

Prime Ascent Plus - Standard Doc

	Primary Residence	•	Maximum LTV/CLTV								
Minimum Credit Score Maximum Loan Amount		Purchase			Rate/Term Refinance	Cash-Out Refinance					
		1,000,000		90		80	80				
720		2,000,000		80		75	75				
		2,500,000		75		70	70				
		1,000,000		85		75	75				
700		2,000,000		80		70	70				
		2,500,000		70		65	65				
		1,000,000	· · · — — — — — — — — — — — — — — — — —			75	75				
680		2,000,000		75		70	70				
		2,500,000	500,000			NA	NA				
Housi	ng History	Occupancy Re	Occupancy Restrictions - Seco		e C	ccupancy Restrictions - Investment	1-Year Standard Doc				
0x30x12		Max LTV/CLTV:	Max LTV/CLTV:		Me	ax LTV/CLTV					
		• 75 — Purchase				• 75 – Purchase	Price Adjustor applies See Rate Sheet for LLPA				
	rent Seasoning	• 70 – Rate/Term & Co				• 70 - Rate/Term & Cash-out					
BK/FC/SS/D	IL: >=48 Months	Max Loan: \$2,000	-			ax Loan: \$2,000,000					
Declining Market and State/CBSA Restrictions If either are both of the following republy 1) the granularity republishes the property are adelicing market 2) the subject property is in a state or CBSA in the											
If either or both of the following apply: 1) the appraisal report identifies the property as a declining market; 2) the subject property is in a state or CBSA in the table at the end of this document, the maximum LTV/CLTV is limited to 85% for purchase and 75% for rate/term and cash-out transactions.											
	•					US Virgin Islands					
General Requirements											
Product Type	• Fixed Rate Terms: 15 & 30 years; 5/6 ARM, 7/6 ARM, 10/6 ARM										
Interest Only	Min Credit Score: 700 Max LTV: 80% 30-year total loan term, qualification based upon 20-year amortizing										
Loan Amounts	• Min: 150,000 • Max: 2,500,000										
Loan Purpose	Purchase, Rate/Term, and Cash Out										
Occupancy	Primary, Secon	d Home, Investment									
Property Type	 Single Family: Attached, Detached Condominium: Max LTV/CLTV 80% Not Eligible: 2-4 Units, Condo Hotel, Rural Florida Condominiums: A structural inspection is required for greater than 5 stories; and over 30 years old (or 25 years Projects with an unacceptable or no 						-				
Acreage	Property up to	Property up to 20-acres, not meeting the rural definition, eligible.									
Cash-In-Hand	Max Cash-In-H	Max Cash-In-Hand: \$1,000,000 (Not applicable to Delayed Financing transactions)									
Appraisals				ection. Appr	raisal rev	ew product required unless 2 nd appra	isal obtained.				
F F	2 nd Appraisal r	equired for loans > \$2		B :							
	/2 :	B . 1 . 1 . 1 . 2		ome Require		4504.6.34.1.335					
Income						rm 4506-C, Verbal VOE YTD P&L, 2-monthly bank statements,	IPS Form 4506 C				
	Self-Liliployed:	2-years or 1-1ear or 1		writing Req		· · · · · · · · · · · · · · · · · · ·	165 61111 4500-C				
Credit Score	qualifying inco	Use credit score of the borrower with the highest qualifying income Middle of 3 scores or lower of 2		Assets		Min of 30-days asset verification required; any large deposit must be sourced					
Reserves	 LTV > 85%: 12 Loan Amount > Cash out may be 	o: 6-months of PITIA o: 12-months of PITIA nt > \$1.5 M: 9-months of PITIA ay be used to satisfy requirement		DTI Requirements		• Max: 43%					
Gift Funds	Min contribution	n: 5% primary, 10% inv	estment	Docume	nt Age	• 90-days					
Tradelines	 Min: 2 reporting 24-months w/activity in last 12-months or 3 reporting 12-months w/recent activity If the primary borrower has three (3) credit scores the minimum tradeline requirement is waived 			Prepayment Penalty - Investment Property Only		 Prepayment periods up to 5-Years eligible, see rate sheet Penalties not allowed in AK, KS, MI, MN, NM, OH and RI Penalties not allowed on loans vested to individuals in IL and NJ Penalties not allowed on loan amounts less than \$301,022 in PA Only declining prepayment penalty structures allowed in MS 					



1,000,000 90 80 75 75 75 75 75 75 75 7	Prime Ascent Plus	- Alt Doc									
1,000,000 90 80 75 75 75 75 75 75 75 7		esidence	Maximum LTV/CLTV - Bank Statements								
2,000,000	Minimum Credit Score		Maximum Loan Amount	P	Purchase	Rate/Term Refinance	e	Cash-Out Refinance			
2,500,000 75 70 70 70 70 70 70	720		1,000,000		90	80		80			
1,000,000 85 75 75 75			2,000,000		80	75		75			
2,00,000 980 70 70 70 2,00,000 70 65 65 65 1,000,000 80 75 70 70 70 2,00,000 70 70 70 2,00,000 70 70 70 2,00,000 70 70 70 NA N			2,500,000		75	70		70			
2,500,000 70 6.5 6.5			1,000,000		85	75		75			
1,000,000 80 75 75 75 75 75 75 75 7	700		2,000,000		80	70		70			
Accesses			2,500,000		70	65		65			
2,500,000 70 NA NA NA	680		1,000,000		80	75		75			
Housing History			2,000,000		75	70		70			
Max LTV/CLTV:			· · ·		1						
Mousing Event Seasoning # 75 - Purchase # 75 - Purchase # 75 - Purchase # 70 - Rear/Farm & Cost-out Max Loam \$2,000,000 Max Loam \$2,000,000 Price adjustor applies - see rat # 75 - Purchase #	Housing History		Occupancy Restrictions – Second Home		Occupancy Restrictions – Investment			12 Mo Bank Statement			
Most Losen \$2,000,000 Price adjustor applies - set for Max Losen \$2,000,000 Max Losen	0x30x1	12	Max LTV/CLTV:		,	Max LTV/CLTV:					
### 70 - Rate / Term & Cash-out Max Losins \$2,000,000 Review Ferm & Cash-out Max Losins \$2,000,000 Review Ferm & Cash-out Max Losins \$2,000,000 Review Ferm & Cash-out Max Losins \$2,000,000 Review Ferm & Cash-out Max Losins \$2,000,000 Review Ferm & Cash-out Max Losins \$2,000,000 Review Ferm & Cash-out Max Losins \$2,000,000 Review Ferm Ferm & Cash-out Max Losins \$2,000,000 Review Ferm Ferm & Cash-out Max Losins Ferm Fer	Housing Event	Coacanina					Price adjustor applies — see rate sheet				
Declining Market and Stote/CBSA Restrictions Declining Market and Stote/CBSA Restrictions First or both of the following apply: 1) the appraisal report identifies the property as a declining market; 2) the subject property is in a state or CBSA in the table of the end of his document, the maximum LTV/CLTV's Interface and 5% for protection and 5					,						
If either or both of the following apply: 1) the approisal report identifies the property as a declining market; 2) the subject property is in a state or CBSA in the table at the end of this document, the maximum LTV/CLTV is limited to 85% for provinces and 75% for rote/ferm and cash-out transactions. Inelligible locations: Puerro Rico, Guom, & the US Virgin Islands Central Requirements	BK/FC/SS/DIL: >	=48 Months	. , ,		· •	•					
toble at the end of this document, the maximum LTV/CLTV is limited to 85% for purchase and 75% for rate/form and cash-out transactions. Intelligible locations: Pure nat Requirements	If either or both o	f the following					roperty i	s in a state or CRSA in the			
Product Type											
Product Type			,			,					
Interest Only				Gener	al Requirements						
Loan Amounts Loan Purpose Purchase, Rate/Term, and Cash Out Occupancy Primary, Second Home, Investment Single Family: Attached, Detached Condominium: Max LTV/CLTV 80% Not Eligible: 2-4 Units, Condo Hotel, Rural Property Type Acreage Property up to 20-acres, not meeting the rural definition, eligible. Cash-In-Hand Appraisals Private Time To 20-acres, not meeting the rural definition, eligible. Cash-In-Hand Appraisals Private Time Time Time Time Time Time Time Tim	Product Type	Fixed Rate	e Terms: 15 & 30 years; 5/6 AR/	M, 7/6 ARM,	, 10/6 ARM						
Lean Purpose Purchass, Rate/Term, and Cash Out	Interest Only	Min Credit	Score: 700	Max LT\	V: 80%	 30-year total loan term, 	qualify u	sing 20-year amortizing paymen			
Primary, Second Home, Investment Florida Condominiums	Loan Amounts										
Property Type - Single Family: Attached, Detached - Condominium: Max LTV/CLTV 80% - Not Eligible: 2-4 Units, Condo Hotel, Rural - Over 30 years old (or 25 years if within 3 miles of the coast) - Organizers with an unacceptable or no inspection are ineligible - Acreage - Property up to 20-acres, not meeting the rural definition, eligible. - Max Cash-In-Hand: \$1,000,000 (Not applicable to Delayed Financing transactions) - Projects with an unacceptable or no inspection are ineligible - Max Cash-In-Hand: \$1,000,000 (Not applicable to Delayed Financing transactions) - Projects with an unacceptable or no inspection are ineligible - Max Cash-In-Hand: \$1,000,000 (Not applicable to Delayed Financing transactions) - Projects with an unacceptable or no inspection are ineligible - Projects with an unacceptable or no inspection are ineligible - Projects with an unacceptable or no inspection are ineligible - Projects with an unacceptable or no inspection are ineligible - Projects with an unacceptable or no inspection are ineligible - Projects with an unacceptable or no inspection are ineligible - Projects with an unacceptable or no inspection are ineligible - Projects with an unacceptable or no inspection are ineligible - Projects with an unacceptable or no inspection are ineligible - Projects with an unacceptable or no inspection are ineligible - Projects with an unacceptable or no inspection are ineligible - Projects with an unacceptable or no inspection are ineligible - Projects with an unacceptable or no inspection are ineligible - Projects with an unacceptable or no inspection are ineligible - Projects with an unacceptable or no inspection are ineligible Projects with an unacceptable or no inspection are ineligible Projects with an unacceptable or no inspection are ineligible Projects with an unacceptable or no inspection are ineligible Projects with an unacceptable or no inspection are ineligible Projects with an unacceptable or no inspection are ineligible Projects with an unacceptable or no inspec	Loan Purpose	Purchase, Rate/Term, and Cash Out									
Property Type Property Type Property Type Property Type Property Type Property Description (Condominium: Max LTV/CLTV 80% Property Up to 20-cares, not meeting the rural definition, eligible. Property Description (Condominium: Max LTV/CLTV 80%) Property Up to 20-cares, not meeting the rural definition, eligible. Property Up to 20-cares, not meeting the rural definition, eligible. Property Up to 20-cares, not meeting the rural definition, eligible. Property Up to 20-cares, not meeting the rural definition, eligible. Property Up to 20-cares, not meeting the rural definition, eligible. Property Up to 20-cares, not meeting the rural definition, eligible. Property Up to 20-cares, not meeting the rural definition, eligible. Property Up to 20-cares, not meeting the rural definition, eligible. Property Up to 20-cares, not meeting the rural definition, eligible. Property Up to 20-cares, not meeting the rural definition, eligible. Property Up to 20-cares, not meeting the rural definition, eligible. Property Up to 20-cares, not meeting the rural definition, eligible. Property Description of Property Up to 20-cares in the following and property of property of the following deposits must be subjected to 52,000,000. Profit & Loss Statements Property Up to 20-cares in the following and statements divided by the number of statements. Property Up to 20-cares in the following and statements divided by the number of statements. Property Up to 20-cares in the following and transfers to the personal account. Property Up to 20-cares in the following and transfers to the personal account. Pro	Occupancy	• Primary, S	econd Home, Investment								
Acreage Property up to 20-acres, not meeting the rural definition, eligible.	Property Type	Condomini	ium: Max LTV/CLTV 80%		 A structural inspection is required for projects: greater than 5 stories; and over 30 years old (or 25 years if within 3 miles of the coast) 						
Cash-In-Hand • Max Cash-In-Hand: \$1,000,000 (Not applicable to Delayed Financing transactions)	Acreage	Property (up to 20-acres, not meeting the ru	ıral definitio		· · · · · · · · · · · · · · · · · · ·		- 3			
Personal Bank Statements - 24 or 12-months of Personal and 2-months of business bank statements. - Qualifying income is determined by the total eligible deposits from the 24 or 12-months of personal statements divided by the number of statements. - The business bank statements must reflect business activity and transfers to the personal account. - 24 or 12-months of business bank statements. Qualifying income is determined by one of the following analysis methods: - Fixed Expense Ratio (50%) - Expense ratio provided by a 3rd party (CPA, EA, or tax preparer) min ratio of 10% - 3rd party prepared Profit & Loss Statement (CPA,EA, or tax preparer) - Not eligible - Not Elig	Cash-In-Hand					nsactions)					
Personal Bank Statements	Appraisals				on. Appraisal review	product required unless 2 nd	apprais	al obtained.			
Personal Bank Statements • Qualifying income is determined by the total eligible deposits from the 24 or 12-months of personal statements divided by the number of statements • The business bank statements must reflect business activity and transfers to the personal account. • 24 or 12-months of personal statements divided by the number of the following analysis methods: • 24 or 12-months of business bank statements. Qualifying income is determined by one of the following analysis methods: • Fixed Expense Ratio (50%) • Expense ratio provided by a 3rd party (CPA, EA, or tax preparer) min ratio of 10% • Tradelines • Not eligible • Min of 30-days asset verification required; any large deposit must be sourced • Min of 30-days asset verification required; any large deposit must be sourced • Min contribution: 5% primary, 10% investment • Min: 2 reporting 24-months w/activity in last 12-months or 3 reporting 12-months w/act					ne Requirements						
Business Bank Statements • 24 or 12-months of business bank statements. Qualifying income is determined by one of the following analysis methods: • Fixed Expense Ratio (50%) • Not eligible ■ Not Elig		 24 or 12-months of Personal and 2-months of business bank statements. Qualifying income is determined by the total eligible deposits from the 24 or 12-months of personal statements divided by the number of statements. 									
Statements Expense ratio provided by a 3rd party (CPA, EA, or tax preparer) min ratio of 10% 3rd party prepared Profit & Loss Statement (CPA,EA, or tax preparer) Not eligible Not Eligible IRS Form 1099 Not Eligible Underwriting Requirements Underwriting Re											
Profit & Loss Statement Only Written VOE Not Eligible RS Form 1099 Not Eligible Asset Utilization Underwriting Requirements Underweits Underweit		o Exper	se ratio provided by a 3rd party								
Written VOE	Profit & Loss			J (CI A)	_ , or lax preparer	1					
RS Form 1099 Not Eligible		Not eligib	ie								
Asset Utilization • Not Eligible Underwriting Requirements • Use credit score of the borrower with the highest qualifying income • Middle of 3 scores or lower of 2 Assets • Min of 30-days asset verification required; any large deposit must be sourced • Min contribution: 5% primary, 10% investment • Min contribution: 5% primary, 10% investment • Min: 2 reporting 24-months w/activity in last 12-months or 3 reporting 12-months w/recent qualified in the property of the		Not Eligib	le								
Underwriting Requirements Outsome Use credit score of the borrower with the highest qualifying income Middle of 3 scores or lower of 2 Min of 30-days asset verification required; any large deposit must be sourced Feserves Outsome It V ≤ 85%: 6-months of PITIA Loan Amount > \$1.5M: 9-months of PITIA Loan Amount > \$1.5M: 9-months of PITIA Cash out may be used to satisfy requirement Min contribution: 5% primary, 10% investment Outsome Min: 2 reporting 24-months w/activity in last 12-months or 3 reporting 12-months w/activity in last 12-months or 3 reporting 12-months w/recent quality in last 12-months or 3 reporting 12-months w/recent quality in last 12-months or 3 reporting 12-months w/recent quality in last 12-months or 3 reporting 12-months w/recent quality in last 12-months or 3 reporting 12-months w/recent quality in last 12-months or 3 reporting 12-months w/recent quality in last 12-months or 3 reporting 12-months w/recent quality in last 12-months or 3 reporting 12-months w/recent quality quality in last 12-months or 3 reporting 12-months w/recent quality quality in last 12-months quality		Not Eligib	le								
Credit Score	Asset Utilization	Not Eligib	e								
Credit Score qualifying income DTI Requirements • Max: 43% • Middle of 3 scores or lower of 2 • Min of 30-days asset verification required; any large deposit must be sourced • LTV ≤ 85%: 6-months of PITIA • LTV > 85%: 12-months of PITIA • Large deposit must be sourced • Large deposit must be sourced • Min contribution: 5% primary, 10% investment • Document Age • 90-days • Min: 2 reporting 24-months w/activity in last 12-months or 3 reporting 12-months w/recent • Prepayment Penalties not allowed in AK, KS, MI, MN, OH, NM, and RI Penalty -		_		Underwri	iting Requirements	T					
Min of 30-days asset verification required; any large deposit must be sourced Reserves	Credit Score	qualifyin	g income		OTI Requirements	• Max: 43%					
Min: 2 reporting 24-months w/activity in last 12-months or 3 reporting 12-months w/recent Prepayment Penalty - Prepayment Penalties not allowed in AK, KS, MI, MN, OH, NM, and RI Penalty - Prepayment Penalties not allowed on logge yested to individuals in II. or Penalties not allowed on logge yested to individuals in II. or Penalties not allowed on logge yested to individuals in II. or Penalties not allowed on logge yested to individuals in II. or Penalties not allowed on logge yested to individuals in II. or Penalties not allowed on logge yested to individuals in II. or Penalties not allowed on logge yested to individuals in II. or Penalties not allowed on logge yested to individuals in II. or Penalties not allowed on logge yested to individuals in II. or Penalties not allowed on logge yested to individuals in II. or Penalties not allowed on logge yested to individuals in III. or Penalties not allowed on logge yested to individuals in III. or Penalties not allowed on logge yested to individuals in III. or Penalties not allowed on logge yested to individuals in III. or Penalties not allowed on logge yested to individuals in III. or Penalties not allowed on logge yested to individuals in III. or Penalties not allowed on logge yested to individuals in III. or Penalties not allowed on logge yested to individuals in III. or Penalties not allowed on logge yested to individuals in III. or Penalties not allowed yes	Assets		•	d; any R	Reserves	 LTV > 85%: 12-months Loan Amount > \$1.5M: 	of PITIA 9-months				
months or 3 reporting 12-months w/recent Prepayment Penalty - Penalties not allowed in AK, KS, MI, MN, OH, NM, and RI Penalty - Penalties not allowed on loans vested to individuals in II of	Gift Funds	Min contr	ibution: 5% primary, 10% invest	ment C	Document Age	• 90-days					
• If the primary borrower has three (3) credit scores, Property Only	Tradelines	Min: 2 reporting 24-months w/activity in last months or 3 reporting 12-months w/recent activity If the primary borrower has three (3) credit see			Penalty - nvestment	 Prepayment periods up to 5-Years eligible, see rate sheet Penalties not allowed in AK, KS, MI, MN, OH, NM, and RI Penalties not allowed on loans vested to individuals in IL and N Penalties not allowed on loan amounts less than \$301,022 in P Only declining prepayment penalty structures allowed in MS 		MI, MN, OH, NM, and RI ested to individuals in IL and NJ nounts less than \$301,022 in PA			