

PORTFOLIO ADVANTAGE



A new suite of mortgage products Portfolio Advantage Homeowner's Access

We are pleased to offer disciplined credit alternatives for borrowers who demonstrate the ability to repay, but don't otherwise meet traditional agency guidelines, including:

- Prior housing/credit events
- High DTI
- Non-traditional credit
- Lack of mortgage or rental history
- 100% gift funds allowed

With the Portfolio Advantage Homeowner's Access product we are able to reach more borrowers and help them achieve home ownership for the first time, or help them re-establish homeownership after a housing/credit event.

Loan Features:

- 90% Max LTV with no MI
- Loan amount up to \$1,500,000
- Just 2 Years seasoning on derogatory housing events, foreclosures, deed-in-lieu of foreclosure, short sale, mortgage loan charge-off
- Minimum FICO 610
- Purchase money, rate/term, cash-out refinance including Texas 50 (a)(6) and debt consolidation
- Non-warrantable condominiums including condotels
- Multiple housing events allowed
- 5/1 ARM and 30 year Fixed options available
- \$500,000 max cash back up to 80% LTV and 660 FICO
- DTI ratios up to 50%
- Unlimited number of financed properties on primary residence
- 100% gift funds from family members
- First time homebuyers allowed
- No pre-payment penalties
- Rent-free borrowers allowed
- Non traditional credit is allowed for Primary and Secondary Homes

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

Portfolio Advantage Homeowner's Access is just one of our dynamic Portfolio offerings. 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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HOMEOWNER'S ACCESS

Program Highlights	<ul style="list-style-type: none"> • Max 90% LTV with no MI • Derogatory Housing Events allowed > 2 years • Flexible pay history allowed
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Homeowner's Access – ARM and Fixed					
PURCHASE AND RATE TERM REFINANCE ^{1,2}					
Occupancy	FICO	DTI	LTV	Loan Amount	Reserves
Primary/Secondary	660	≤ 50%	90	\$1,500,000	9 months
Primary/Secondary	620	≤ 50% ⁴	85	\$1,500,000	6 months ⁵
Primary/Secondary	610	≤ 50% ⁴	80 ⁴	\$1,500,000	3 months ⁵
CASH-OUT REFINANCE ³					
Primary/Secondary	660	≤ 50% ⁴	80	\$1,000,000	6 months ⁵
Primary/Secondary	610	≤ 50% ⁴	75	\$1,000,000	3 months ⁵

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 \$500,000.
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.

Homeowner's Access – ARM and Fixed					
CASH-OUT REFINANCE - DEBT CONSOLIDATION ^{1,2}					
Occupancy	FICO	DTI	LTV	Loan Amount	Reserves
Primary/Secondary ³	660	≤ 35%	90	\$750,000	9 months
Primary/Secondary ³	620	≤ 35%	85	\$750,000	6 months ⁴
Primary/Secondary ³	610	≤ 35%	80	\$750,000	3 months ⁴

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.



HOMEOWNER'S ACCESS

Homeowner's 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	610	< 50%	80	\$1,500,000	3 months

Texas 50(a)(6) CASH-OUT REFINANCE³

Primary	660	< 50%	80	\$1,000,000	6 months
Primary	610	< 50%	75	\$1,000,000	3 months

Program Matrix Notes:

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 \$500,000. 4 units are not allowed.
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.

**HOMEOWNER'S ACCESS**

Product Detail	Product Guidelines
Amortization Type	5/1 Adjustable and 30 Year Fixed Rate
Appraisal	<ul style="list-style-type: none"> • Purchases: <ul style="list-style-type: none"> ○ One appraisal 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	5%
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 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 Housing Event Seasoning	<ul style="list-style-type: none"> • No Derogatory Event permitted in the prior 2 years • 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	610 (<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	\$1,500,000 (<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 permitted • 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	<ul style="list-style-type: none"> • Delinquent payments on housing (i.e mortgage or rental) are permitted • Mortgage and rental payments must be no worse than 1x60x12
Program Codes	NAHOL5: Portfolio Non-Agency Home Owner Access 5/1 LIBOR ARM NAHOF30: Portfolio Non-Agency Home Owner Access Fixed 30 Year NAHOL5DC: Portfolio Non-Agency Homeowner Access 5/1 LIBOR ARM Debt Consolidation NAHOF30DC: Portfolio Non-Agency Homeowner Access Fixed 30 Year Debt Consolidation NAHOA6F30: Portfolio Non-Agency Homeowner Access Texas (a)(6) Fixed 30 Year



HOMEOWNER'S ACCESS

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 Non-Warrantable Condo Matrix for details.
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	Max 6% Primary Residence or Second Home
State Restrictions	Winprime Lending will not originate loans that exceed the Maine Higher Priced Mortgage Loan and New York subprime thresholds on primary residences. 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>When the LTV is \leq 85%, a 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"> • \leq 75% LTV • \geq 680 FICO • Either: Reserves \geq 12 months or \geq 125% Residual Income <p>When the LTV is \leq 85%, a 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"> • \leq 75% LTV • \geq 680 FICO • Either: Reserves \geq 12 months or DTI \leq 40% <p>When the LTV is \leq 85%, a 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 75% LTV • \geq 680 FICO • Either: DTI < 40% or \geq 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