



HOMEEXPRESS NON-QM PROGRAM GUIDE

Speed Ease Convenience	PrimeX	CoreX	InvestorX Income	InvestorX DSCR	InvestorX No Ratio
Product Description	Consumer Purpose Prime Alternative	Consumer Purpose Traditional Non-QM	Business Purpose Income Qualified	Business Purpose Debt Service Coverage Ratio	Business Purpose DSCR < 0.75
Occupancy	Owner-Occupied	Owner-Occupied Non-Owner Occupied	Non-Owner Occupied	Non-Owner Occupied	Non-Owner Occupied
Income Documentation Types	Full Doc, 1 Year Full Doc, 12/24 Bank Statements, 1099, Lease Agreements, Asset Xpress*	Full Doc, 1 Year Full Doc, 12/24 Bank Statements, 12-Month Cash Flow, 1099, Lease Agreements, P&L, P&L Assist*, Asset Xpress*, Asset Assist*	Full Doc, 12/24 Months Bank Statements	Market Rents 1007/1025/216, LTR/STR, Actual Rents (Refi), AirDNA, STR Pro	Market Rents Required
Reserves	6 Months PITI Loan Amount Over \$2M = 12 Mos PITI Cash Out Can Be Used	>75% + = 6 Months PITI <=75% Not Required Loan Amount Over \$2M = 12 Mos PITI Cash Out Can Be Used	65.01-80% = 3 Months PITI < 65% = Not Required Cash Out Can Be Used	65.01-80% = 3 Months PITI < 65% = Not Required <1.00 DSCR = 6 Months PITI Cash Out Can Be Used	6 Months PITI Cash Out Can Be Used
Credit	660 All Applicants	600 Primary Wage Earner 660 NOO	620	620	640
Minimum Tradelines	5/24 Months Open or Closed \$5,000 High Credit 2 Tradelines Must Be Open and Active 720+ Score No Minimum Tradelines Required	3/12 Months or 2/24 Months	3/12 Months or 2/24 Months	3/12 Months or 2/24 Months	3/12 Months or 2/24 Months
Property Types	SFR, 2-4 Units, PUD, Condo, Rural, Warrantable & Non & High Rise Condos	SFR, 2-4 Units, PUD, Condo, Rural, STR, Condotel Warrantable & Non & High Rise Condos	SFR, 2-4 Units, PUD, Condo, Rural, STR, Condotel Warrantable & Non & High Rise Condos	SFR, 2-4 Units, PUD, Condo, Rural, STR, Condotel Warrantable & Non & High Rise Condos	SFR, 2-4 Units, PUD, Condo, Rural, STR, Condotel Warrantable & Non & High Rise Condos
Ineligible Property Types	> 10 Acres, STR, Condotel, Mixed Use, Below Average Condition	> 10 Acres, Mixed Use, Below Average Condition	> 10 Acres, 5-10 Acres under .75 DSCR Require Approval, Mixed Use, Below Average Condition	> 10 Acres, 5-10 Acres under .75 DSCR Require Approval, Mixed Use, Below Average Condition	> 10 Acres, 5-10 Acres under .75 DSCR Require Approval, Mixed Use, Below Average Condition
Minimum Loan Amount	\$100,000	\$100,000 \$150,000 Condotel	\$100,000 \$150,000 Condotel	\$100,000 \$150,000 Condotel	\$200,000
Maximum Loan Amount	\$4,000,000	\$3,000,000	\$2,500,000	\$2,500,000	\$2,000,000
Maximum Loan-To-Value	90%	90%	80%	80%	70%
Minimum Equity	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000
Mortgage History 12 Months	1x30 with LLPA	1x90 120 = Foreclosure	1x30 with LLPA 700 + & DSCR .75+ Required	1x30 with LLPA 700 + & DSCR .75+ Required	NA
Foreclosure & BK Seasoning	48 Months	1 Day Call AE for Details	36 Months	36 Months	36 Months
Maximum DTI	50%	55%	50%	NA	NA
Maximum Cash Out	<65% Unlimited >65% \$500,000	<65% Unlimited >65% \$500,000	<65% \$1,000,000 >65% \$500,000	<65% \$1,000,000 >65% \$500,000	<65% \$1,000,000 >65% \$500,000
Interest Only Option	85%	85% 2-4 Units Ineligible	80%	80%	70%/60%
Residency Status	US Citizen, Perm Res Alien, NPRA	US Citizen, Perm Res Alien, NPRA	US Citizen, Perm Res Alien, NPRA, Foreign National	US Citizen, Perm Res Alien, NPRA, Foreign National	US Citizen, Perm Res Alien, NPRA, Foreign National
Vesting Options (Subject to Approval)	Individual(s), Revocable Trusts	Individual(s), Revocable Trusts	Individual(s), Revocable Trusts, S-Corp, LLC, LLP	Individual(s), Revocable Trusts, S-Corp, LLC, LLP	Individual(s), Revocable Trusts, S-Corp, LLC, LLP
Lender Fees	\$1,595 Underwriting \$149 Admin	\$1,595 Underwriting \$149 Admin	\$1,695 Underwriting \$149 Admin \$595 Entity Review	\$1,695 Underwriting \$149 Admin \$595 Entity Review	\$1,695 Underwriting \$149 Admin \$595 Entity Review
Product Terms Available	30 Year Fixed, 40 Year Fixed IO, 5/1 ARM, 5/1 ARM Interest Only, 5/6 ARM, 5/6 ARM Interest Only	30 Year Fixed, 40 Year Fixed IO, 5/1 ARM, 5/1 ARM Interest Only, 5/6 ARM, 5/6 ARM Interest Only	30 Year Fixed, 40 Year Fixed IO, 5/1 ARM, 5/1 ARM Interest Only, 5/6 ARM, 5/6 ARM Interest Only	30 Year Fixed, 40 Year Fixed IO, 5/1 ARM, 5/1 ARM Interest Only, 5/6 ARM, 5/6 ARM Interest Only	30 Year Fixed, 40 Year Fixed IO, 5/1 ARM, 5/1 ARM Interest Only, 5/6 ARM, 5/6 ARM Interest Only

NMLS ID # 1446044. Check our website for states where we lend and applicable licensing information (www.homeexpressmortgage.com/where-we-lend). *Denotes HomeXpress proprietary program.
Applications must meet HomeXpress Mortgages Corp's underwriting guidelines for loan approval. Rate and programs are subject to change without notice.