

PORTFOLIO ADVANTAGE



A new suite of mortgage products
Portfolio Advantage Fresh Start

Over the past few years, many hard-working people who lost their homes or were forced into bankruptcy due to a layoff or reduced income have since rebuilt their credit and are able to demonstrate their ability to repay. For these borrowers who may be unable to obtain mortgage financing due to seasoning or other requirements, Portfolio Advantage Fresh Start may be the lending solution they have been looking for.

Loan Features:

- LTV up to 85% with no MI
- No seasoning requirement on derogatory housing events including: Bankruptcy, Foreclosure, Deed-in-Lieu, Mortgage Charge-off, or Short Sale
- No mortgage or rental pay history required
- Minimum credit score 580
- DTI ratios greater than 50% considered with compensating factors
- Loan amounts from \$100,000 to \$1,000,000
- Purchase, rate/term, cash-out including Texas 50 (a)(6) and debt consolidation
- 100% gift funds allowed from family members
- Up to \$350,000 max cash back on cash out refinance transactions
- 5/1 ARM and 30 Year Fixed options available
- No pre-payment penalties
- Owner occupied & Second Homes available
- Non traditional credit allowed

We are committed to providing disciplined credit solutions to qualified borrowers who can demonstrate their ability to repay. Let's work together to bring mortgage credit to more borrowers!

Call today for more info on Portfolio Advantage Fresh Start and all of our home loan products!



Winprime Lending is built around providing a streamlined operational flow with the purpose of providing superior processing underwriting, and funding timelines that exceed industry standards

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WINPRIME LENDING

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FRESH START

Program Highlights	<ul style="list-style-type: none"> • Max 85% LTV with no MI • No seasoning on derogatory events • No mortgage/rental payment history required • Low Minimum FICO
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Fresh Start – ARM and Fixed					
PURCHASE AND RATE TERM REFINANCE ^{1,2}					
Occupancy	FICO	DTI ⁴	LTV	Loan Amount	Reserves ⁵
Primary/Secondary	640	≤ 50%	85	\$1,000,000	6 months
Primary/Secondary	620	≤ 50%	80	\$1,000,000	3 months
Primary/Secondary	580	≤ 50%	70	\$1,000,000	3 months
CASH-OUT REFINANCE ³					
Primary/Secondary	620	≤ 50%	80	\$1,000,000	6 months

Program Matrix Notes:					
1. Delayed Financing may be underwritten and priced as a rate term refinance. Maximum LTV and loan amount per Matrix. Rate term cash back amount restriction does not apply. Delayed financing on a primary residence/homestead in Texas, must be treated as a cash out transaction under Texas 50(a)(6) guidelines .					
2. For Rate term transactions, maximum cash back amount is equal to the lesser of 2% of new refinance loan balance or \$2,000.					
3. For Cash Out transactions, maximum cash back amount is \$350,000.					
4. Maximum 55% DTI considered with compensating factors. Refer to the Specified Credit Factors for details.					
5. Minimum 2 months reserves considered with compensating factors. Refer to the Specified Credit Factors for details.					

Fresh Start – ARM and Fixed					
CASH-OUT REFINANCE - DEBT CONSOLIDATION ^{1,2}					
Occupancy	FICO	DTI	LTV	Loan Amount	Reserves ⁴
Primary/Secondary ³	640	≤ 35%	85	\$750,000	6 months
Primary/Secondary ³	620	≤ 35%	80	\$750,000	3 months
Primary/Secondary ³	580	≤ 35%	70	\$750,000	3 months

Program Matrix Notes:					
1. Total amount of reoccurring obligations to be paid off by the borrower cannot exceed \$100,000 (excluding mortgage liens).					
2. Maximum cash back amount is equal to the lesser of 2% of new refinance loan balance or \$2,000.					
3. Not allowed on a primary residence/homestead in Texas. Debt consolidation on a primary residence/homestead in Texas must follow Texas 50(a)(6) guidelines .					
4. Minimum 2 months reserves considered with compensating factors. Refer to the Specified Credit Factors for details.					



FRESH START

Fresh Start – Texas 50(a)(6) Fixed					
Texas 50(a)(6) RATE TERM REFINANCE^{1,2}					
Occupancy^{4,5}	FICO	DTI⁶	LTV	Loan Amount	Reserves⁷
Primary	620	< 50%	80	\$1,000,000	3 months
Primary	580	< 50%	70	\$1,000,000	3 months
Texas 50(a)(6) CASH-OUT REFINANCE³					
Primary	620	< 50%	80	\$1,000,000	6 months
Program Matrix Notes:					
<ol style="list-style-type: none"> 1. Delayed financing must be treated as a cash out transaction. 2. For Texas 50(a)(6) rate term transactions, no cash back is allowed. 3. For Texas 50(a)(6) cash cut transactions, maximum cash back amount is \$350,000. 4. 2-4 units are not allowed. 5. Texas 50(a)(6) not offered on 5/1 ARM. 6. Maximum 55% DTI considered with compensating factors. Refer to the Specified Credit Factors for details. 7. Minimum 2 months reserves considered with compensating factors. Refer to the Specified Credit Factors for details. 					

**FRESH START**

Product Detail	Product Guidelines
Amortization Type	5/1 Adjustable and 30 Year Fixed Rate
Appraisal	One appraisal required for all loans < \$1,000,000
ARM Caps	5/1: 2/2/6
ARM Index	1 year LIBOR
ARM Margin & Floor Rate	6.50%
ARM Qualification	5/1 ARM must be qualified at the higher of the fully indexed rate or note rate.
AUS	Manual Underwriting is required, however, an AUS is required to demonstrate the borrower is not eligible for agency product, including high balance loan amounts. Refer to the Fresh Start Manual Underwriting Guidelines.
Borrower Contribution	100% gifts funds are permitted if the gift is received from a family member. 5% borrower contribution required otherwise. Refer to the Manual Underwriting Guidelines.
Closing Requirements	Third-Party Origination (TPO) Loans are allowed.
Declining Markets	If appraiser denotes market as declining, reduce maximum LTV by 5% from maximum financing limits.
Derogatory Housing Event Seasoning	<ul style="list-style-type: none"> No seasoning required for a derogatory event but Derogatory Event must be completed prior to application date (or in case of Ch 13BK, case be filed) A Derogatory Event is defined as a short-sale (SS), deed-in-lieu (DIL), mortgage loan charge-off (MCO), foreclosure (FCL) or Chapter 7 or Chapter 13 Bankruptcy (BK)
Documentation	All loans must meet ATR requirements to be eligible. Full Income and Asset documentation is required in compliance with Appendix Q requirements
Escrow Waivers	Not allowed on HPML loans under 12 CFR 1026.35. Per HPML requirements, an escrow account must be established before consummation of the loan for payment of property taxes and premiums for mortgage-related insurance required by Winprime Lending . The escrow account must be maintained for at least five years after the date of consummation.
FICO/Credit Score	580 (<i>Minimum FICO requirement may be higher depending on loan parameters. Refer to the matrix for details.</i>) Traditional Credit: Borrower must have two open and active trades. Refer to the Manual Underwriting Guidelines for details. Non-traditional credit is permitted
Lien Position	First
Maximum Loan Amount	\$1,000,000 (<i>Maximum loan amount may be lower depending on loan parameters. Refer to the matrix for details.</i>)
Minimum Loan Amount	\$100,000
Number of Financed Properties	<ul style="list-style-type: none"> Primary Residence <ul style="list-style-type: none"> Unlimited financed properties Second Home <ul style="list-style-type: none"> Maximum 10 financed properties Winprime Lending will finance 4 properties with a maximum unpaid principal balance of \$4,000,000.
Occupancy	<ul style="list-style-type: none"> 1-4 unit Primary Residence 1 unit Second Home
Payment History	No prior mortgage or rental payment history required
Program Codes	NAFSL5: Portfolio Non-Agency Fresh Start 5/1 LIBOR ARM NAFSF30: Portfolio Non-Agency Fresh Start Fixed 30 Year NAFSL5DC: Portfolio Non-Agency Fresh Start 5/1 LIBOR ARM Debt Consolidation NAFSF30DC: Portfolio Non-Agency Fresh Start Fixed 30 Year Debt Consolidation NAFSA6F30: Portfolio Non-Agency Fresh Start Texas (a)(6) Fixed 30 Year
Property Types	<ul style="list-style-type: none"> 1-4 units (Detached, Semi Detached, Attached) PUD (Detached, Attached) Warrantable Condominium (Detached, Attached)



FRESH START

Ratios	Max 50% DTI (up to 55% DTI considered with compensating factors. Refer to the Specified Credit Factors section for details).
Secondary Financing	Existing and new subordinate financing is not allowed.
Seller Contributions	6% Primary Residence or Second Home
State Restrictions	Loans on primary residences in Maine and New York are not permitted. Loans in Massachusetts are not permitted. Section 32 (HOEPA) loans or State high cost loans not allowed. Total points & fees must be < 5%.
Temporary Buydowns	Not allowed
Term	5/1 ARM: 30 year Fixed: 30 year
Transaction Types	<ul style="list-style-type: none"> • Purchase • Rate term refinance/Delayed Financing • Cash Out - Debt Consolidation • Cash Out Refinance • Texas 50(a)(6) rate term and cash out refinance • NY CEMA refinance transactions
Specified Credit Factor	<p>One of the following Specified Credit Factors are allowed.</p> <p>Maximum 55% DTI is allowed as long as the loan parameters meet two of the following compensating factors (loan must be manually locked to exceed 50% DTI):</p> <ul style="list-style-type: none"> • ≤ 75% LTV • ≥ 650 FICO • Either: Reserves ≥ 12 months or ≥ 125% Residual Income <p>Minimum of 80% of required Residual Income amount is allowed as long as the loan parameters meet two of the following compensating factors.</p> <ul style="list-style-type: none"> • ≤ 75% LTV • ≥ 650 FICO • Either: Reserves ≥ 12 months or DTI ≤ 40% <p>Minimum 2 months reserves is allowed as long as the loan parameters meet two of the following compensating factors.</p> <ul style="list-style-type: none"> • ≤ 75% LTV • ≥ 650 FICO • Either: DTI < 40% or ≥ 125% Residual Income

	Premier Access	Homeowners Access	Fresh Start	Investment
Occupancy	Owner Occupied & Second Home			Investment
Min / Max Loan Amount	\$100,000 - \$3,000,000	\$100,000 - \$1,500,000	\$100,000 - \$1,000,000	\$100,000 - \$2,000,000
Program Min FICO	650	610	580	620
Max LTV	90% (NO MI)	90% (NO MI)	85% (NO MI)	85% (NO MI)
Max DTI	50%	50%	50%	43%
Amortization Term	30 Year Fixed 5/1 ARM Interest Only ARM (to 80% LTV)	30 Year Fixed 5/1 ARM	30 Year Fixed 5/1 ARM	30 Year Fixed 5/1 ARM
Reserves by LTV (Additional Reserves Required for Non Warrantable Condos)	90% LTV - 9 Months 85% LTV - 6 Months 80% LTV - 3 Months	90% LTV - 9 Months 85% LTV - 6 Months 80% LTV - 3 Months	85% LTV - 6 Months 80% LTV - 3 Months	85% LTV - 9 Months 80% LTV - 6 Months Add 6 mos each addtl property
Loan Purpose / Max LTV	Purchase - 90% LTV R&T / Debt Cons - 90% LTV Cash Out - 85% LTV	Purchase - 90% LTV R&T / Debt Cons - 90% LTV Cash Out - 80% LTV	Purchase - 85% LTV R&T / Debt Cons - 85% LTV Cash Out - 80% LTV	Purchase - 85% LTV R&T - 85% LTV Cash Out - 80% LTV
Max Cash Out	\$750,000	\$500,000	\$350,000	\$350,000
Property Types	Single Family 2 - 4 Units (Owner Occupied) Non-Warrantable Condo allowed	Single Family 2 - 4 Units (Owner Occupied) Non-Warrantable Condo allowed	Single Family 2 - 4 Units (Owner Occupied)	Single Family 2 - 4 Units Non-Warrantable Condo allowed
Housing Payment History	0x30 last 12 months <u>or</u> Rent Free with Relative allowed	Up to 1x60 last 12 months <u>or</u> Rent Free with Relative allowed	NO History Required Rent Free with Relative allowed	0x30 last 12 months 12 months history required
Bankruptcy Seasoning (No multiple BK's allowed)	BK13 - 4 years (From Filing) BK7 - 4 years	BK13 - 2 years (From Filing) BK7 - 2 years	BK13 - no seasoning BK7 - no seasoning	BK13 - 2 years (From Filing) BK7 - 2 years
Derogatory Housing Events (Short Sale, Foreclosure, Mortgage Charge -Off, Deed-In-Lieu)	4 years seasoning	2 years seasoning	24 hours seasoning Event must be completed	2 years seasoning
Multiple Derogatory Housing Events	Allowed (must be >= 4 years)	Allowed (must be >= 2 years)	Allowed (no seasoning)	Allowed (must be >= 2 years)
Subordinate Financing	Not Allowed	Not Allowed	Not Allowed	Not Allowed
Gift Funds	Allowed 100%	Allowed 100%	Allowed 100%	N/A
Prepayment Penalty	N/A	N/A	N/A	N/A
Assumable	N/A	N/A	N/A	N/A
State Restrictions	MA not allowed ME, NY Primary not allowed	MA not allowed ME, NY Primary not allowed	MA not allowed ME, NY Primary not allowed	MA not allowed