



TRUE STATED PORTFOLIO ARM PROGRAM

PURCHASE | RATE AND TERM

OCCUPANCY	UNITS	LOAN AMOUNT	LTV/CLTV/HCLTV	MIN FICO	DTI
PRIMARY, SECOND HOME, & INVESTMENT	1 UNIT SFR & PUD, 2 -4 UNITS	UP TO \$1,500,000	70	700	38 / 43%
		\$1,500,001 - \$2,000,000	65	700	
		\$2,000,001, - \$2,500,000	60	700	
	CONDO	UP TO \$1,500,000	70	700	
		\$1,500,001 - \$2,000,000	65	700	

PROGRAM NOTES:

1. INCOME DOCUMENTATION:

ASSET BASED INCOME OPTION

WAGE EARNER

- ▶ VVOE / CURRENT EMPLOYMENT (1003) MUST SHOW ON CREDIT REPORT

SELF EMPLOYED

- ▶ CPA LETTER VERIFYING BUSINESS OWNERSHIP FOR AT LEAST 2 YEAR OR 2 YEAR BUSINESS LICENSE
- ▶ DEFINITE DESCRIPTION OF BUSINESS, INDUSTRY, AND BORROWER'S TITLE LISTED ON 1003
- ▶ CURRENT EMPLOYMENT (1003) MUST SHOW ON CREDIT REPORT/THIRD PARTY LISTING TO VERIFY BUSINESS NAME AND PHONE NUMBER

INCOME CALCULATION: THE LOWER OF LISTED INCOME ON THE 1008 AND THE TOTAL VERIFIED ASSETS/6 (REASONABILITY OF INCOME APPLIES)
LARGE DEPOSITS OF MORE THAN 100% OF THE MONTHLY INCOME MUST BE SOURCED

3 MONTH BANK STATEMENT OPTION

WAGE EARNER

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INCOME CALCULATION: CALCULATE THE AVERAGE TOTAL DEPOSITS OF 3 CONSECUTIVE BANK STATEMENTS
MAX AGE OF DOCUMENTS IS 90 DAYS
SOURCE AND EXPLAIN ALL LARGE DEPOSITS MORE THAN 150% OF CALCULATED AVERAGE MONTHLY INCOME

2. QUALIFYING INTEREST RATE: THE GREATER OF START RATE OR FULLY INDEXED RATE

3. CONDOS: MUST BE WARRANTABLE BY FNMA, NON -WARRANTABLE CONDOS WILL BE REVIEWED ON AN INDIVIDUAL BASIS
FOR HIGH RISE CONDO IN SUPER LIEN STATES, 12 MONTHS RESERVES REQUIRED AND ACH NEEDS TO BE SET UP AT TIME OF PURCHASE

4. BORROWER CONTRIBUTION: NO MINIMUM BORROWER CONTRIBUTION ON PRIMARY AND SECOND HOMES

5. GIFTS: GIFT IS ALLOWED FOR 100% DOWN PAYMENT FOR ALL OCCUPANCIES AND PROPERTIES
EVEN IF NO MINIMUM CONTRIBUTION IS REQUIRED FOR DOWN PAYMENT AND/OR CLOSING COSTS BORROWERS OWN FUNDS
REQUIRED TO VALIDATE THE INCOME
NO GIFT FUNDS MAY BE USED FOR RESERVES

6. CREDIT STANDARDS:

MORTGAGE / RENT	MAX 1X30 IN PAST 12 MONTHS
TRADELINES	3 TRADELINES SEASONED FOR ATLEAST 12 MONTHS REQUIRED
BK/SS/DIL/FC	3 YRS / 2 YRS / 5 YRS
LOAN MODIFICATION	5 YEARS

7. ASSETS / RESERVES:

ALL ASSET BASED INCOME & BANK STATEMENT ** | 12 MONTHS P&I **

MOST RECENT 2 MONTH BANK STATEMENT REQUIRED

BUSINESS FUNDS: MAY BE USED UP TO 100% OF CURRENT BALANCE IF BORROWER CAN DEMONSTRATE 100% OWNERSHIP OF THE BUSINESS OR 100% ACCESS LETTER OBTAINED FROM ALL JOINT OWNERS

** REQUIRED 6 MONTHS OF P&I RESERVES TO BE DEPOSITED TO INVESTOR BANK ACCOUNT. >60% LTV WILL REQUIRE 12 MONTHS

8. APPRAISAL GUIDELINES:

UP TO \$2,000,000	ONE FULL APPRAISAL AND ONE AVM OR DESK REVIEW
STREAMLINED	2055 APPRAISAL ONLY

FOR THE APPRAISAL SHOWING A TREND OF THE PROPERTY VALUE DECLINING, LTV MUST BE LOWERED BY 5%

9. ARM CAPS:

5/1/5