

**MVP Standard – Alt-Documentation**

Maximum LTV/CLTVs		Bank Statements/1099/WVOE/P&L Only - Primary Residence		
Credit Score	Loan Amount	Purchase	R/T Refinance	Cash-Out Refinance
700	1,000,000	85	80	80
	1,500,000	85	80	80
	2,000,000	80	75	75
	3,000,000	70	65	65
680	1,000,000	85	80	80
	1,500,000	80	75	75
	2,000,000	80	70	70
	3,000,000	70	65	65
660	1,000,000	80	80	75
	1,500,000	80	75	75
	2,000,000	70	65	65
620	1,000,000	80	75	70
	1,500,000	70	NA	NA
	2,000,000	65	NA	NA
600	1,000,000	70	70	65

Housing History Restrictions				Occupancy Restrictions – Second Home & Investment	
Housing History:	1x30x12	0x60x12	0x90x12		
Max LTV/CLTV: Purchase	85	80	70	Max LTV/CLTV: Purchase	80
Max LTV: Refinance	80	75	NA	Max LTV Refinance	75
Max Loan Amt:	\$3,000,000	\$1,500,000	\$1,000,000	Max Loan Amt:	\$2,500,000
Housing Event Seasoning Restrictions				Written VOE and P&L Only	
BK/FC/SS/DIL/Mod:	>=36 Mo	>=24 Mo	>=12 Mo	Min Credit Score:	660
Max LTV/CLTV: Purchase	85	80	70	Max LTV/CLTV: Purchase	80%
Max LTV: Refinance	80	75	NA	Max LTV: Refinance	75%
Max Loan Amt:	\$3,000,000	\$1,500,000	\$1,000,000	Max Loan Amount:	\$1,500,000
12 Mo Bank Statement, 1 Year 1099			Price adjustor applies – see rate sheet		

**Declining Markets and State/CBSA Restrictions**

If either or both of the following apply: 1) the appraisal report identifies the property as a declining market; 2) the subject property is in a state or CBSA in the table below, the maximum LTV/CLTV is limited to 80% for purchases and 75% for all refinances and the maximum loan amount is limited to \$2MM.

State/CBSA Overlay Table			
Statewide		CBSA=Specific	
State Name	State	CBSA Name	CBSA Code
Louisiana	LA	San Francisco-Oakland-Hayward, CA	41860
Connecticut	CT	San Jose-Sunnyvale-Santa Clara, CA	41940
Idaho	ID	Santa Cruz-Watsonville, CA	42100
Illinois	IL	Boulder, CO	14500
New Jersey	NJ	Breckenridge, CO	14720
New York	NY	Austin-Round Rock, TX	15980
Louisiana	LA	Sevierville, TN	34940
		Phoenix-Mesa-Chandler, AZ	35840
		Sacramento-Roseville-Folsom, CA	39460

- Use [this link](#) to access a zip code list of the above states/CBSA's
- Ineligible locations: Puerto Rico, Guam, & the US Virgin Islands

General Requirements	
<b>Product Type</b>	Fixed Rate Terms: 30 year, 40 yr I/O; 5/6 ARM, 7/6 ARM (40-year term ARMs available when combined with interest only feature)
<b>Interest Only</b>	<ul style="list-style-type: none"> <li>Min Credit Score: 660</li> <li>Max LTV 85%</li> </ul>
<b>Loan Amounts</b>	<ul style="list-style-type: none"> <li>Min: 150,000</li> <li>Max: 3,000,000</li> </ul>
<b>Loan Purpose</b>	Purchase, Rate/Term, and Cash Out
<b>Occupancy</b>	Primary, Second Home, Investment
<b>Property Type</b>	<ul style="list-style-type: none"> <li>Single Family: Attached, Detached</li> <li>2-4 Units and Condominiums: Max LTV/CLTV Purchase 80%, Refinance 75%</li> <li>Condo Hotel: Max LTV/CLTV Purchase 80%, Refinance 75% Max Loan Amount \$2,500,000                             <ul style="list-style-type: none"> <li>Rural: Not Eligible</li> </ul> </li> </ul> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <b>Florida Condominiums:</b> <ul style="list-style-type: none"> <li>A structural inspection is required for projects:                                     <ul style="list-style-type: none"> <li>greater than 5 stories; and</li> <li>over 30 years old (or 25 years if within 3 miles of the coast)</li> </ul> </li> <li>Projects with an unacceptable or no inspection are ineligible</li> </ul> </div>
<b>Acreage</b>	Property up to 20-acres, not meeting the rural definition, eligible, 10 or more acres limited to a max LTV/CLTV 80%
<b>Cash-In-Hand</b>	Max Cash-In-Hand: Unlimited
<b>Appraisals</b>	FNMA Form 1004, 1025, 1073 with interior/exterior inspection. Appraisal review product required unless 2 <sup>nd</sup> appraisal obtained. 2 <sup>nd</sup> Appraisal required for loans > \$2,000,000.

Income Requirements	
<b>Income</b>	<ul style="list-style-type: none"> <li>Personal Bank Statements:                             <ul style="list-style-type: none"> <li>24 or 12-months of Personal and 2-months of business bank statements.</li> <li>Qualifying income is determined by the total eligible deposits from the 24 or 12-months of personal statements divided by the number of statements.</li> <li>The business bank statements must reflect business activity and transfers to the personal account.</li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>Business Bank Statements: 24 or 12-months of business bank statements. Qualifying income is determined by one of the following analysis methods:                             <ul style="list-style-type: none"> <li>Fixed Expense Ratio (50%)</li> <li>Expense ratio provided by a 3rd party (CPA or EA) min ratio of 10%</li> <li>3rd party prepared Profit &amp; Loss Statement (CPA or EA)</li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>24 or 12-month CPA/EA prepared Profit &amp; Loss Statement Only</li> <li>CPA/EA/CTEC must attest they have prepared the borrower's most recent tax return</li> </ul>
	<ul style="list-style-type: none"> <li>Written Verification of Employment                             <ul style="list-style-type: none"> <li>FNMA Form 1005</li> <li>Minimum credit score: 660</li> <li>Two (2) most recent months of personal bank statements reflecting deposit(s) from employer on each of the statements</li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>IRS Form 1099                             <ul style="list-style-type: none"> <li>2-Years or 1-Year of 1099s</li> </ul> </li> </ul>

Underwriting Requirements			
<b>Credit Score</b>	<ul style="list-style-type: none"> <li>Use credit score of primary earner</li> <li>Middle of 3 scores or lower of 2</li> </ul>	<b>DTI Requirements</b>	Max 50%
<b>Assets</b>	Min of 30-days asset verification required; any large deposit must be sourced	<b>Reserves</b>	<ul style="list-style-type: none"> <li>6 months of PITIA if LTV &gt;= 80%</li> <li>3 months of PITIA if LTV &lt; 80%</li> <li>Cash out may be used to satisfy requirement</li> </ul>
<b>Gift Funds</b>	Min contribution: 5% primary, 10% investment	<b>Document Age</b>	90-days
<b>Tradelines</b>	<ul style="list-style-type: none"> <li>Min: 2 reporting 24-months w/activity in last 12-months or 3 reporting 12-months w/recent activity</li> <li>If the primary borrower has three (3) credit scores, the minimum tradeline requirement is waived</li> </ul>	<b>Prepayment Penalty - Investment Property Only</b>	<ul style="list-style-type: none"> <li>Prepayment periods up to 5-Years eligible, see rate sheet</li> <li>Penalties not allowed in AK, KS, MI, MN, MS, NM, OH, and RI</li> <li>Penalties not allowed on loans vested to individuals in IL and NJ</li> <li>Penalties not allowed on loan amounts less than \$312,159 in PA</li> </ul>

Additional Parameters	
<b>Mortgage Insurance</b>	Private Mortgage insurance is not required
<b>Non-Occupant coborrowers</b>	Not allowed
<b>First-Time Home buyer</b>	The following requirements apply to first-time homebuyer transactions: <ul style="list-style-type: none"> <li>Primary residence only.</li> <li>DTI may not exceed 45%.</li> <li>Minimum six (6) months of reserves.</li> <li>12-month rental history, reflecting 0x30                             <ul style="list-style-type: none"> <li>First-time homebuyers without a documented 12-month rental history:                                     <ul style="list-style-type: none"> <li>DTI may not exceed 43%.</li> <li>LTV may not exceed 80%.</li> </ul> </li> </ul> </li> </ul>

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Power of Attorney	Not allowed on cash out loan transactions. Must be a specific Power of Attorney for the transaction only. Borrower must sign the initial 1003
Purchase Transactions	Assignment of contract or finders fees reflected on the purchase contract are not eligible to be included in the sales contract price or associated with the LTV calculation
Rate / Term Refinance	<ul style="list-style-type: none"> <li>• Pay off an existing first mortgage loan and any subordinate loan used to acquire the property.</li> <li>• Pay off any subordinate loan not used in the acquisition of the subject property, provided one of the following apply: <ul style="list-style-type: none"> <li>▪ Closed-end loan, at least 12 months of seasoning has occurred.</li> <li>▪ HELOC, at least 12 months of seasoning has occurred, and total draws over the past 12 months are less than \$2,000. (For business purpose transactions, any draw over the life of the loan may not have been used for personal use. Business purpose transactions will require a draw history schedule, along with an attestation from the borrower, in the credit file, that none of the advances were used for personal/consumer use).</li> </ul> </li> <li>• Buy out a co-owner pursuant to an agreement.</li> <li>• Cash back in an amount not to exceed the lesser of 2% of the new loan amount or \$5,000 can be included in the transaction.</li> <li>• If the subject property was acquired greater than six (6) months from application date, the appraised value will be used to determine LTV/CLTV. If the property was acquired less than or equal to six (6) months from the application date, the lesser of the current appraisal value or previous purchase price plus documented improvements (if any) will be used to determine LTV/CLTV. The purchase settlement statement and any invoices for materials/labor will be required.</li> <li>• Refinance of a previous loan that provided cash out, as measured from the previous note date to the application date, and is seasoned less than 12 months, will be considered a cash out refinance.</li> </ul>
Cash Out Refinances	<ul style="list-style-type: none"> <li>• Cash-out eligible to satisfy the reserve requirements.</li> <li>• <b>Loans not eligible for cash-out:</b> <ul style="list-style-type: none"> <li>○ <b>Primary Residence or Second Home properties listed for sale in the past six (6) months.</b></li> <li>○ <b>Investment properties listed for sale in the past six (6) months, unless a three (3) year prepay penalty,</b></li> <li>○ There has been a prior cash-out transaction within the past six (6) months</li> <li>○ A minimum borrower seasoning requirement of six (6) months is required for a transaction to be eligible for cash-out.</li> <li>○ For properties owned 12 months or longer, the LTV/CLV is based upon the appraised value.</li> <li>○ If the cash-out seasoning is less than 12 months, but greater than 6 months, the transaction property value is limited to the lower of the current appraised value or the property's purchase price plus documented improvements.</li> <li>○ Cash-out seasoning of six (6) months or less is allowed with the following restriction: <ul style="list-style-type: none"> <li>▪ The Seller has documented that the borrower acquired the property through an inheritance, or was legally awarded the property through divorce, separation, or dissolution of a domestic partnership.</li> </ul> </li> </ul> </li> </ul>
Delayed Financing	<ul style="list-style-type: none"> <li>• Delayed purchase financing is eligible when a property was purchased by a borrower for cash within 180 days of the loan application. <ul style="list-style-type: none"> <li>▪ The original purchase transaction was an arms-length transaction.</li> <li>▪ The source of funds for the purchase transaction are documented (such as bank statements, personal loan documents, or a HELOC on another property). Can Not be from gifts.</li> <li>▪ The maximum LTV/CLTV ratio for the transaction is based upon the lower of the current appraised value or the property's purchase price plus documented improvements.</li> <li>▪ The preliminary title search or report must confirm that there are no existing liens on the subject property</li> <li>▪ The transaction is considered cash-out; cash-out pricing adjustors apply</li> <li>▪ The new loan amount can be no more than the actual documented amount of the borrower's initial investment subject to the maximum LTV/CLTV for cash-out transactions.</li> </ul> </li> </ul>
Eligible Non Arms Length transactions	<ul style="list-style-type: none"> <li>• Renter(s) purchasing from landlord. <ul style="list-style-type: none"> <li>○ 24 months of cancelled checks to prove timely payments are required.</li> <li>○ A verification of rent (VOR) is not acceptable.</li> </ul> </li> <li>• Purchase between family members. <ul style="list-style-type: none"> <li>○ Full Documentation only.</li> <li>○ Gift of Equity requires a gift letter, and the equity gift credit is to be shown on the CD.</li> <li>○ Must provide a 12-month mortgage history on the existing mortgage securing the subject property, confirming the Family Sale is not a foreclosure bailout.</li> </ul> </li> </ul>
Waiver of Escrow – Impound Accounts	<ul style="list-style-type: none"> <li>• Escrow funds/impound accounts can be waived, with the exception of Flood Insurance Premium, for <b>non-HPML</b> loans or exempt business purpose loans when the following requirements are met: <ul style="list-style-type: none"> <li>○ LTV less than or equal to 80%</li> <li>○ Minimum decision credit score of 720</li> <li>○ Minimum 12-months of reserves</li> <li>○ Pricing adjustment may apply, see rate sheet.</li> <li>○ If both taxes and insurance are not escrowed, LLPA adjustments apply.</li> </ul> </li> </ul>
Prepayment Penalty Options	<ul style="list-style-type: none"> <li>• Six (6) months of interest - The prepayment charge will be equal to six (6) months of interest on the amount of the prepayment that exceeds 20% of the original principal balance. The charge applies to loans that pay off due to sale or refinance, or curtailments that exceed 20% of the original principal balance in a given 12-month time period.</li> <li>• Prepayment penalties are not allowed in AK, KS, MI, MN, MS, NM, OH, and RI.</li> <li>• Prepayment penalties are not allowed on loans vested to individuals in IL and NJ.</li> <li>• Pennsylvania - Prepayment penalties are not allowed on loan balances less than an adjusted value as determined by the Dept of Banking &amp; Securities. For calendar year 2022 the base figure amount is \$301,022.</li> </ul>

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Living Rent Free	<p>Borrowers who live rent free or without a complete 12-month housing history are allowed with the following restrictions</p> <ul style="list-style-type: none"> <li>▪ Borrowers who live rent free or without a complete 12-month housing history are allowed with the following restrictions:             <ul style="list-style-type: none"> <li>• DTI may not exceed 43%</li> <li>• Any available portion of a 12-month housing history must be paid as agreed.</li> <li>• Max LTV 80%</li> </ul> </li> <li>▪ Borrower(s) who sold a primary residence within the past six (6) months and are currently residing rent-free until subject transaction closes are not considered living rent-free.             <ul style="list-style-type: none"> <li>▪ 12 month mortgage history required on previous primary residence.</li> </ul> </li> </ul>									
Departure Residence	<ul style="list-style-type: none"> <li>• If the borrower's current principal residence is pending sale but the transaction will not close prior to the subject transaction, the current PITIA and proposed PITIA must be used in qualifying the borrower. The current PITIA may be excluded provided the credit file is documented with the following:             <ul style="list-style-type: none"> <li>▪ The executed sales contract for the current residence, and</li> <li>▪ Confirmation that any financing contingencies have been cleared.</li> </ul> </li> <li>• If the borrower plans to convert their departure residence to a rental property, the current PITIA and proposed PITIA must be used in qualifying the borrower. The current PITIA may be excluded provided the credit file is documented with all the following:             <ul style="list-style-type: none"> <li>▪ Market Rent Analysis, Single Family Comparable Rent Schedule (Fannie Mae® Form 1007)</li> <li>▪ Copy of a current lease (Use 75% of the lease amount)</li> <li>▪ Evidence of proof of receipt of damage deposit and first month's rent.</li> </ul> </li> </ul>									
Student Loans	<p>If the credit report does not provide a monthly payment for the student loan or if the loans are deferred, you can use a payment equal to 1% of the outstanding balance or a fully amortizing payment using the documented loan repayment terms.</p>									
Credit Score	<p>For loan files with multiple borrowers:</p> <ul style="list-style-type: none"> <li>• If the primary borrower has three (3) credit scores, the minimum tradeline requirement is waived.</li> <li>• For loans when the primary borrower has less than three credit scores, each borrower must meet the minimum tradeline requirement, unless the co-borrower is the spouse of the borrower. In that case, only one spouse is required to meet the minimum tradeline requirements outlined below.</li> <li>• Standard and Alt Documentation: The borrower with the higher monthly income is considered the primary borrower and their credit score can be used as the Decision Credit Score. When both borrowers are self-employed and jointly own the business, use the lowest score amongst the borrowers as the decision credit score.</li> <li>• Asset Utilization and DSCR Documentation Options: Use lowest score amongst all borrowers who will be on the loan as the decision credit score.</li> </ul>									
Alimony	<p>For alimony obligations, you have the option to reduce the qualifying income by the amount of the alimony obligation in lieu of including it as the monthly payment in the calculation of the DTI ratio.</p>									
Gift Funds	<ul style="list-style-type: none"> <li>• For Owner-occupied properties a 5% down payment has been made by the borrower from their own funds.             <ul style="list-style-type: none"> <li>▪ 100% Gift Funds are allowed O/O using Standard Alt Doc 24-month Bank Statement loans only, with a maximum LTV of 75%. Borrower(s) must meet both reserve and residual income requirements.</li> </ul> </li> <li>• For Investment properties, a minimum of 10% of the down payment must be made by the borrower from their own funds.</li> </ul>									
Residual Income	<ul style="list-style-type: none"> <li>• Residual Income is the amount of monthly income remaining once a borrower has paid all monthly debt obligations.</li> <li>• Residual Income = Gross Monthly Income minus total monthly debt.</li> </ul> <p>The Minimum Residual Income requirements are calculated using the table below; \$250 is added for the first dependent and \$125 for each additional dependent. A dependent is any person other than the borrower or spouse in the household.</p> <table border="1" data-bbox="324 1255 1226 1333"> <thead> <tr> <th>OCCUPANCY</th> <th>MAXIMUM LTV</th> <th>MINIMUM RESIDUAL INCOME</th> </tr> </thead> <tbody> <tr> <td>MVP Standard – Primary</td> <td>85%</td> <td>\$1,250</td> </tr> <tr> <td>MVP Standard – Second</td> <td>80%</td> <td>\$2,500</td> </tr> </tbody> </table>	OCCUPANCY	MAXIMUM LTV	MINIMUM RESIDUAL INCOME	MVP Standard – Primary	85%	\$1,250	MVP Standard – Second	80%	\$2,500
OCCUPANCY	MAXIMUM LTV	MINIMUM RESIDUAL INCOME								
MVP Standard – Primary	85%	\$1,250								
MVP Standard – Second	80%	\$2,500								
Business Bank Statement Doc Type	<ul style="list-style-type: none"> <li>• Borrower must be self employed for at least two years.</li> <li>• Business being used to qualify must be in existence for two years.</li> <li>• Borrower must own at least 25% of the business</li> <li>• Standard Expense Ratio = 50%</li> <li>• All other owners of the business, not party to the loan, must provide a signed/dated letter acknowledging the borrower's access to the business account for loan qualification</li> <li>• *NSF Fees:             <ul style="list-style-type: none"> <li>- An occurrence is defined as one or more checks returned the same day</li> <li>- If there are one or more occurrences in the most recent two months, up to three total occurrences are allowed in the most recent 12-months.</li> <li>- If there are zero occurrences in the most recent three months, up to five occurrences in the most recent 12-months are acceptable.</li> <li>- Overdraft protection from a depository account or line of credit may be excluded, with additional documentation to support the overdraft account had ample funds and/or payments made to offset the fees w/in the 30-day period</li> </ul> </li> </ul> <p>Bank Statement Analysis form, <a href="#">here</a>.</p>									

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Written VOE Doc Type	<ul style="list-style-type: none"> <li>• Two-year history with same employer provided</li> <li>• WVOE must be completed by HR, Payroll, or Officer of the Company</li> <li>• Two-months personal bank statements required. Bank statements must reflect deposits from the employer and represent at least 65% of the gross wage/salary reflected on the WVOE</li> <li>• Borrowers employed by family members or related individuals are not eligible.</li> <li>• First Time Homebuyer w/ WVOE             <ul style="list-style-type: none"> <li>○ Max 70% LTV,</li> <li>○ No Gift Funds allowed</li> <li>○ 0x30 housing history for the most recent 24 months required.</li> </ul> </li> </ul>
1099 Document Type	<p>Permitted for individual(s) earning 100% commission or for independent contractors.</p> <ul style="list-style-type: none"> <li>• 1-year or 2-years of 1099s or 1099 transcript(s) permitted             <ul style="list-style-type: none"> <li>○ One of the following Business expense analysis methods:                 <ul style="list-style-type: none"> <li>▪ 90% Net Margin (10% Expense Factor)</li> <li>▪ 3rd Party prepared P&amp;L (CPA, EA, accountant, tax preparer)</li> </ul> </li> </ul> </li> <li>• A minimum 2-year self-employment history is required (e.g., 1099 income).</li> <li>• Qualifying income is the 12 or 24 monthly average from the total number of 1099's minus the expense factor from the method chosen above</li> <li>• YTD earnings must be documented to support the ongoing receipt of income showing on the 1099s by:             <ul style="list-style-type: none"> <li>○ Checks or a single check stub(s) with YTD totals if available, or</li> <li>○ Bank statements (YTD).                 <ul style="list-style-type: none"> <li>▪ The YTD earnings from the total of check stubs or the tally of deposits from bank statements must be within 10% or greater than prior year earnings.</li> </ul> </li> </ul> </li> <li>• The Alt Doc Loan/LTV matrix should be utilized, see the Product Matrices.</li> </ul>
Asset Utilization Doc Type	<ul style="list-style-type: none"> <li>• Min 660 Credit score, no Gift funds allowed, max 43 DTI</li> <li>• Minimum Eligible Assets required is the lower of \$1,000,000 or 150% of the loan balance.</li> <li>• All individuals listed on the asset accounts (s) must be on the Note and Mortgage.</li> <li>• Assets must be seasoned 90 days and verified with the most recent three-month account statements.</li> <li>• Assets held in a revocable trust where the trustee to the trust is the borrower are eligible.</li> <li>• Any assets held in the name of a business are not eligible.</li> <li>• Gift fund not allowed.</li> </ul> <p>Asset Utilization form, <a href="#">here</a>.</p>
Eligible Properties	<ul style="list-style-type: none"> <li>• Single Family Detached or Attached</li> <li>• Condominium</li> <li>• 2-4 Unit residential properties</li> <li>• Condo hotels</li> <li>• Properties of 20 acres</li> <li>• Minimum Square Footage:             <ul style="list-style-type: none"> <li>• Single Family – 700 sq feet</li> <li>• Condo – 500 sq feet</li> <li>• 2-4 units – 400 sq feet per individual unit</li> </ul> </li> </ul>
Ineligible Properties	<ul style="list-style-type: none"> <li>• Leasehold properties</li> <li>• Properties with Condition Rating of C5 or c6, or quality rating of Q6</li> <li>• Vacant land or land development properties</li> <li>• Properties not readily accessible by roads that meet local standards</li> <li>• Properties not suitable for year-round occupancy, regardless of location</li> <li>• Agricultural properties (including farms, ranches, or orchards)</li> <li>• Manufactured or Mobile homes</li> <li>• Co-op/timeshare hotels</li> <li>• Cooperative share loans</li> <li>• Boarding houses or bed/breakfast properties</li> <li>• Properties with zoning violations</li> <li>• Dome or geodesic homes</li> <li>• Assisted living facilities</li> <li>• Homes on Native American Land (Reservations)</li> <li>• Log homes</li> <li>• Hawaii properties located in lava zones 1 and/or 2</li> <li>• Houseboats</li> <li>• Fractional ownership</li> <li>• Properties used for the cultivation, distribution, manufacture, or sale of marijuana</li> <li>• Rural property</li> <li>• NY CEMA</li> </ul>

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Property Flipping	<ul style="list-style-type: none"> <li>▪ A property is considered a “flip” if either of the following are true:             <ul style="list-style-type: none"> <li>• The price in the borrower’s purchase agreement exceeds the property Seller’s acquisition price by more than 10% if the property Seller acquired the property 90 or fewer days prior to the date of the borrower’s purchase agreement.</li> <li>• The price in the borrower’s purchase agreement exceeds the property Seller’s acquisition price by more than 20% if the property Seller acquired the property 91-180 days prior to the date of the borrower’s purchase agreement.</li> </ul> </li> <li>▪ If the property is a “flip” as defined above, the following additional requirements apply:             <ul style="list-style-type: none"> <li>• A second appraisal must be obtained.</li> </ul> </li> <li>▪ If the loan is subject to Regulation Z, a copy of the second appraisal must be provided to the borrower in compliance with the federal HPML requirements.             <ul style="list-style-type: none"> <li>• The second appraisal must be dated prior to the loan consummation/note date.</li> </ul> </li> <li>▪ The property Seller on the purchase contract must be the owner of record.</li> <li>▪ Increases in value should be documented with commentary from the appraiser and recent comparable sales.</li> <li>▪ Sufficient documentation to validate actual cost to construct or renovate (e.g., purchase contracts, plans and specifications, receipts, invoices, lien waivers, etc.) must be provided, if applicable.</li> </ul>
Appraisal Review	<ul style="list-style-type: none"> <li>• 1 appraisal + CDA for loan amounts up to \$2,000,000</li> <li>• 2 appraisals for loan amounts over \$2,000,000.</li> <li>▪ At underwriters’ discretion, CDA may be waived w/ CU Score of 2.5 or less.</li> </ul>
Transferred Appraisals	Allowed on an exception basis – Please contact your Account Executive for details
Accessory Units	<p>If the property contains an accessory unit, the property is eligible under the following conditions.</p> <ul style="list-style-type: none"> <li>• The property is defined as a one-unit property with an accessory unit             <ul style="list-style-type: none"> <li>○ Multiple accessory units are not permitted</li> </ul> </li> <li>• The appraisal report demonstrates that the improvements are typical for the market through an analysis of at least one comparable property with the same use</li> <li>• Rental income may be used for the accessory unit subject to the following:             <ul style="list-style-type: none"> <li>○ Appraisal to reflect zoning compliance is legal</li> <li>○ Permit is not required to establish zoning compliance</li> <li>○ Appraisal to include at least one comparable with an accessory unit</li> <li>○ Refinance – The market rent for the accessory unit should be documented on FNMA Form 1007 and the file must include a copy of the current lease agreement with two (2) months proof of current receipt</li> <li>○ Purchase                 <ul style="list-style-type: none"> <li>▪ Owner-Occupied/2nd Home: Income from the accessory unit may not be used as qualifying income</li> <li>▪ Non Owner-Occupied: Use the lower of the market rent on FNMA Form 1007 or actual rent.</li> </ul> </li> </ul> </li> </ul>
Condo Hotel -	<p>Condominium Hotel – (a.k.a. Condo Hotel, Condotel)</p> <ul style="list-style-type: none"> <li>• Projects that are managed and operated as a hotel or motel, even though the units are individually owned.</li> <li>• A project that includes registration services and offers rentals of units on a daily, weekly, or monthly basis.</li> <li>• Occupancy Type: Primary, Second Home, or Investment.</li> <li>• Investor concentration, within the subject project, may exceed established project criteria, up to 100%.</li> <li>• Maximum LTV/CLTV (may vary by product – see Loan/LTV matrix):</li> <li>• Purchase: 75% (65% for Foreign National program)</li> <li>• R/T and Cash-Out: 65%</li> <li>• Maximum Loan Amount: \$2.5 million</li> <li>• Minimum Loan Balance: \$150,000</li> <li>• Minimum square footage: 500</li> <li>• Fully functioning kitchen – define as full-size appliances including a refrigerator and stove/oven</li> <li>• Bedroom required</li> <li>• Gross rents (for all income doc types) reduced by 20% to reflect extraordinary costs (i.e., advertising, furnishings, cleaning) associated with operating short-term rental property compared to non-short-term property.</li> </ul>
Condo	<ul style="list-style-type: none"> <li>• Any projects with significant deferred maintenance or have received a directive from a regulatory or inspection agency due to unsafe conditions are not eligible</li> <li>• Projects identified as ‘Unavailable’ by FNMA are not eligible</li> <li>• Project review not required for Two- to Four- unit condo projects</li> <li>• Borrower must carry HO-6 coverage for replacement of fixtures, built-ins, and any improvements made to the unit</li> <li>• Projects in litigation may be allowed on case-by-case basis. Lawsuit(s) cannot be structural in nature or effect marketability of the project</li> </ul> <p>HOA Cert must verify the following:</p> <ul style="list-style-type: none"> <li>• Commercial space allowed up 50% of project</li> <li>• No more than 20% of the total units must be 60 days or more past due</li> <li>• Investor concentration allowed up to 60%</li> <li>• Single entity ownership allowed up to 20% of the project</li> <li>• Project documents do not give a unit owner or any other party priority over the rights of the first mortgagee</li> </ul>

Continued

<p>Condo Continued</p>	<p>Florida Condominiums:</p> <ul style="list-style-type: none"> <li>• For loans secured by a condominium unit in the state of Florida, if the project is over 30 years old (or 25 years if within 3 miles of the coast), a structural inspection is required for projects greater than 5 stories. The inspection needs to address items that substantially conform to the definition of a milestone inspection as defined in Florida statute 553.899.             <ul style="list-style-type: none"> <li>○ Inspection must confirm there are no conditions severe enough to affect the safety, soundness, structural integrity, or habitability of the improvements</li> <li>○ Projects with an unacceptable or no inspection are ineligible</li> </ul> </li> <li>• See the current Loan/LTV matrix for maximum LTV/CLTVs and loan amounts.</li> <li>• Verus' project exposure maximum shall be \$5,000,000 or 20% of the total units in the project, whichever is lower.</li> <li>• Projects consisting entirely of detached (site) units will not require a project review and are eligible for single- family dwelling LTV/CLTV. Completion of the Homeowners Association (HOA) questionnaire is not required for site condominiums.</li> <li>• Project has been created and exists in full compliance with applicable local jurisdiction, State, and all other applicable laws and regulations.</li> <li>• Subject Unit Minimum Requirements: Minimum 500 Square Feet, Full Size Kitchen, minimum of one (1) bedroom.</li> <li>• Commercial space allowed up to 50% of the project.</li> <li>• No more than 20% of the total units in the project may be 60 days or more past due on the condominium/HOA fees.</li> <li>• For condominium projects consisting of five or more units, single entity ownership is limited to 20% of the project.</li> <li>• Investor concentration allowed up to 60%. A higher percentage may be considered when the subject transaction is an investment property when a history of a high percentage of rental units in the project can be demonstrated.</li> <li>• The project developer may be in control of the condominium association provided the Master Agreement allows for the homeowners to take control upon either a predetermined percentage of unit sales or within a defined time frame.</li> <li>• Projects involved in litigation are acceptable provided the lawsuit(s) are not structural in nature which impact the subject unit and do not affect the marketability of the project units and potential damages do not exceed 25% of HOA reserves or documentation from the insurance carrier or attorney representing the insurance carrier that the insurance carrier has agreed to conduct defense and the HOA insurance policy is sufficient to cover the litigation expense.</li> <li>• Borrower must carry HO-6 coverage for replacement of such items as flooring, wall covering, cabinets, fixtures, built-ins, and any improvements made to the unit.</li> <li>• Seller must confirm that the project documents do not give a unit owner or any other party priority over the rights of the first mortgagee.</li> </ul>
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<b>MVP Program – PRICER KEY</b>	
<b>Documentation (“Doc Type”) drop down in Pricer</b>	<b>MVP Program doc type</b>
Full Doc	Full doc – 2 year income documentation
12- month business/personal bank statements	12- month bank statements 12 -month 1099
24- month business/personal bank statements	24 -month bank statement 24 -month 1099
Asset Depletion	Asset Depletion
VOE	WVOE 12 and 24- month P&L* *Manual -.125 credit if 24 months on MVP Prime and .125 manual hit if 12 months on MVP Standard. Adjustments will be manually applied by the lock desk.
DSCR	DSCR
No Ratio	Not used
1 Yr tax return	1 -year full doc income documentation
Other bank statements	Not used