

Purchase Primary Residence							
Units	Min Loan >	Max Loan	LTV / CLTV	FICO	Reserves	Max DTI	
1 Unit	\$399,999	\$1,000,000	80.00%	720	DU/LPA	45	
	\$399,999	\$1,000,000	70.00%	700	DU/LPA	40	
	\$1,000,000	\$1,500,000	80.00%	720	DU/LPA or 3	45	
	\$1,500,000	\$2,000,000	80.00%	720	DU/LPA or 3	45	
	\$2,000,000	\$2,500,000	80.00%	740	DU/LPA or 12	45	
	\$2,500,000	\$3,000,000	80.00%	740	DU/LPA or 18	45	
Rate / Term Primary Residence							
Units	Min Loan >	Max Loan	LTV / CLTV	FICO	Reserves*	Max DTI	
1 Unit	\$399,999	\$1,000,000	80.00%	720	DU/LPA	45	
	\$399,999	\$1,000,000	70.00%	700	DU/LPA	40	
	\$1,000,000	\$1,500,000	80.00%	720	DU/LPA or 3	45	
	\$1,500,000	\$2,000,000	80.00%	720	DU/LPA or 3	45	
	\$2,000,000	\$2,500,000	80.00%	740	DU/LPA or 12	45	
	\$2,500,000	\$3,000,000	80.00%	740	DU/LPA or 18	45	
Cash Out Primary Residence							
Units	Min Loan >	Max Loan	LTV / CLTV	FICO	Reserves*	Max DTI	Max Cash Out
1 Unit	\$399,999	\$1,000,000	65.00%	720	DU/LPA	45	\$500,000
	\$1,000,000	\$1,500,000	65.00%	740	DU/LPA or 3	45	\$500,000
	\$1,500,000	\$2,000,000	65.00%	740	DU/LPA or 3	45	\$500,000
	\$2,000,000	\$2,500,000	65.00%	760	DU/LPA or 18	45	\$500,000
	\$2,500,000	\$3,000,000	65.00%	760	DU/LPA or 18	45	\$500,000

*If loan amount <=\$1,000,000, follow AUS reserve requirements. If loan amount >\$1,000,000, follow greater of AUS reserve requirement or the reserve requirement noted in the Detailed Matrix.

Purchase 1st time Homebuyer Owner Occupied (ONLY)						
Units	Min Loan >	Max Loan	LTV / CLTV	FICO	Reserves*	Max DTI
1 Unit	\$399,999	\$1,000,000	80.00%	720	DU/LPA	45
	\$399,999	\$1,000,000	70.00%	700	DU/LPA	40
	\$1,000,000	\$1,250,000	80.00%	720	DU/LPA or 3	45

*If loan amount <=\$1,000,000, follow AUS reserve requirements. If loan amount >\$1,000,000, follow greater of AUS reserve requirement or the reserve requirement noted in the Detailed Matrix.

Product Code	Description
3869-50	7/6 ARM Ruby AUS Jumbo
3969-50	10/6 ARM Ruby AUS Jumbo
Highlights	
Minimum Loan Amount	<ul style="list-style-type: none"> See Matrix
Underwriting	<ul style="list-style-type: none"> AUS findings required with Approve/Accept Eligible or Approve/Accept

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	<p>Ineligible due only to the loan amount exceeding the Agency loan limit for the subject property county and number of units or LTV exceeding maximum allowed on cash-out refinances.</p>
Debt to Income Ratio	<ul style="list-style-type: none"> • Maximum DTI as per matrix - No Exceptions
Subordinate Financing	<ul style="list-style-type: none"> • Allowed up to maximum CLTV per matrix. • Must conform to Agency requirements
Reserves	<ul style="list-style-type: none"> • The greater of the AUS reserve requirements or the reserve requirements in the Product Matrix are required. If AUS does not provide reserve requirements follow the Product Matrix reserve requirements. • Reserves must be verified and comprised of liquid assets that borrower can readily access. Equity lines of credit, gift funds, business assets and <u>cash out from the subject property on refinance transactions</u> are not acceptable sources to meet the reserve requirement. • Business assets are not an acceptable source to meet the reserve requirements.
Rate/Term Refinance	<ul style="list-style-type: none"> • Minimum of 6 months seasoning from the note date of the new transaction required if previous refinance was cash-out, including the pay-off of a non-seasoned subordinate lien. • For properties purchased more than six (6) months prior to the closing date the current appraised value may be used to calculate LTV/CLTV. • For properties purchased within six (6) months of closing date the LTV/CLTV will be based upon the lesser of the original sales price or the current appraised value conclusion from the appraiser. Original sales price will be determined from the Closing Disclosure from the subject acquisition transaction. • Inherited properties are exempt from this seasoning requirement. LTV/CLTV will be calculated off current appraised value. • The mortgage amount may include the: <ul style="list-style-type: none"> ▪ Principal balance of the existing first lien. ▪ Payoff of a purchase second lien. ▪ Payoff of a co-owner pursuant to a written agreement. ▪ Financing of the payment of prepaid items and closing costs. ▪ Payoff of a non-purchase second lien seasoned a minimum of 12 months from date of application. The second lien must not evidence draws exceeding \$2,000 within the past 12 months from date of application. Withdrawal activity must be documented with a transaction history of the line of credit.

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	<ul style="list-style-type: none"> • Cash back to the borrower is limited to the lesser of \$2,000 or 1% of the new loan. • Principal reduction is permitted up to the lesser of \$2,500 or 2% of the new loan. • Properties listed for sale are ineligible for refinance unless the listing was withdrawn (or expired) prior to the date of closing.
Cash-Out Refinance	<ul style="list-style-type: none"> • Borrower must have held title for a minimum of 6 months from disbursement date. • If an existing first mortgage is being paid off through the transaction, it must be at least 12 months old at the time of refinance, as measured by the note date of the existing loan to the note date of the new loan. The requirements do not apply to any existing subordinate liens paid off through the transaction or when buying out a co-owner pursuant to a legal agreement. • Properties listed for sale are ineligible for refinance unless the listing was withdrawn (or expired) prior to the date of closing. • Texas 50(a)(6) loans are ineligible. • Cash-out is limited to the maximum amount stated on the Product Matrix. NOTE: This includes the payoff of consumer debt and certain subordinate debt and is not limited to “cash-in-hand”. Applies to all product-types, occupancies, and property types. <p>Delayed Financing</p> <ul style="list-style-type: none"> • Delayed financing refinances in which the borrowers purchased the subject property for cash within ninety days (90) from the date of the application are eligible for purchase. Cash back to the borrower in excess of the original purchase price or appraised value (whichever is less) is not allowed. If the source of funds used to acquire the property was an unsecured loan or a loan secured by an asset other than the subject property (such as a HELOC secured by another property), the settlement statement for the refinance transaction must reflect that all cash-out proceeds were used to pay off or pay down the loan used to purchase the property. Funds received as gifts and used to purchase the property may not be reimbursed with the proceeds of the new loan. Delayed financing refinances are underwritten as rate and term refinances and are not subject to cash-out refinancing program limitations. <u>Property may not be located in Texas.</u>
Flip Transactions	<ul style="list-style-type: none"> • Seller must have taken title a minimum of 90 days prior to date of sales contract

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Multiple Financed Properties	<ul style="list-style-type: none"> Maximum 4 properties, financed
Eligible property types	<ul style="list-style-type: none"> Single Family, 2-4 Units, PUD, Condo (Agency warrantable)
Ineligible Property	<ul style="list-style-type: none"> Manufactured homes, unique properties, working farms, log homes, condo hotels and cooperatives Mixed use – Not Allowed Leasehold – Not Allowed
State Restrictions	<ul style="list-style-type: none"> Guam, Puerto Rico and US Virgin Islands – Not Allowed Texas cash out – Not Allowed Hawaii lava zones 1-2 – Not Allowed
Ownership	<ul style="list-style-type: none"> Ownership must be fee simple only and must be in the name of the individual Borrower(s) or Trust. Borrower (s) may hold title as follows: <ul style="list-style-type: none"> Individual Joint Tenants <p>Note: Tenants In Common – NOT ALLOWED</p>
Appraisal Requirements	<ul style="list-style-type: none"> FNMA 2075/FHLMC 2070 – Not Allowed in lieu of appraisal Property Inspection Waiver (PIW) or Automated Collateral Evaluation (ACE) – Not Allowed Appraisals transferred or assigned from another lender - NOT ACCEPTABLE Appraisal desk review (Clear Capital CDA) required for each loan regardless of the collateral underwriter score. <ul style="list-style-type: none"> If the desk review produces a negative variance >5% and <=10% to the appraised value and the LTV is >75%, the loan is not eligible. An option to order a Field Review to support the appraised value, requires an exception from management. <ul style="list-style-type: none"> If the Field Review was approved to be done and produces a negative variance >5% and <=10% to the appraised value, the loan will remain ineligible if the LTV is >=80% on the Field Review value.
Borrowers	<ul style="list-style-type: none"> All borrowers must have a valid social security number
First Time Homebuyer	<ul style="list-style-type: none"> A first-time homebuyer is defined as a borrower who has not had ownership interest in a property within the last three (3) years from the application date. <ul style="list-style-type: none"> Owner-occupied only. Maximum 80% LTV/CLTV. Maximum loan amount \$2,000,000.
Non-Occupant Co-borrower	<ul style="list-style-type: none"> Allowed as per AUS
Inter Vivos Revocable Trust	<ul style="list-style-type: none"> Mortgage and Trust documents meet Agency eligibility criteria, including title and title insurance requirements, and all applicable state laws that regulate the loan origination of inter vivos revocable trusts.

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Minimum Credit	<ul style="list-style-type: none"> • Non-Traditional credit – Not Acceptable • All borrowers must have a minimum of 2 credit scores • Qualifying FICO – as permitted in the matrix • If mortgage payment history on the borrowers’ primary residence, or subject property (regardless of occupancy), reflects a forbearance, the payment history must reflect 0x30 lates in the most recent 24 months since exiting forbearance. • Tradelines: Follow the DU and the requirements in chapters B3-3 through B3-6 of the Fannie Mae Single Family Selling Guide, published June 3, 2020 or follow the LPA and the requirements in Sections 5102 through 5500 of the Freddie Mac Single-Family Seller/Servicer Guide, published June 10, 2020. If a discrepancy exists between DU and the aforementioned Fannie Mae guide or LPA and the aforementioned Freddie Mac guides the guide requirements must be followed.
Wage-Earner & Self Employed Income Documentation	<ul style="list-style-type: none"> • All income source documentation and method of income calculation must meet CFPB Appendix Q Standards. • Note: Lenox/ Weslend may require further documentation over and above CFPB, Appendix Q standards at any time , to further substantiate income. • Commission income must be documented with a written VOE breaking down the bonus or commission income for the past 2 years or a year-to-date paystub and W-2’s supporting the income. Commission/Bonus income with less than a 2 year history may not be used for qualification.
Verbal VOE	<ul style="list-style-type: none"> • Salaried borrower - Verbal VOE covering 24 months dated within 5 business days prior to closing documented in writing. • Self-employed borrower - verify the existence of the borrower’s business within 5 calendar days prior to closing.
4506-T / Tax Transcripts	<ul style="list-style-type: none"> • Signed 4506-T form required for all borrowers. Past two (2) years tax transcripts required. • Tax Transcripts pulled by the borrower – NOT ALLOWED
Seller Contribution	<ul style="list-style-type: none"> • LTV between 75.01% - 80% max 6% contribution allowed. • LTV ≤ 75% max 9% contribution allowed
Collections / Charge offs	<ul style="list-style-type: none"> • Per AUS requirements
Escrow Holdback	<ul style="list-style-type: none"> • Not Allowed

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