fixed, edit Score: 660 50,000 Rate/Term, and Second Home, In mily, Attached, D Condominium: <i>N</i> AG Zoned – Na s or Non-Warrar ondominiums: <i>A</i>	80 \$3,000,000 uction for purchas aisal is in a declin 15-Yr Fixed 5/6 Cash Out restment etached: No restr vax LTV/CLTV 85 tre ligible table Condo Max an inspection is read	75 \$1,500,000 12 Mo Ba LLF Declining Market ses and all refinances ing market, no reduct General Requi ARM, 7/6 ARM, 10/ Max LTV 85% Max: 4,000,000 ictions. % (Purchase); Max LT < LTV/CLTV: 75% (P quired for projects 3 s	NA \$1,000,000 ak Statement, 1 Ye A applies – see rat Restrictions if the appraisal reported. rements 6 ARM (40-year ter 6 ARM (40-year ter V/CLTV 80% (R/T urchase or R/T) –70 tories or greater at	Max LTV Occupant ar 1099, W te sheet port identif rm ARMs at or Cash out	CLTV — Cash-out: :y Type: VOE es the property as c railable when combin)) ut) Max Loan Amc	70 OO/2 nd Home/NOO	
Max LTV/CLTV: I Max Loan Amt: State Restric NJ: Max LTV, Purchase or Rat 85%, Cash-ou Maximum LTV/CL When the LTV/CL Product Type Interest Only Loan Amounts Loan Purpose Occupancy Property Type	Refin ctions /CLTV: te/Term ut 80% LTV is limite LTV is limite LTV is < 65 40-Yr Fix feature) • Min Cr • Min 15 Purchase, Primary, S Single Fa 2-4 Units, Rural and Condotels Florida C	85 See Above See Above d to 5% LTV red % and the appr ed, 30-Yr Fixed, edit Score: 660 50,000 Rate/Term, and Second Home, In mily, Attached, D Condominium: <i>N</i> AG Zoned – Na s or Non-Warrar ondominiums: <i>A</i>	80 \$3,000,000 uction for purchas aisal is in a declin 15-Yr Fixed 5/6 Cash Out restment etached: No restr vax LTV/CLTV 85 tre ligible table Condo Max an inspection is read	75 \$1,500,000 12 Mo Ba LLP Declining Market ses and all refinances ing market, no reduct General Requ ARM, 7/6 ARM, 10/ Max LTV 85% Max: 4,000,000 ictions. % (Purchase); Max LT	NA \$1,000,000 ak Statement, 1 Ye A applies – see rat Restrictions if the appraisal reported. rements 6 ARM (40-year ter 6 ARM (40-year ter V/CLTV 80% (R/T urchase or R/T) –70 tories or greater at	Max LTV Occupant ar 1099, W te sheet port identif rm ARMs at or Cash out	CLTV — Cash-out: :y Type: VOE es the property as c railable when combin)) ut) Max Loan Amc	70 OO/2 nd Home/NOO	
Max LTV/CLTV: I Max Loan Amt: State Restric NJ: Max LTV, Purchase or Rat 85%, Cash-ou Maximum LTV/CL When the LTV/CL Product Type Interest Only Loan Amounts Loan Purpose Occupancy Property Type State	Refin ctions /CLTV: te/Term ut 80% LTV is limite LTV is limite LTV is < 65 40-Yr Fix feature) • Min Cr • Min: 15 Purchase, Primary, 5 Single Fa Single Fa 2-4 Units, Rural and Condotels Florida C coast). Pri	85 See Above See Above d to 5% LTV red % and the appr ed, 30-Yr Fixed, edit Score: 660 50,000 Rate/Term, and Second Home, In mily, Attached, D Condominium: <i>N</i> AG Zoned – Na s or Non-Warrar ondominiums: <i>A</i>	80 \$3,000,000 uction for purchas aisal is in a declin 15-Yr Fixed 5/6 Cash Out restment etached: No restr vax LTV/CLTV 85 tre ligible table Condo Max an inspection is read	75 \$1,500,000 12 Mo Ba LLF Declining Market ses and all refinances ing market, no reduct General Requi ARM, 7/6 ARM, 10/ Max LTV 85% Max: 4,000,000 ictions. % (Purchase); Max LT < LTV/CLTV: 75% (P quired for projects 3 s	NA \$1,000,000 ak Statement, 1 Ye A applies – see rat Restrictions if the appraisal reported. rements 6 ARM (40-year ter 6 ARM (40-year ter V/CLTV 80% (R/T urchase or R/T) –70 tories or greater at	Max LTV Occupant ar 1099, W te sheet port identif rm ARMs at or Cash out	CLTV — Cash-out: :y Type: VOE es the property as c railable when combin)) ut) Max Loan Amc	70 OO/2 nd Home/NOO	
Max LTV/CLTV: I Max Loan Amt: State Restric NJ: Max LTV, Purchase or Rat 85%, Cash-ou Maximum LTV/CL When the LTV/CL Product Type Interest Only Loan Amounts Loan Purpose Occupancy Property Type State Restrictions	Refin ctions /CLTV: te/Term ut 80% LTV is limite LTV is limite LTV is c 65 40-Yr Fix feature) • Min Cr Purchase, Primary, S Single Fa 2-4 Units, Rural and Condotels Florida C coast). Pri IL – Max	85 See Above See Above d to 5% LTV rec % and the appr ed, 30-Yr Fixed, edit Score: 660 50,000 Rate/Term, and Second Home, In mily, Attached, D Condominium: <i>N</i> AG Zoned – Na 5 or Non-Warran ondominiums: <i>A</i> ojects with an una 85% LTV/CLTV	80 \$3,000,000 uction for purchas aisal is in a declin 15-Yr Fixed 5/6 • Cash Out restment etached: No restr tax LTV/CLTV 85 of eligible table Condo Mas on inspection is reconsected by the second secon	75 \$1,500,000 12 Mo Ba LLF Declining Market ses and all refinances ing market, no reduct General Requ ARM, 7/6 ARM, 10/ Max LTV 85% Max: 4,000,000 ictions. % (Purchase); Max LT & LTV/CLTV: 75% (P quired for projects 3 s inspection are ineligib	NA \$1,000,000 ak Statement, 1 Ye A applies – see rat Restrictions if the appraisal rep on is required. rements 5 ARM (40-year te 5 ARM (40-year te 5 ARM (40-year te v/CLTV 80% (R/T urchase or R/T) –70 tories or greater al le.	Max LTV Occupant ar 1099, W te sheet port identif rm ARMs at or Cash out	CLTV — Cash-out: :y Type: VOE es the property as c railable when combin)) ut) Max Loan Amc	70 OO/2 nd Home/NOO	
Max LTV/CLTV: I Max Loan Amt: State Restric NJ: Max LTV, Purchase or Rat 85%, Cash-ou Maximum LTV/CL When the LTV/CL Product Type Interest Only Loan Amounts Loan Purpose Occupancy Property Type State	Refin ctions /CLTV: te/Term ut 80% LTV is limite LTV is limite LTV is < 65 40-Yr Fix feature) • Min Cr Purchase, Primary, Single Fa 2-4 Units, Rural and Condotels Florida C coast). Pri IL – Max Property	85 See Above See Above d to 5% LTV rec % and the appr ed, 30-Yr Fixed, edit Score: 660 50,000 Rate/Term, and Second Home, In mily, Attached, D Condominium: <i>N</i> AG Zoned – Na 5 or Non-Warran ondominiums: <i>A</i> ojects with an una 85% LTV/CLTV up to 10-acres,	80 \$3,000,000 uction for purchas aisal is in a declin 15-Yr Fixed 5/6 • Cash Out restment etached: No restr tax LTV/CLTV 85 of eligible table Condo Mas on inspection is reconstruction is reconstructed table Condo Mas on inspection is reconstructed acceptable or no	75 \$1,500,000 12 Mo Ba LLF Declining Market ses and all refinances ing market, no reduct General Requi ARM, 7/6 ARM, 10/ Max LTV 85% Max: 4,000,000 ictions. % (Purchase); Max LT < LTV/CLTV: 75% (P quired for projects 3 s	NA \$1,000,000 ak Statement, 1 Ye A applies – see rat Restrictions if the appraisal rep on is required. rements 5 ARM (40-year te 5 ARM (40-year te 5 ARM (40-year te v/CLTV 80% (R/T urchase or R/T) –70 tories or greater al le.	Max LTV Occupant ar 1099, W te sheet port identif rm ARMs at or Cash out	CLTV — Cash-out: :y Type: VOE es the property as c railable when combin)) ut) Max Loan Amc	70 OO/2 nd Home/NOO	
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Expanded Document, continued

Income	Income and Program Require												
income	 Personal Bank Statements: 24 or 12-months of Personal and 2-months of business bank statements. Qualifying income is determined by the total eligible deposits from the 24 or 12-months of personal statements divided by the number of statements. Transfers between personal accounts must be excluded. Business Bank Statements: 24 or 12-months of business bank statements. Qualifying income is determined by one of the following analysis methods: Fixed Expense Ratio (50%). Expense ratio provided by a 3rd party (CPA/EA/CTEC) min ratio of 10% 3rd party prepared Profit & Loss Statement (CPA or EA) 												
									 Profit & Loss Statement Only 24- or 12-months CPA, EA, CTEC or Tax Attorney prepared Profit 	Profit & Loss Stmt Add 'I Restrictions for LTV > 80% -85% • Max LTV/CLTV 85%			
									 & Loss Statement Only. The P&L must be prepared and acknowledged by a CPA, EA, CTEC or Tax Attorney. 	 Purchase and Primary Only. Max Loan Amount \$1.5 MM Minimum FICO 720 			
		 PTIN tax preparers are not allowed. P&L end date must be less than 90 days old at closing. CPA must be licensed and verified. 	 SFR/Detached A minimum of 	 SFR/Detached PUD only A minimum of two (2) months of bank statements covering the most recent two (2) month period. The two (2) months of 									
		 Self-employed borrowers who file their own tax returns are not eligible. LTV/CLTV 80% (Purchase), 75% (R/T), and 70% (Cash-Out). 	bank statements must support the P&L. If the bank statement does not support the P&L, continuous bank statements may be added until it is met.										
 Max Loan Amount \$2.5MM Minimum FICO 660. 		 Expenses on the P&L must be reasonable for the industry, BFF reserves the right to request additional information. 											
	 Written Verification of Employment Only (wages/salary) Max LTV 80% Purchase/R/T Refinance, Max LTV 70% Cash-Out, Max Loan Amount \$1.5MM Complete Fannie Mae® Form 1005 and it must be completed by Human Resource, Payroll Department or Officer of the Company. Employment documentation provided by a 3rd party – (The Work Number®). 												
	 An internet search of the company is required to support the existence of the company. Two years' history with the same employer is required. Employed by family members or a Relative/Friend are not eligible. Two (2) Month personal bank statements required to support the WVOE. The bank statements must reflect deposits from the employer supporting at least 65% of gross wage/salary reflected on the WVOE. First-Time Home Buyer maximum LTV 70%, no gift funds allowed. Minimum FICO 680 24-month 0x30 housing history required. Primary residence only. Asset Utilization – Minimum FICO 680 - Non-Occupant co-borrower not allowed. Eligible assets divided by 60 to determine a monthly income. Gift funds are allowed towards the down payment and closing costs only. Gift funds cannot be used towards the income calculation for asset utilization. Crypto, non-vested or restricted stock are not eligible liquid assets. Max LTV 80% Purchase/R/T Refinance, Max LTV 70% Cash-Out, Loan Amount \$1.5MM - \$2.0MM Max 45% DTI 												
										IRS Form 1099 2-Years or 1-Year of 1099s Fixed Expense Ratio of 10%	PA, EA, accountant, tax	c YTD Documentation to support continued receipt of income from same source.	
	Underwriting Requireme	nts											
Credit Score	 Use the credit score of the borrower with the highest qualifying income. Middle of 3 scores or lower of 2. 	DTI Requirements	• Standard Max 50%										
Assets	• Min of 30-days asset verification required; any large deposit must be sourced.	Reserves	 3 months of PITIA if LTV <= 80% 6 months of PITIA if LTV > 80%-85% 										
	 Crypto Currency – Bitcoin and Ethereum are eligible sources of funds for the down payment, closing costs and reserves. Cryptos are not eligible liquid assets for asset utilization/depletion. Refer to guidelines for more information. 		 12 months of PITIA if LTV > 85% 12 months of PITIA if loan amount >\$1.5M Cash out may be used to satisfy requirement 										
Gift Funds	 Owner-Occupied: 100% of gift funds are allowed with a maximum LTV/CLTV of 80%. LTV> 80% - Min Contributions: 5%. 2nd Home or Investment: Min Contributions: 10% 												
	 GF can be used to meet reserves requirements & subject for the following requirements: Primary Residence, max 80% LTV/CLTV. The gift fund allocation for reserve requirement must be deposited into borrower's acct & submit proof of funds. 	Document Age	 120-days – Credit Report 90-days - Assets 										
Tradelines	 The minimum tradeline is <u>not</u> required if the primary borrower has three (3) credit scores OR Minimum 2 tradelines reporting 24-months with activity in last 12 	Prepayment Penalty - Investment	 Prepayment periods up to 5-Years eligibl see rate sheet. Penalties not allowed in NM. 										
	months OR	Property	 Penalties not allowed on loans vested to 										