

# Exception Matrix

The loan types listed below are **ineligible for exceptions.**

| <b>Ineligible Exception Business Reason</b>   | <b>Ineligible Exception Compliance Reason</b>   |
|---|---|
| <ul style="list-style-type: none"> <li>○ &gt;80 LTV</li> <li>○ 180+ day appraisals</li> <li>○ Loan amounts under \$100K</li> <li>○ Expense factor below 10%</li> <li>○ C5/C6 condition ratings</li> <li>○ POA on entity for cash-out</li> <li>○ <b>Ally:</b> vesting in an entity</li> <li>○ <b>O/O &amp; 2<sup>nd</sup> Homes:</b> loan amounts over \$5M</li> <li>○ <b>Non-DSCR:</b> more than 30 acres</li> </ul> <p><b>DSCR</b></p> <ul style="list-style-type: none"> <li>○ &gt;75% LTV cash-out</li> <li>○ Living rent free FTHB</li> <li>○ Acreage exceptions</li> <li>○ Loan amounts over \$4M</li> <li>○ Appraisal is marked rural</li> <li>○ DSCR + AD</li> </ul> | <ul style="list-style-type: none"> <li>○ <b>CDFI:</b> no interest-only for consumer</li> <li>○ Cannot waive impounds on HPML</li> <li>○ High-cost loans</li> <li>○ Cannot waive flood insurance if property is in a flood zone</li> <li>○ No Federal or State Tax Liens</li> </ul> <p style="text-align: right;">See guidelines for full eligibility.</p> |