

PORTFOLIO ADVANTAGE



A new suite of mortgage products Portfolio Advantage Premier Access

We are pleased to offer our Portfolio Advantage Premier Access product — one of the new offerings as part of our unique suite of portfolio Advantage lending products. Designed to serve the borrower who is looking for a higher loan amount, with flexible guidelines, and who can demonstrate the ability to repay. This offering will help you reach more qualified borrowers.

Loan Features:

- Eligible income sources include restricted stock units and asset depletion
- LTV ratios up to 90% with no MI
- Loan amounts from \$100,000 up to \$3,000,000
- Interest-only option
- Purchase money, rate/term refinance, cash-out refinance including Texas 50 (a)(6) and debt consolidation
- 85% LTV on a cash out refinance transaction
- \$750,000 max cash back on a cash out refinance transactions
- Minimum FICO 650
- DTI's up to 50%
- 5/1 Interest only ARM and 30 Year Fixed options available
- Unlimited number of financed properties on primary residence
- Non-warrantable condominiums including condotels
- Delayed financing treated as rate term
- No pre-payment penalties
- Primary and second homes allowed
- 100% gift funds from family members 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 home ownership to you!

Call today for more info on all of our 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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Program Highlights	<ul style="list-style-type: none"> • Max 90% LTV with no MI • Interest Only option • Sources of income can include: Asset Depletion calculation and Restricted Stock Units
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Premier Access – ARM and Fixed					
PURCHASE AND RATE TERM REFINANCE ^{1,2}					
Occupancy	FICO	DTI ⁴	LTV	Loan Amount	Reserves ⁵
Primary/Secondary	660	≤50%	90	\$3,000,000	9 months
Primary/Secondary	650	≤50%	85	\$3,000,000	6 months
Primary/Secondary	650	≤ 50%	80	\$3,000,000	3 months
CASH-OUT REFINANCE ³					
Primary/Secondary	700	≤ 50%	85	\$1,500,000	6 months
Primary/Secondary	650	≤ 50%	80	\$1,500,000	3 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 \$750,000.
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.

Premier Access – ARM and Fixed					
CASH-OUT REFINANCE - DEBT CONSOLIDATION ^{1,2,3}					
Occupancy	FICO	DTI	LTV	Loan Amount	Reserves ⁵
Primary/Secondary ⁴	660	≤ 35%	90	\$750,000	9 months
Primary/Secondary ⁴	650	≤ 35%	85	\$750,000	6 months
Primary/Secondary ⁴	650	≤ 35%	80	\$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. Interest only is not allowed.
4. Not allowed on primary residences in Texas. Debt consolidation on primary residences in Texas must follow [Texas 50\(a\)\(6\) guidelines](#).
5. Minimum 2 months reserves considered with compensating factors. Refer to the [Specified Credit Factors](#) for details.



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Premier Access – Texas 50(a)(6) Fixed					
Texas 50(a)(6) RATE TERM REFINANCE^{1,2}					
Occupancy^{4,5}	FICO	DTI⁶	LTV	Loan Amount	Reserves⁷
Primary	650	≤ 50%	80	\$3,000,000	3 months
Texas 50(a)(6) CASH-OUT REFINANCE³					
Primary	650	≤ 50%	80	\$1,500,000	3 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 out transactions, maximum cash back amount is \$750,000. 4. 2-4 units are not allowed. 5. Texas 50(a)(6) not offered on 5/1 ARM or interest only. 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. 					

Premier Access – Interest Only ARM					
PURCHASE AND RATE TERM REFINANCE^{1,2,3}					
Occupancy	FICO	DTI⁴	LTV	Loan Amount	Reserves⁵
Primary/Secondary	700	≤ 50%	80	\$3,000,000	3 months
Primary/Secondary	650	≤ 50%	75	\$3,000,000	3 months
Program Matrix Notes:					
<ol style="list-style-type: none"> 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. Interest Only not offered on 30 year Fixed. 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. 					

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Product Detail	Product Guidelines
Amortization Type	5/1 Adjustable and 30 Year Fixed Rate 5/1 ARM Interest Only permitted. 10 year interest only period followed by 20 year amortization. <ul style="list-style-type: none"> Fannie Mae Form 3535 (Interest Only Period Adjustable Rate Note) must be used.
Appraisal	<ul style="list-style-type: none"> Purchases: <ul style="list-style-type: none"> One appraisal required for all loans ≤ \$1,500,000. Two appraisals required for all loans > \$1,500,000. Refinances: <ul style="list-style-type: none"> One appraisal required for all loans < \$1,000,000. Two appraisals required for all loans > \$1,000,000.
ARM Caps	5/1 : 2/2/6
ARM Index	1 year LIBOR
ARM Margin & Floor Rate	4.50%
ARM Qualification	5/1 ARM must be qualified at the higher of the fully indexed rate or note rate 5/1 ARM Interest Only must be manually qualified at the fully amortizing (PITI) based on a 20 year amortizing term at the higher of the fully indexed rate or note rate
Asset Depletion	Borrower can qualify solely if they can evidence liquid assets equal to or in excess o 180 months of PITI payments (see guidelines for specific requirements)
AUS	Manual Underwriting is required, however, an AUS is required to demonstrate the borrower is not eligible for agency product including high balance loans. Refer to the 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 for more details.
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 Event Seasoning	<ul style="list-style-type: none"> No derogatory events permitted in the most recent 4 years. A Derogatory Event is defined as short-sale (SS), deed-in-lieu (DIL), mortgage loan charge-off (MCO), foreclosure (FCL) or Chapter 7 or Chapter 13 Bankruptcy (BK). A modification is not a Derogatory Event.
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	650 (Minimum FICO requirement may be higher depending on loan parameters. Please refer to the matrix for details.) Traditional Credit: Borrower must have two open and active trades. Refer to the Manual Underwriting Guidelines for details. Non-traditional credit not permitted
Lien Position	First
Mortgage Insurance	Not required.
Maximum Loan Amount	\$3,000,000 (Maximum loan amount may be lower depending on loan parameters. Please refer to the matrix for details.)
Minimum Loan Amount	\$100,000

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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	0x30 in most recent 12 months on all mortgages/rentals
Program Codes	NAJAL5: Portfolio Non-Agency Premier Access 5/1 LIBOR ARM NAJAL5I: Portfolio Non-Agency Premier Access 5/1 LIBOR ARM w/ 10 Year Interest Only NAJAF30: Portfolio Non-Agency Premier Access Fixed 30 Year NAJAL5DC: Portfolio Non-Agency Premier Access 5/1 LIBOR ARM Debt Consolidation NAJAF30DC: Portfolio Non-Agency Premier Access Fixed 30 Year Debt Consolidation NAJAA6F30: Portfolio Non-Agency Premier Access 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) • Non-Warrantable Condominiums Attached/Detached) including Condotels. Refer to the Non Warrantable Condo Matrix.
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 and 5/1 ARM IO: 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	One of the following Specified Credit Factors are allowed. 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): <ul style="list-style-type: none"> • ≤ 80% LTV • ≥ 720 FICO • Either: Reserves ≥ 12 months or ≥ 125% Residual Income Minimum of 80% of required Residual Income amount is allowed as long as the loan parameters meet two of the following compensating factors. <ul style="list-style-type: none"> • ≤ 80% LTV • ≥ 720 FICO • Either: Reserves ≥ 12 months or DTI < 40%



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	<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">• $\leq 80\%$ LTV• ≥ 720 FICO• Either: $DTI < 40\%$ or $\geq 125\%$ Residual Income
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	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