

ITIN				
FIXED				
PURCHASE / RATE & TERM				
OCCUPANCY	MAX LOAN AMT	LTV	MIN FICO	DTI
PRIMARY	\$1,500,000	80	700	50%
		80	660	
		75	620*	
SECOND HOME		75	700	
		70	660	
		CASH OUT		
OCCUPANCY	MAX LOAN AMT	LTV	MIN FICO	DTI
PRIMARY	\$1,500,000	75	700	50%
		70	660	
		65	700	
SECOND HOME		60	660	

\*FICO < 660: PURCHASE ONLY/MAX DTI 43%

1. INCOME DOCUMENTATION: FULL DOCUMENTATION 1 (OR) 2 YEARS W-2S OR TAX RETURNS  
 ALT DOCUMENTATION - 12 (OR) 24 MONTHS PERSONAL (OR) BUSINESS BANK STATEMENTS  
 12 (OR) 24 MONTHS 1099 INCOME  
 12 MONTHS P&L STMT - MIN FICO 660, MAX LTV 80% (PURCHASE) / 70% (REFINANCE)
2. MIN LOAN AMOUNT: \$100,000
3. MAX LOAN AMOUNT: \$1,500,000
4. MAX CASH-OUT AMOUNT: \$500,000
5. CREDIT HISTORY:
- |                  |            |
|------------------|------------|
| MORTGAGE HISTORY | 0X60X12    |
| FC / SS/ DIL     | 24 MONTHS  |
| CHAPTER 13       | DISCHARGED |
| CHAPTER 7 &11    | 24 MONTHS  |
6. MAX DTI: 50%
7. OCCUPANCY: PRIMARY AND SECOND HOME ONLY
8. PROPERTY TYPES: SFR, PUD, TOWNHOME, 2-4 UNITS, CONDOS, RURAL  
 RURAL, 2-4 UNITS, NON-WARRANTABLE CONDOS - MAX LTV 80%
9. APPRAISAL: CLEAR CAPITAL CDA OR FIELD REVIEW REQUIRED FOR THE FOLLOWING TRANSACTIONS -  
 (I) LTV > 80%  
 (II) LOAN AMOUNT > \$1M  
 (III) NON-ARMS LENGTH
10. RESIDUAL INCOME: \$1,500 PLUS AN ADDITIONAL \$150 PER DEPENDENT
11. INTEREST ONLY: MAX LTV 80%
- |           |          |          |
|-----------|----------|----------|
| IO PERIOD | AMORT    | MATURITY |
| 10 YEARS  | 30 YEARS | 40 YEARS |
12. SUBORDINATE FINANCING: MAX CLTV = MAX LTV
13. CITIZENSHIP: US CITIZEN, PERMANENT RESIDENT ALIEN, NON-PERMANENT RESIDENT ALIEN (W/ US CREDIT)  
 ITIN - STANDARD ELIGIBILITY ONLY (NO RECENT EVENT); MAX LTV 80%
14. ASSETS: SOURCED OR SEASONED FOR 60 DAYS; GIFT FUNDS ALLOWED
15. DECLINING MARKETS: IF PROPERTY IS LOCATED IN A DECLINING MARKET AS IINDICATED BY THE APPRAISAL, MAX LTV IS REDUCED BY 5%
16. SELLER CONCESSIONS: UP TO 6% TOWARDS CLOSING FOR PRIMARY HOMES
17. INELIGIBLE STATES: AK, HI (LAVA ZONES 1&2)