

## Full Doc: W2, Tax Returns, and Retirement

## Accelerator (Investor)/Activator (Primary & 2nd Home)

		Primary & 2nd Home				Investment				
Loan Amount	FICO	Purchase	Rate & Term / Debt Consolidation	Cash-Out	Reserves	FICO	Purchase	Rate & Term	Cash-Out	Reserves
	740+	90%*	85%	80%		740+	85%	85%	80%	
	720	85%	85%	80%		720	85%	85%	80%	
<u>&lt;</u> \$1,000,000	700	80%	80%	80%	3 Months	700	80%	80%	80%	3 months
	680	80%	80%	75%	4 14	680	75%	75%	75%	
	640	70%	70%	70%		660	70%	70%	70%	
\$1,000,001 - \$1,500,000	720 +	85%	85%	80%	4 🖬	720+	80%	80%	80%	6 Months
	700 680	80% 80%	80% 80%	80% 75%	6 Months	700 680	80% 75%	80% 75%	80% 75%	
	640	70%	70%	70%	1	660	70%	70%	70%	-
	720 +	80%	80%	80%		720+	80%	80%	80%	1
\$1,500,001 - \$2,000,000	700	80%	80%	80%	1 16	700	80%	80%	80%	
	680	80%	80%	75%		680	75%	75%	75%	
	640	70%	70%	70%		660	70%	70%	70%	
_	720 +	80%	80%	80%		720+	80%	80%	80%	
\$2,000,001 - \$2,500,000 \$2,500,001 - \$3,000,000	700	80%	80%	80%	9 Months	700	80%	80%	80%	9 months
	680 640	80% N/A	80% N/A	75% N/A	-	680 660	75% N/A	75% N/A	75% N/A	
	720 +		75%	75%	1 11	720+	75%	75%		
	720+	75% 75%	75%	75%	1	700	75%	75%	75% 75%	
	680	75%	75%	75%		680	75%	75%	75%	
	640	N/A	N/A	N/A		660	N/A	N/A	N/A	
** Primary Only, 740+ FICO neligible States: R(	efer to State Lic	ensing		Ge	ographic Restrictions					
Ineligible Locations: H	lawaii lava zone	s 1 & 2, Puerto Rico, G	Guam, The US Virgin Is	ands						
				Pr	oduct Highlights					
	_	Purchase, Rate and	Term, Debt Consolid	ation, and Cash out	(Debt Consolidation is av	ailable on Primary	and 2nd home only)			*Consumer
Loan Purpose			d Home) and Busines							
Exceptions		Considered on a ca	se by case basis							
Prepayment Penalty		5% of the unpaid pri	ncipal balance. (Othe	r than the monthly	payments required hereir	n, if Borrower prepa	ys this Note in whole	or in part before the fu	illterm of the pre-pay	yment period,
(Investment Property Only)		Borrower will pay a Prepayment Premium equal to Five Percent (5%) of any amounts prepaid ("Prepayment Premium").)[Standard Term 3 yrs.) Not allowed Alaska, Kansas, Maryland, Michigan, Minnesota, New Mexico, Ohio 1-2 Units, Rhode Island and Vermont. Permitted ONLY if closing in the name of an Entity: IL & NJ. Pennsylvania 1-2 Units > \$319,777. Step Down Required: MS. IL - Allow Natural Person 1-4 when APR <8.00% & Missouri 2 year Step Down Only								
Product Types			e: 30-Yr Fixed, 5/6 ARI ncy: 30-Yr Fixed, 5/6		ARM (40-year term availa	able when combine	d with interest only fe	ature)		
Interest Only		Loan amount > \$2.5	m = Max LTV 70%   Loa	in amount: \$2.0m-\$	2.5m = Max LTV 75%   Inve	estment Properties	only, Business Purpos	e Eligible.		
Texas 50(a)(6)		Applies to Primary F	lesidences ONLY   Ma	x LTV 80%   12 Mont	h seasoning required fron	n most recent TX 50	(a)(6) transaction   Re	fer to Guidelines for a	Il requirements.	
Loan Amounts		Min: \$150,000 - Max	c \$3.000.000							
Occupancy			nd Home (Max 85% L	V) & Investment (N	/0/0)					
First Time Investor			-		Free refer to guidelines.					
Property Types and Restriction						ndon Rural propert	ion   Condotolo aro al	idible on Investment r	roportion only	
Property Overlays		SFR, SFR + 1 AD U, Modular, PUD, Townhome, 2-4 Units, Condos, Non-Warrantable Condos, Rural properties   Condotels are eligible on Investment properties only Condominium Max 85% LTV   Non-Warrantable: Max 80% LTV 2-4 Unit: Max LTV/CITV 80%								
Cash Out		Max Cash In Hand:	> 65% LTV \$1,000,000	≤ 65% LTV Unlimite	d. Cash-Out Proceeds ma	y be used for 100%	reserve requirements	3.		
Short Term Rental				: 70%						
		Max LTV/CLTV: Purc	nase 75%   Refinance							
Acreage		Max LTV/CLTV: Purc Properties up to 20-								
-		Properties up to 20-	acres		w Product to be ordered o	n all loans with an	CU Score over 2.5 (on	y eligible on SF Home	s), with the exceptio	on of those with a ful
Acreage Appraisals		Properties up to 20- Loan Amounts≥ \$2,	acres 000,000 require 2 app	raisals. Desk Revie	w Product to be ordered on the ordered of the second second second second second second second second second se			y eligible on SF Home	s), with the exceptio	on of those with a ful
-	t	Properties up to 20- Loan Amounts ≥ \$2, second appraisal. D	acres 000,000 require 2 app Jesk Review must be i	raisals. Desk Revie n tolerance as outli		erred appraisal acc		y eligible on SF Home	s), with the exceptio	on of those with a ful
Appraisals	t	Properties up to 20- Loan Amounts ≥ \$2, second appraisal. D Declining markets, Salary/Wage: Most	acres 000,000 require 2 app lesk Review must be i as identified by the ap recent 30 days Paysti	raisals. Desk Revie n tolerance as outli praiser, require a 5 Jbs, most recent ye	ned in guidelines * Transfe	erred appraisal acc Max LTV/CLTV.		y eligible on SF Home	is), with the exceptio	in of those with a full
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