

Prime Ascent Plus – Standard Doc

Primary Residence		Maximum LTV/CLTV		
Minimum Credit Score	Maximum Loan Amount	Purchase	Rate/Term Refinance	Cash-Out Refinance
720	1,000,000	90	80	80
	2,000,000	80	75	75
	2,500,000	75	70	70
700	1,000,000	85	75	75
	2,000,000	80	70	70
	2,500,000	70	65	65
680	1,000,000	80	75	75
	2,000,000	75	70	70
	2,500,000	70	NA	NA
Housing History		Occupancy Restrictions - Second Home	Occupancy Restrictions - Investment	1-Year Standard Doc
0x30x12	Max LTV/CLTV: • 75 – Purchase • 70 – Rate/Term & Cash-out Max Loan: \$2,000,000	Max LTV/CLTV • 75 – Purchase • 70 – Rate/Term & Cash-out Max Loan: \$2,000,000	Price Adjustor applies See Rate Sheet for LLPA	
Housing Event Seasoning				
BK/FC/SS/DIL: >=48 Months				
Declining Market and State/CBSA Restrictions				
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.				
Ineligible locations: Puerto Rico, Guam, & the 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 payment			
Loan Amounts	• Min: 150,000 • Max: 2,500,000			
Loan Purpose	• Purchase, Rate/Term, and Cash Out			
Occupancy	• Primary, Second Home, Investment			
Property Type	<u>Florida Condominiums:</u> • Single Family: Attached, Detached • Condominium: Max LTV/CLTV 80% • Not Eligible: 2-4 Units, Condo Hotel, Rural • A structural inspection is required for projects: o greater than 5 stories; and o over 30 years old (or 25 years if within 3 miles of the coast) • Projects with an unacceptable or no inspection are ineligible			
Acreage	• Property up to 20-acres, not meeting the rural definition, eligible.			
Cash-In-Hand	• Max Cash-In-Hand: \$1,000,000 (Not applicable to Delayed Financing transactions)			
Appraisals	• FNMA Form 1004, 1073 with interior/exterior inspection. Appraisal review product required unless 2 nd appraisal obtained. • 2 nd Appraisal required for loans > \$2,000,000.			
Income Requirements				
Income	• Wage/Salary: Paystubs, W-2's, 2-year or 1-Year of Tax Returns, IRS Form 4506-C, Verbal VOE • Self-Employed: 2-years or 1-Year of Personal and Business Tax Returns, YTD P&L, 2-monthly bank statements, IRS Form 4506-C			
Underwriting Requirements				
Credit Score	• 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%: 6-months of PITIA • LTV > 85%: 12-months of PITIA • Loan Amount > \$1.5 M: 9-months of PITIA • Cash out may be used to satisfy requirement	DTI Requirements	• Max: 43%	
Gift Funds	• Min contribution: 5% primary, 10% investment	Document 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	

Prime Ascent Plus – Alt Doc

Primary Residence		Maximum LTV/CLTV - Bank Statements		
Minimum Credit Score	Maximum Loan Amount	Purchase	Rate/Term Refinance	Cash-Out Refinance
720	1,000,000	90	80	80
	2,000,000	80	75	75
	2,500,000	75	70	70
700	1,000,000	85	75	75
	2,000,000	80	70	70
	2,500,000	70	65	65
680	1,000,000	80	75	75
	2,000,000	75	70	70
	2,500,000	70	NA	NA
Housing History	Occupancy Restrictions – Second Home	Occupancy Restrictions – Investment	12 Mo Bank Statement	
0x30x12	Max LTV/CLTV: <ul style="list-style-type: none">75 - Purchase70 – Rate/Term & Cash-out	Max LTV/CLTV: <ul style="list-style-type: none">75 – Purchase70 – Rate/Term & Cash-out	Price adjustor applies – see rate sheet	
Housing Event Seasoning	Max Loan: \$2,000,000	Max Loan: \$2,000,000		
BK/FC/SS/DIL: >=48 Months				
Declining Market and State/CBSA Restrictions				
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.				
Ineligible locations: Puerto Rico, Guam, & the 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, qualify using 20-year amortizing payment			
Loan Amounts	• Min: 150,000 • Max: 2,500,000			
Loan Purpose	• Purchase, Rate/Term, and Cash Out			
Occupancy	• Primary, Second 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 projects: <ul style="list-style-type: none">greater than 5 stories; andover 30 years old (or 25 years if within 3 miles of the coast) • Projects with an unacceptable or no inspection are ineligible	
Acreage	• Property up to 20-acres, not meeting the rural definition, eligible.			
Cash-In-Hand	• Max Cash-In-Hand: \$1,000,000 (Not applicable to Delayed Financing transactions)			
Appraisals	• FNMA Form 1004, 1073 with interior/exterior inspection. Appraisal review product required unless 2 nd appraisal obtained. • 2 nd Appraisal required for loans > \$2,000,000.			
Income Requirements				
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.			
Business Bank Statements	• 24 or 12-months of business bank statements. Qualifying income is determined by one of the following analysis methods: <ul style="list-style-type: none">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)			
Profit & Loss Statement Only	• Not eligible			
Written VOE	• Not Eligible			
IRS Form 1099	• Not Eligible			
Asset Utilization	• Not Eligible			
Underwriting Requirements				
Credit Score	• Use credit score of the borrower with the highest qualifying income • Middle of 3 scores or lower of 2	DTI Requirements	• Max: 43%	
Assets	• Min of 30-days asset verification required; any large deposit must be sourced	Reserves	• LTV ≤ 85%: 6-months of PITIA • LTV > 85%: 12-months of PITIA • Loan Amount > \$1.5M: 9-months of PITIA • Cash out may be used to satisfy requirement	
Gift Funds	• Min contribution: 5% primary, 10% investment	Document 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, OH, NM, 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	

Prime Ascent – Standard Doc

Maximum LTV/CLTVs		Standard Doc - Primary Residence		
Minimum Credit Score	Maximum Loan Amount	Purchase	Rate/Term Refinance	Cash-Out Refinance
720	1,000,000	90	85	80
	1,500,000	90	85	80
	2,000,000	85	80	80
	2,500,000	80	75	75
	3,000,000	75	70	70
	3,500,000	70	70	NA
	4,000,000	70	65	NA
700	1,000,000	90	85	80
	1,500,000	90	85	80
	2,000,000	85	75	70
	2,500,000	75	70	65
	3,000,000	75	70	65
	3,500,000	70	65	NA
680	1,000,000	90	85	80
	1,500,000	85	80	75
	2,000,000	80	75	70
	2,500,000	75	70	65
	3,000,000	70	65	65
660	1,000,000	80	80	75
	1,500,000	80	75	75
	2,000,000	75	70	65
	2,500,000	70	65	65
Housing History		Occupancy Restrictions - 2 nd Home	Occupancy Restrictions - Investment	1 Year Standard Doc
1x30x12		Max LTV/CLTV:	Max LTV/CLTV:	Price adjustor applies – see rate sheet.
Housing Event Seasoning		<ul style="list-style-type: none">85 – Purchase	<ul style="list-style-type: none">85 – Purchase	
BK/FC/SS/DIL >=48 Months Forbearance, Mod or Deferral: See Verus Eligibility Guide		<ul style="list-style-type: none">80 – Rate/Term75 – Cash-out Max Loan Amount: \$2,500,000	<ul style="list-style-type: none">80 – Rate/Term75 – Cash-out Max Loan Amount: \$2,500,000	
Declining Market and State/CBSA Restrictions				
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 purchases and 80% for all refinances and the maximum loan amount is limited to \$2MM.				
Ineligible locations: Puerto Rico, Guam, & the US Virgin Islands				
General Requirements				
Product Type	Fixed Rate Terms: 15, 30, 40-years; 5/6 ARM, 7/6 ARM, 10/6 ARM (40-year term ARMs available when combined with interest only feature)			
Interest Only	<ul style="list-style-type: none">Min Credit Score: 660Max LTV: 90%			
Loan Amounts	<ul style="list-style-type: none">Min: 150,000Max: 4,000,000			
Loan Purpose	<ul style="list-style-type: none">Purchase, Rate/Term, and Cash Out			
Occupancy	<ul style="list-style-type: none">Primary, Second Home, Investment			
Property Type	<ul style="list-style-type: none">Single Family: Attached, Detached2-4 Units and Condominiums: Max LTV/CLTV 85%.Condo Hotel: Max LTV/CLTV 85%, Max Loan Amount \$2,500,000.Rural: Not Eligible		<u>Florida Condominiums:</u> <ul style="list-style-type: none">A structural inspection is required for projects:<ul style="list-style-type: none">greater than 5 stories; andover 30 years old (or 25 years if within 3 miles of the coast)Projects with an unacceptable or no inspection are ineligible	
Acreage	<ul style="list-style-type: none">Property up to 20-acres, not meeting the rural definition, eligible. 10 or more acres limited to a max LTV/CLTV 80%			
Cash-In-Hand	<ul style="list-style-type: none">Max Cash-In-Hand: Unlimited			
Appraisals	<ul style="list-style-type: none">FNMA Form 1004, 1025, 1073 with interior/exterior inspection. Appraisal review product required unless 2nd appraisal obtained. 2nd Appraisal required for loans > \$2,000,000.			
Income Requirements				
Income	<ul style="list-style-type: none">Wage/Salary: Paystubs, W-2, 2 Years or 1 Year of Tax Returns, IRS Form 4506-C, Verbal VOESelf-Employed: 2 Years or 1 Year of Personal and Business Tax Returns, YTD P&L, 2-monthly bank statements, IRS Form 4506-C			

Prime Ascent – Standard Doc, continued

Underwriting Requirements			
Credit Score	<ul style="list-style-type: none"> Use credit score of the borrower with the highest qualifying income Middle of 3 scores or lower of 2 	Assets	<ul style="list-style-type: none"> Min of 30-days asset verification required; any large deposit must be sourced
Reserves	<ul style="list-style-type: none"> LTV ≤ 85%: 6-months of PITIA LTV > 85%: 12-months of PITIA Loan Amount > \$1.5M: 9-months of PITIA Loan Amount > \$2.5M: 12-months of PITIA Cash out may be used to satisfy requirement 	DTI Requirements	<ul style="list-style-type: none"> Max: 50% <ul style="list-style-type: none"> See FTHB guidelines for DTI restrictions Primary Residence - Up to 55% allowed: <ul style="list-style-type: none"> Min residual income of \$3,500 Max LTV/CLTV ≤ 80% Standard Doc 2-years Minimum 12-months reserves First Time Home Buyer not eligible
Gift Funds	<ul style="list-style-type: none"> Min contribution: 5% primary, 10% investment 	Document Age	<ul style="list-style-type: none"> 90-days
Tradelines	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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 & NJ Penalties not allowed on loan amounts less than \$301,022 in PA Only declining prepayment penalty structures allowed in MS

Prime Ascent – Alt Doc

Maximum LTV/CLTVs		Bank Statements, 1099 & Asset Utilization, WVOE, P&L Only – Primary Residence		
Minimum Credit Score	Maximum Loan Amount	Purchase	Rate/Term Refinance	Cash-Out Refinance
720	1,000,000	90	85	80
	1,500,000	90	85	80
	2,000,000	85	80	80
	2,500,000	80	75	75
	3,000,000	75	70	70
	3,500,000	70	70	NA
	4,000,000	70	65	NA
700	1,000,000	90	85	80
	1,500,000	90	85	80
	2,000,000	85	75	70
	2,500,000	75	70	65
	3,000,000	75	70	65
	3,500,000	70	65	NA
680	1,000,000	90	85	80
	1,500,000	85	80	75
	2,000,000	80	75	70
	2,500,000	75	70	65
	3,000,000	70	65	65
660	1,000,000	80	80	75
	1,500,000	80	75	75
	2,000,000	75	70	65
	2,500,000	70	65	65
Housing History		Occupancy Restrictions – 2 nd Home	Occupancy Restrictions – Investment	12 Mo Bank Statement, 1 Year 1099, & Asset Utilization
1x30x12		Max LTV/CLTV:	Max LTV/CLTV:	Price adjustor applies – see rate sheet
Housing Event Seasoning		<ul style="list-style-type: none">85 – Purchase80 – Rate/Term75 – Cash-out	<ul style="list-style-type: none">85 – Purchase80 – Rate/Term75 – Cash-out	
BK/FC/SS/DIL >=48 Months Forbearance, Mod or Deferral: See Verus Eligibility Guide		Max Loan Amount: 2,500,000	Max Loan Amount: 2,500,000	
Written Verification of Employment and P&L Only		Max LTV/CLTV: *80% Purchase, 75% Refinance *85% LTV Purchase available with min credit score 720, max loan amount \$1,000,000		
Declining Market and State/CBSA Restrictions				
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 purchases and 80% for all refinances and the maximum loan amount is limited to \$2MM.				
Ineligible locations: Puerto Rico, Guam, & the US Virgin Islands				
General Requirements				
Product Type	Fixed Rate Terms: 15, 30, 40-years; 5/6 ARM, 7/6 ARM, 10/6 ARM (40-year term ARMs available when combined with interest only feature)			
Interest Only	<ul style="list-style-type: none">Min Credit Score: 660Max LTV: 90%			
Loan Amounts	<ul style="list-style-type: none">Min: 150,000Max: 4,000,000			
Loan Purpose	<ul style="list-style-type: none">Purchase, Rate/Term, and Cash Out			
Occupancy	<ul style="list-style-type: none">Primary, Second Home, Investment			
Property Type	<ul style="list-style-type: none">Single Family: Attached, Detached2-4 Units and Condominiums: Max LTV/CLTV 85%.Condo Hotel: Max LTV/CLTV 85%, Max Loan Amount \$2,500,000.Rural: Not Eligible		Florida Condominiums: <ul style="list-style-type: none">A structural inspection is required for projects:<ul style="list-style-type: none">greater than 5 stories; andover 30 years old (or 25 years if within 3 miles of the coast)Projects with an unacceptable or no inspection are ineligible	
Acreage	<ul style="list-style-type: none">Property up to 20-acres, not meeting the rural definition, eligible. 10 or more acres limited to a max LTV/CLTV 80%			
Cash-In-Hand	<ul style="list-style-type: none">Max Cash-In-Hand: Unlimited			
Appraisals	<ul style="list-style-type: none">FNMA Form 1004, 1025, 1073 with interior/exterior inspection. Appraisal review product required unless 2nd appraisal obtained.2nd Appraisal required for loans > \$2,000,000.			

Prime Ascent – Alt Doc, continued

Income Requirements			
Personal Bank Statements:	<ul style="list-style-type: none">• 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.		
Business Bank Statements:	<ul style="list-style-type: none">• 24 or 12-months of business bank statements. Qualifying income is determined by one of the following analysis methods:<ul style="list-style-type: none">○ 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)		
Profit & Loss Statement Only	<ul style="list-style-type: none">• 24 or 12-month CPA/EA prepared Profit & Loss Statement Only• CPA/EA/CTEC must attest they have prepared the borrower's most recent tax return		
Written Verification of Employment	<ul style="list-style-type: none">• FNMA Form 1005• Two (2) most recent months of personal bank statements reflecting deposit(s) from employer on each of the statements		
IRS Form 1099	<ul style="list-style-type: none">• 2-Years or 1-Year 1099• Fixed Expense Ratio of 10%• YTD Documentation to support continued receipt of income from same source		
Asset Utilization	<ul style="list-style-type: none">• Eligible assets divided by 84 to determine a monthly income stream• Min Credit Score: 660		
Underwriting Requirements			
Credit Score	<ul style="list-style-type: none">• Use credit score of the borrower with the highest qualifying income• Middle of 3 scores or lower of 2	DTI Requirements	<ul style="list-style-type: none">• Max: 50%<ul style="list-style-type: none">○ See FTHB guidelines for DTI restrictions
Assets	<ul style="list-style-type: none">• Min of 30-days asset verification required; any large deposit must be sourced	Reserves	<ul style="list-style-type: none">• LTV ≤ 85%: 6 months of PITIA• LTV > 85%: 12-months of PITIA• Loan Amount > \$1.5M: 9-months of PITIA• Loan Amount > \$2.5M: 12-months of PITIA• Cash out may be used to satisfy requirement
Gift Funds	<ul style="list-style-type: none">• Min contribution: 5% primary, 10% investment	Document Age	<ul style="list-style-type: none">• 90-days
Tradelines	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• 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

Credit Ascent – Standard Doc

Maximum LTV/CLTVs			Standard Doc - Primary Residence				
Minimum Credit Score	Maximum Loan Amount	Purchase	Rate/Term Refinance	Cash-Out Refinance			
700	1,000,000	85	80	80			
	1,500,000	85	80	80			
	2,000,000	80	75	75			
	3,000,000	70	65	65			
680	1,000,000	85	80	80			
	1,500,000	80	75	75			
	2,000,000	80	70	70			
	3,000,000	70	65	65			
660	1,000,000	80	80	75			
	1,500,000	80	75	75			
	2,000,000	70	65	65			
620	1,000,000	80	75	70			
	1,500,000	70	65	65			
	2,000,000	65	NA	NA			
600	1,000,000	70	70	65			
Housing History Restrictions				1 Year Standard Doc			
Housing History:	1x30x12	0x60x12	0x90x12				
Max LTV/CLTV: Purchase	85	80	70				
Max LTV/CLTV: Refinance	80	75	NA				
Max Loan Amt:	\$3,000,000	\$1,500,000	\$1,000,000	Price adjustor applies – see rate sheet			
Housing Event Seasoning Restrictions				Occupancy Restrictions Second Home & Investment			
BK/FC/SS/DIL:	>=36 Mo	>= 24 Mo	>= 12 Mo				
Max LTV/CLTV: Purchase	85	80	70			Max LTV/CLTV: Purchase	80
Max LTV/CLTV: Refinance	80	75	NA			Max LTV/CLTV: Refinance	75
Max Loan Amt:	\$3,000,000	\$1,500,000	\$1,000,000	Max Loan Amt:	\$2,500,000		
Forbearance, Mod or Deferral Housing Event Seasoning Restrictions: See Verus Eligibility Guide							
Declining Market and State/CBSA Restrictions							
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 80% for purchases and 75% for all refinances and the maximum loan amount is limited to \$2MM.							
Ineligible locations: Puerto Rico, Guam, & the US Virgin Islands							
General Requirements							
Product Type	Fixed Rate Terms: 15, 30, 40-years; 5/6 ARM, 7/6 ARM, 10/6 ARM (40-year term ARMs available when combined with interest only feature)						
Interest Only	• Min Credit Score: 660 • Max LTV 85%						
Loan Amounts	• Min: 150,000 • Max: 3,000,000						
Loan Purpose	• Purchase, Rate/Term, and Cash Out						
Occupancy	• Primary, Second Home, Investment						
Property Type	• Single Family: Attached, Detached • 2-4 Units and Condominiums: Max LTV/CLTV Purchase 80%, Refinance 75% • Condo Hotel: Max LTV/CLTV Purchase 80%, Refinance 75% Max Loan Amount \$2,500,000 • Rural: Not Eligible			Florida Condominiums: • A structural inspection is required for projects: o greater than 5 stories; and o over 30 years old (or 25 years if within 3 miles of the coast) • Projects with an unacceptable or no inspection are ineligible			
Acreage	• Property up to 20-acres, not meeting the rural definition, eligible, 10 or more acres limited to a max LTV/CLTV 80%						
Cash-In-Hand	• Max Cash-In-Hand: Unlimited						
Appraisals	• FNMA Form 1004, 1025, 1073 with interior/exterior inspection. Appraisal review product required unless 2 nd appraisal obtained. • 2 nd Appraisal required for loans > \$2,000,000.						
Income Requirements							
Income	• Wage/Salary: Paystubs, W-2, 2-Years or 1-Year Tax Returns, IRS Form 4506-C, Verbal VOE • Self-Employed: 2-Years or 1-Year Personal and Business Tax Returns, YTD P&L, 2-monthly bank statements, IRS Form 4506-C						

Credit Ascent – Standard Doc, continued

Underwriting Requirements			
Credit Score	<ul style="list-style-type: none"> • Use credit score of the borrower with the highest qualifying income • Middle of 3 scores or lower of 2 	DTI Requirements	<ul style="list-style-type: none"> • Max: 50% <ul style="list-style-type: none"> ◦ See FTHB guidelines for DTI restrictions
Assets	<ul style="list-style-type: none"> • Min of 30-days asset verification required; any large deposit must be sourced 	Reserves	<ul style="list-style-type: none"> • 6 months of PITIA if LTV \geq 80% • 3 months of PITIA if LTV $<$ 80% • Cash out may be used to satisfy requirement
Gift Funds	<ul style="list-style-type: none"> • Min contribution: 5% primary, 10% investment 	Document Age	<ul style="list-style-type: none"> • 90-days
Tradelines	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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

Credit Ascent – Alt Doc

Maximum LTV/CLTVs			Bank Statements/1099/WVOE/P&L Only – Primary Residence		
Minimum Credit Score	Maximum Loan Amount		Purchase	Rate/Term Refinance	Cash-Out Refinance
700	1,000,000		85	80	80
	1,500,000		85	80	80
	2,000,000		80	75	75
	3,000,000		70	65	65
680	1,000,000		85	80	80
	1,500,000		80	75	75
	2,000,000		80	70	70
	3,000,000		70	65	65
660	1,000,000		80	80	75
	1,500,000		80	75	75
	2,000,000		70	65	65
620	1,000,000		80	75	70
	1,500,000		70	NA	NA
	2,000,000		65	NA	NA
600	1,000,000		70	70	65
Housing History Restrictions				Occupancy Restrictions – Second Home & Investment	
Housing History:	1x30x12	0x60x12	0x90x12		
Max LTV/CLTV: Purchase	85	80	70	Max LTV/CLTV: Purchase	80
Max LTV/CLTV: Refinance	80	75	NA	Max LTV/CLTV: Refinance	75
Max Loan Amt:	\$3,000,000	\$1,500,000	\$1,000,000	Max Loan Amt:	\$2,500,000
Housing Event Seasoning Restrictions				Written VOE and P&L Only	
BK/FC/SS/DIL:	>=36 Mo	>=24 Mo	>=12 Mo	Min Credit Score:	660
Max LTV/CLTV: Purchase	85	80	70	Max LTV/CLTV: Purchase	80%
Max LTV/CLTV: Refinance	80	75	NA	Max LTV/CLTV: Refinance	75%
Max Loan Amt:	\$3,000,000	\$1,500,000	\$1,000,000	Max Loan Amount:	\$1,500,000
Forbearance, Mod or Deferral Housing Event Seasoning Restrictions: See Verus Eligibility Guide					
12 Mo Bank Statement, 1 Year 1099			Price adjustor applies – see rate sheet		
Declining Market and State/CBSA Restrictions					
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 80% for purchases and 75% for all refinances and the maximum loan amount is limited to \$2MM.					
Ineligible locations: Puerto Rico, Guam, & the US Virgin Islands					
General Requirements					
Product Type	Fixed Rate Terms: 15, 30, 40-years; 5/6 ARM, 7/6 ARM, 10/6 ARM (40-year term ARMs available when combined with interest only feature)				
Interest Only	• Min Credit Score: 660 • Max LTV 85%				
Loan Amounts	• Min: 150,000 • Max: 3,000,000				
Loan Purpose	• Purchase, Rate/Term, and Cash Out				
Occupancy	• Primary, Second Home, Investment				
Property Type	<div><div>• Single Family: Attached, Detached</div><div>• 2-4 Units and Condominiums: Max LTV/CLTV Purchase 80%, Refinance 75%</div><div>• Condo Hotel: Max LTV/CLTV Purchase 80%, Refinance 75% Max Loan Amount \$2,500,000</div><div>• Rural: Not Eligible</div></div> <div><u>Florida Condominiums:</u><ul style="list-style-type: none">• A structural inspection is required for projects:<ul style="list-style-type: none">○ greater than 5 stories; and○ over 30 years old (or 25 years if within 3 miles of the coast)• Projects with an unacceptable or no inspection are ineligible</div>				
Acreage	• Property up to 20-acres, not meeting the rural definition, eligible, 10 or more acres limited to a max LTV/CLTV 80%				
Cash-In-Hand	• Max Cash-In-Hand: Unlimited				
Appraisals	• FNMA Form 1004, 1025, 1073 with interior/exterior inspection. Appraisal review product required unless 2 nd appraisal obtained. • 2 nd Appraisal required for loans > \$2,000,000.				

Credit Ascent – Alt Doc, continued

Income Requirements			
Income	<ul style="list-style-type: none">Personal Bank Statements:<ul style="list-style-type: none">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.		
	<ul style="list-style-type: none">Business Bank Statements: 24 or 12-months of business bank statements. Qualifying income is determined by one of the following analysis methods:<ul style="list-style-type: none">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)		
	<ul style="list-style-type: none">24 or 12-month CPA/EA prepared Profit & Loss Statement OnlyCPA/EA/CTEC must attest they have prepared the borrower's most recent tax return		
	<ul style="list-style-type: none">Written Verification of Employment<ul style="list-style-type: none">FNMA Form 1005Minimum credit score: 660Two (2) most recent months of personal bank statements reflecting deposit(s) from employer on each of the statements		
	<ul style="list-style-type: none">IRS Form 1099<ul style="list-style-type: none">2-Years or 1-Year of 1099sFixed Expense Ratio of 10%YTD Documentation to support continued receipt of income from same source		
Underwriting Requirements			
Credit Score	<ul style="list-style-type: none">Use credit score of the borrower with the highest qualifying incomeMiddle of 3 scores or lower of 2	DTI Requirements	<ul style="list-style-type: none">Max: 50%<ul style="list-style-type: none">See FTHB guidelines for DTI restrictions
Assets	<ul style="list-style-type: none">Min of 30-days asset verification required; any large deposit must be sourced	Reserves	<ul style="list-style-type: none">6 months of PITIA if LTV >= 80%3 months of PITIA if LTV < 80%Cash out may be used to satisfy requirement
Gift Funds	<ul style="list-style-type: none">Min contribution: 5% primary, 10% investment	Document Age	<ul style="list-style-type: none">90-days
Tradelines	<ul style="list-style-type: none">Min: 2 reporting 24-months w/activity in last 12- months or 3 reporting 12-months w/recent activityIf the primary borrower has three (3) credit scores, the minimum tradeline requirement is waived	Prepayment Penalty - Investment Property Only	<ul style="list-style-type: none">Prepayment periods up to 5-Years eligible, see rate sheetPenalties not allowed in AK, KS, MI, MN, NM, OH and RIPenalties not allowed on loans vested to individuals in IL and NJPenalties not allowed on loan amounts less than \$301,022 in PAOnly declining prepayment penalty structures allowed in MS

Investor Solutions – DSCR

Single Investment Property				
Maximum LTV/CLTVs		>= 1.00		
Minimum Credit Score	Maximum Loan Amount	Purchase	Rate/Term Refinance	Cash-Out Refinance
700	1,000,000	80	75	75
	1,500,000	80	75	75
	2,000,000	75	70	70
	3,000,000	70	65	65
	3,500,000	70	65	NA
660	1,000,000	75	75	75
	1,500,000	75	70	70
	2,000,000	70	65	65
	2,500,000	70	65	65
	3,000,000	65	NA	NA
620	1,000,000	75	70	70
	1,500,000	65	65	65
	2,000,000	65	NA	NA
	3,000,000	60	NA	NA
Maximum LTV/CLTVs		< 1.00		
700	1,000,000	75	70	70
	1,500,000	75	70	70
	2,000,000	70	65	65
	2,500,000	65	NA	NA
	3,000,000	60	NA	NA
660	1,000,000	70	65	65
	1,500,000	70	65	65
	2,000,000	65	60	60
	3,000,000	60	NA	NA
Housing History		Credit Event Seasoning	Investor Experience	
• 1x30x12 – No reduction • 0x60x12 – Max 70% LTV Purchase & Max 65% LTV Rate/Term & Cash-out		BK/FC/SS/DIL: • >=36 Mo – No reduction • >=24 Mo – Max 75% LTV Purchase & Max 70% LTV Rate/Term & Cash-out Housing Event Seasoning: Forbearance, Mod or Deferral: See Verus Eligibility Guide	Experienced Investor: Borrower must have a history of owning and managing commercial or non-owner occupied residential real estate for at least 1 year in last 3 years. First Time Investor: A borrower not meeting the experienced investor criteria. ○ First Time investors eligible subject to the following restrictions: ▪ Min credit score: 680 ▪ If reported, no mortgage late payments during the past 36 Mo ▪ >= 36 Mo from any credit event ▪ Owned a primary residence for at least 1-year ▪ Cash-out not eligible ○ First Time Home Buyer not eligible	
Unleased Properties		All refinances: Eligibility (LTV) must use the DSCR < 1.00 matrix for all properties with any unleased (vacant) units. Pricing is based upon the DSCR from the gross rents on the 1007. Not applicable for short-term rentals, see short-term rental income section for specific criteria.		
Declining Markets and State/CBSA Restrictions				
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 75% for purchases and 70% for all refinances and the maximum loan amount is limited to \$2MM.				
Ineligible locations: Puerto Rico, Guam, & the US Virgin Islands				
General Requirements				
Product Type	Fixed Rate Terms: 15, 30, 40-years; 5/6 ARM, 7/6 ARM, 10/6 ARM (40-year term ARMs available when combined with interest only feature)			
Interest Only	• Min Credit Score: 660			

Investor Solutions – DSCR, continued

General Requirements, continued	
Max Cash-In-Hand	<ul style="list-style-type: none"> LTV \geq 65% - \$500,000 LTV < 65% - \$1,000,000 Total equity withdrawn cannot exceed these limits (Not applicable to Delayed Financing transactions)
Appraisals	<ul style="list-style-type: none"> FNMA Form 1004, 1025, 1073 with interior/exterior inspection. Appraisal review product required unless 2nd appraisal obtained. 2nd Appraisal required for loans > \$2,000,000.
Income Requirements	
Income	<p>Long-Term Rental Documentation and DSCR Calculation</p> <ul style="list-style-type: none"> Purchase Transactions: <ul style="list-style-type: none"> Monthly Gross Rents are the monthly rents established on FNMA Form 1007 or 1025 reflecting long term market rents. If the subject property is currently tenant occupied, the 1007 or 1025 must reflect the current monthly rent. A vacant or unleased property is allowed without LTV restriction. Refinance Transactions: <ul style="list-style-type: none"> Required documentation: <ul style="list-style-type: none"> FNMA Form 1007 or 1025 reflecting long-term market rents, and lease agreement. If the lease has converted to month-to-month, then provide most recent two (2) months proof of receipt to evidence continuance of lease. If unable to provide evidence of receipt, the unit will be treated as vacant and subject to the following: <ul style="list-style-type: none"> Eligibility (LTV) must use the DSCR <1.00 matrix. Pricing is based upon the DSCR from the gross rents on the 1007. Monthly Gross Rents are determined by the higher of the actual lease amount or market rent from 1007/1025. If using a higher monthly actual lease amount, evidence of 2-months of receipt is required, and the lease amount must be within 120% of the estimated market rent from the 1007 or 1025. If the actual rent exceeds the market more than 120%, the rents are capped at 120%. A vacant or unleased property is allowed. Eligibility (LTV) must use the DSCR < 1.00 matrix for all properties with any unleased (vacant) units. Pricing is based upon the DSCR from the gross rents on the 1007. DSCR Calculation: <ul style="list-style-type: none"> Debt Service Coverage Ratio is the Monthly Gross Rents divided by the PITIA of the subject property. See this matrix for required Debt Service Coverage Ratios. Gross rents divided by PITIA = DSCR <p>Short-Term Rental (e.g., Airbnb, VRBO, FlipKey) Documentation and DSCR Calculation Short-term rentals are properties which are leased on a nightly, weekly, monthly, or seasonal basis.</p> <ul style="list-style-type: none"> Short-Term Rental Income – Purchase and Refinance Transactions: <ul style="list-style-type: none"> LTV is lesser of 75% for a purchase and 70% for a refinance, or the LTV based upon the DSCR/FICO/Loan balance. (Excludes Condo Hotel projects) DSCR Calculation: <ul style="list-style-type: none"> Monthly gross rents based upon a 12-month average to account for seasonality required. Gross rents reduced by 20% to reflect extraordinary costs (i.e., advertising, furnishings, cleaning) associated with operating short-term rental property compared to non-short term property. If the rental documentation referenced below includes expenses, actual expenses should be compared to the 20% expense factor. If actual expenses are less than 20%, a minimum 20% expense factor is required to be utilized. If actual expense exceeds 20%, the actual expense factor should be used. (Gross Rents * .80) divided by PITIA = DSCR. Any of the following methods may be used to determine gross monthly rental income: <ul style="list-style-type: none"> A 1007 or 1025 Comparable Rent Schedule survey prepared by the appraiser reflecting long-term or short-term market rents. The most recent 12-month rental history statement from the 3rd party rental/management service. The statement must identify the subject property/unit, rents collected for the previous 12-months, and all vendor management fees. The rental income will exclude all vendor or management fees. The most recent 12-month bank statements from the borrower evidencing short-term rental deposits. Borrower must provide rental records for the subject property to support monthly deposits. AIRDNA Rentalizer and Overview reports, accessed using the Explore Short-Term Rental data, must meet the following requirements: <ul style="list-style-type: none"> Rentalizer (Property Earning Potential) <ul style="list-style-type: none"> Only allowed for purchase transaction Gross rents equal the revenue projection from the Rentalizer Report less the 20% extraordinary expense factor Forecast period must cover 12 months from the Note date The occupancy rate must be > 60% <ul style="list-style-type: none"> Maximum occupancy limited to 2 individuals per bedroom Must have five (5) comparable properties, all within the same ZIP code <ul style="list-style-type: none"> Must be similar in size, room count, amenities, availability, and occupancy Overview Report (Evaluate a Market) <ul style="list-style-type: none"> Market score by zip code Must be 60 or greater

Investor Solutions – DSCR, continued

Underwriting Requirements			
Credit Score	<ul style="list-style-type: none"> • Use highest decision score amongst all borrower(s)/guarantor(s). • Middle of 3 scores or lower of 2 	Tradelines	<ul style="list-style-type: none"> • If borrower/guarantor has three (3) credit scores, the minimum tradeline requirement is waived • Min: 2 reporting 24-months w/activity in last 12- months or 3 reporting 12-months w/recent activity
Assets	<ul style="list-style-type: none"> • Min of 30-days asset verification required 	Reserves	<ul style="list-style-type: none"> • 2 months of PITIA • Loan Amount > \$1.5M: 6-months of PITIA • Loan Amount > \$2.5M: 12-months of PITIA • Cash out may be used to satisfy requirement
Gift Funds	<ul style="list-style-type: none"> • Allowed after min 10% borrower contribution 	Document Age	<ul style="list-style-type: none"> • 90-days
Prepayment Penalty - Investment Property Only	<u>Acceptable Structures include the following:</u> <ul style="list-style-type: none"> • Fixed percentage of no less than 3% • Declining structures that do not exceed 5% and do not drop below 3% in the first 3 years. For example: (5%/4%/3%/3%/3%) or (5%/4%/3%/2%/1%) • Six (6) months of interest on prepayments that exceed 20% of the original principal balance in a given 12-month time period. 		<ul style="list-style-type: none"> • 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

Investor Solutions – DSCR (5-8 Units or 2-8 Mixed Use)

Single Investment Property 5 – 8 Residential Units and 2 – 8 Mixed Use				
Maximum LTV/CLTVs		>= 1.00		
Minimum Credit Score	Maximum Loan Amount	Purchase	Rate/Term Refinance	Cash-Out Refinance
700	1,500,000	75	70	70
	2,000,000	70	65	65
660	1,500,000	70	65	65
	2,000,000	65	60	60
Housing History	Housing Event Seasoning	Investor Experience		
<ul style="list-style-type: none">0x30x12	BK/FC/SS/DIL: <ul style="list-style-type: none">>=24 Mo – Any event Forbearance, Mod or Deferral: See Verus Eligibility Guide	Experienced Investor: Borrower must have a history of owning and managing commercial or non-owner occupied residential real estate for at least 1 year in last 3 years First Time Investor: Not eligible		
Unleased Units				
Maximum: 1 vacant unit on 2-3 Unit property. 2 vacancies on 4+ Units.				
Declining Market and State/CBSA Restrictions				
Maximum eligible LTVs do not require a market adjustment for the 5-8 multifamily and 2-8 mixed use property types.				
Ineligible locations: Puerto Rico, Guam, & the US Virgin Islands				
General Requirements				
Product Type	Fixed Rate Terms: 15, 30-years; 5/6 ARM, 7/6 ARM, 10/6 ARM. Maximum loan term cannot exceed 30-years.			
Interest Only	<ul style="list-style-type: none">Eligible			
Loan Amounts	<ul style="list-style-type: none">Min: 400,000Max: 2,000,000			
Loan Purpose	<ul style="list-style-type: none">Purchase, Rate/Term, and Cash Out			
Cash-In-Hand	<ul style="list-style-type: none">Max cash-in-hand \$1,000,000			
Occupancy	<ul style="list-style-type: none">Investment			
Eligibility Restrictions	<ul style="list-style-type: none">Citizens and individuals from OFAC sanctioned countries including Russia and Belarus are not eligibleForeign Nationals: Use 660 – 699 credit score Loan/LTV eligibility criteria			
Property Type	<ul style="list-style-type: none">Residential 5 – 8 UnitsMixed use 2 – 8 Units<ul style="list-style-type: none">Commercial usage limited to Retail/Office/Restaurant<ul style="list-style-type: none">2-3 Units: Max 1 commercial Unit4-5 Units: Max 2 commercial Units6-8 Units: Max 3 commercial UnitsCommercial space must not exceed 49% of the total building area			
Acreage	<ul style="list-style-type: none">Property up to 2-acres, not meeting the rural definition, eligible			
Unleased Units	<ul style="list-style-type: none">Maximum: 1 vacant unit on 2-3 Unit property. 2 vacancies on 4+ Units.			
Appraisals	<ul style="list-style-type: none">A full interior inspection with photos is required for all units.5-8 Residential<ul style="list-style-type: none">FHLMC 71A, FNMA 1050 or similar short form used to appraise 5+ residential properties, orNarrative report can be utilized but not required.2-8 Mixed Use<ul style="list-style-type: none">General Purpose Commercial Forms (i.e., GP Commercial Summary Form available from CoreLogic a la mode)The following attachments required for 5-8 Residential and 2-8 Mixed Use appraisal reports:<ul style="list-style-type: none">Rent RollIncome and Expense StatementPhotos of subject including exterior/interior and street sceneAerial photoSketch or floor plan of typical unitsMapAppraiser qualificationsReview Product – A commercial BPO required for all loans.<ul style="list-style-type: none">PA, NC- a commercial evaluation product is used instead of a commercial BPO.			
Property Condition	<ul style="list-style-type: none">No fair or poor ratingsNo environmental issues (Storage or use of hazardous material i.e., Dry Cleaners, Laundromat)No health or safety issues (As noted by appraiser, i.e., broken windows, stairs)No excessive deferred maintenance that could become a health or safety issue for tenantsNo structural deferred maintenance, (i.e., Foundation, roof, electrical, plumbing)			
Mixed Use	<ul style="list-style-type: none">Commercial use limited to retail, restaurant, or office space. Residential/Commercial zoning acceptable.			

Investor Solutions – DSCR (5-8 Units or 2-8 Mixed Use), continued

Income Requirements			
Income	<ul style="list-style-type: none">• Leased – Use lower of Estimated market rent or lease agreement.• Short-Term Rental Income not eligible• Vacant Unit(s) – Use 75% of market rents. Max: 1 vacancy on 2-3 Unit properties: 2 vacancies on 4+ Units.• Reduce qualifying rents by any management fee reflected on appraisal report.• 2-8 Mixed Use – Income from commercial space must not exceed 49% of the total property income		
DSCR	<ul style="list-style-type: none">• Minimum DSCR ≥ 1.00• DSCR = Eligible monthly rents/PITIA (Loans with an interest only feature may use the ITIA payment).• Loan amounts $\geq \\$2,000,000$ require DSCR ≥ 1.00 and Debt Yield of 9% or greater (Net operating income/Loan amount = 9% or greater)• Reduce qualifying rents by any management fee reflected on the appraisal report		
Underwriting Requirements			
Credit Score	<ul style="list-style-type: none">• Use highest decision score amongst all borrower(s)/guarantor(s).• Middle of 3 scores or lower of 2	Tradelines	<ul style="list-style-type: none">• Min: 2 reporting 24-months w/activity in last 12- months or 3 reporting 12-months w/recent activity• For each borrower who has three (3) credit scores, the minimum tradeline requirement is waived (all borrowers must be evaluated individually).
Assets	<ul style="list-style-type: none">• Min of 30-days asset verification required;	Reserves	<ul style="list-style-type: none">• 6 months of PITIA• Loan Amount $> \\$1.5M$: 9-months of PITIA• Loan Amount $> \\$2.5M$: 12-months of PITIA• Cash out may not be used to satisfy requirement
Gift Funds	<ul style="list-style-type: none">• Not eligible	Document Age	<ul style="list-style-type: none">• 90-days
Prepayment Penalty	<ul style="list-style-type: none">• Acceptable structures include the following:<ul style="list-style-type: none">○ Fixed percentage of no less than 3%○ Declining structures that do not exceed 5% and do not drop below 3% in the first 3 years. For example: (5%/4%/3%/3%/3%) or (5%/4%/3%/2%/1%)	<ul style="list-style-type: none">• 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	

Cross Collateral DSCR Matrix

Cross Collateral				
Minimum DSCR	Minimum Credit Score	LTV/CLTV		
		Purchase	Rate/Term	Cash-Out
>=1.20	700	70	65	65
	660	65	NA	NA
	Foreign National (FN)	65	NA	NA
		Minimum	Maximum	
Loan Amount		\$400,000		\$3,000,000
Property Count		3		25
Property level allocated balance		\$50,000		\$1,000,000
Cash-Out				
LTV <= 65%		Unlimited		
State/CBSA Restrictions				
Maximum eligible LTVs do not require a market adjustment for the cross-collateral program.				
Ineligible locations: Puerto Rico, Guam, & the US Virgin Islands				
Prepayment Penalty	<ul style="list-style-type: none">Acceptable structures include the following:<ul style="list-style-type: none">Fixed percentage of no less than 3%Declining structures that do not exceed 5% and do not drop below 3% in the first 3 years. For example: (5%/4%/3%/3%/3%) or (5%/4%/3%/2%/1%)		<ul style="list-style-type: none">Prepayment periods up to 5-Years eligible, see rate sheetPenalties not allowed in AK, KS, MI, MN, NM, OH and RIPenalties not allowed on loans vested to individuals in IL and NJPenalties not allowed on loan amounts less than \$301,022 in PAOnly declining prepayment penalty structures allowed in MS	
Product Type	Fixed Rate Terms: 15, 30-years; 5/6 ARM, 7/6 ARM, 10/6 ARM. Maximum loan term cannot exceed 30-years.			
Property Type	Eligible: 1-4 unit residential properties, condominiums, condo hotels. Ineligible: 5-8 unit residential and 2-8 mixed use properties.			
Eligibility Restrictions	Citizens and individuals from OFAC sanctioned countries including Russia and Belarus are not eligible			
See Correspondent Seller Guide for complete underwriting details.				
See Verus Rate Sheet for file review fees.				

Foreign National – Investment Property Only

Maximum LTV/CLTVs			DSCR (Investment Only)		
DSCR	Minimum Credit Score	Maximum Loan Amount	Purchase	Rate/Term Refinance	Cash-Out Refinance
>=1.00	680	1,000,000	75	65	65
		1,500,000	70	60	60
	Foreign Credit	1,000,000	75	65	65
		1,500,000	70	60	60
<1.00	680	1,000,000	65	60	60
		1,500,000	65	NA	NA
	Foreign Credit	1,000,000	65	60	60
		1,500,000	65	NA	NA
Housing History		Credit Event Seasoning	First Time Investor		Unleased Properties
0x30x12, if documented		BK/FC/SS/DIL/Mod: >= 36 Mo	Allowed		Refinance: LTV reduction not required
Declining Market and State/CBSA Restrictions					
Maximum eligible LTVs do not require a market adjustment for the Foreign National program.					
Ineligible locations: Puerto Rico, Guam, & the US Virgin Islands					
General Requirements					
Product Type	Fixed Rate Terms: 15, 30, 40-years; 5/6 ARM, 7/6 ARM, 10/6 ARM (40-year term ARMs available when combined with interest only feature)				
Interest Only	• Eligible				
Loan Amounts	• Min: 150,000 • Max: 1,500,000				
Loan Purpose	• Purchase, Rate/Term, and Cash Out				
Occupancy	• Investment for all eligible foreign citizens • 2nd Home Only for Canadian citizens (see guide for criteria)				
Eligibility Restrictions	• Citizens and individuals from OFAC sanctioned countries including Russia and Belarus are not eligible				
Property Type	• Single Family: Attached, Detached • 2-4 Units and Condominiums: Max LTV/CLTV o Purchase – 70%, Refinance – 65% • Condo Hotel: Max LTV/CLTV: o Purchase – 70%, Refinance – 65% • Rural: Not Eligible		Florida Condominiums: • A structural inspection is required for projects: o greater than 5 stories; and o over 30 years old (or 25 years if within 3 miles of the coast) • Projects with an unacceptable or no inspection are ineligible		
Acreage	• DSCR maximum 2-acres.				
Cash-In-Hand	• \$300,000 if LTV > 50% • \$500,000 for LTV <= 50% • Total equity withdrawn cannot exceed above limits				
Appraisals	• FNMA Form 1004, 1025, 1073 with interior/exterior inspection. Appraisal review product required unless 2nd appraisal obtained.				
Income Requirements					
Income	Long-Term Rental Documentation and DSCR Calculation				
	• Purchase Transactions: o Monthly Gross Rents are the monthly rents established on FNMA Form 1007 or 1025 reflecting long term market rents. o If the subject property is currently tenant occupied, the 1007 or 1025 must reflect the current monthly rent. o A vacant or unleased property is allowed without LTV restriction.				
	• Refinance Transactions: o Required documentation: ▪ FNMA Form 1007 or 1025 reflecting long-term market rents, and lease agreement. ▪ If the lease has converted to month-to-month, then provide most recent two (2) months proof of receipt to evidence continuance of lease. If unable to provide evidence of receipt, the unit will be treated as vacant. o Monthly Gross Rents are determined by the higher of the actual lease amount or market rent from 1007/1025. If using a higher monthly actual lease amount, evidence of 2-months of receipt is required, and the lease amount must be within 120% of the estimated market rent from the 1007 or 1025. If the actual rent exceeds the market more than 120%, the rents are capped at 120%. o A vacant or unleased property is allowed, LTV reduction not required.				
	• DSCR Calculation: o Debt Service Coverage Ratio is the Monthly Gross Rents divided by the PITIA of the subject property. See this matrix for required Debt Service Coverage Ratios. o Gross rents divided by PITIA = DSCR				
	Short-Term Rental (e.g., Airbnb, VRBO, FlipKey) Documentation and DSCR Calculation				
	Short-term rentals are properties which are leased on a nightly, weekly, monthly, or seasonal basis.				
	• Short-Term Rental Income – Purchase and Refinance Transactions: o LTV is lesser of 70% for a purchase and 65% for a refinance, or the LTV based upon the DSCR/FICO/Loan balance (Excludes Condo Hotel projects). o DSCR Calculation: ▪ Monthly gross rents based upon a 12-month average to account for seasonality required. ▪ Gross rents reduced by 20% to reflect extraordinary costs (i.e., advertising, furnishings, cleaning) associated with operating short-term rental property compared to non-short term property. If the rental documentation referenced below includes expenses, actual expenses should be compared to the 20% expense factor. If actual expenses are less than 20%, a minimum 20% expense factor is required to be utilized. If actual expense exceeds 20%, the actual expense factor should be used. ▪ (Gross Rents * .80) divided by PITIA = DSCR				

Foreign National – Investment Property Only, continued

Income, continued	<ul style="list-style-type: none">Any of the following methods may be used to determine gross monthly rental income:<ul style="list-style-type: none">A 1007 or 1025 Comparable Rent Schedule survey prepared by the appraiser reflecting long-term or short-term market rents.The most recent 12-month rental history statement from the 3rd party rental/management service.<ul style="list-style-type: none">The statement must identify the subject property/unit, rents collected for the previous 12-months, and all vendor management fees. The rental income will exclude all vendor or management fees.The most recent 12-month bank statements from the borrower evidencing short-term rental deposits. Borrower must provide rental records for the subject property to support monthly deposits.AIRDNA Rentalizer and Overview reports, accessed using the Explore Short-Term Rental Data, must meet the following requirements:<ul style="list-style-type: none">Rentalizer (Property Earning Potential)<ul style="list-style-type: none">Only allowed for purchase transactionGross rents equal the revenue projection from the Rentalizer Report less the 20% extraordinary expense factorForecast period must cover 12 months from the Note dateThe occupancy rate must be > 60%<ul style="list-style-type: none">a. Maximum occupancy limited to 2 individuals per bedroomMust have five (5) comparable properties, all within the same ZIP code<ul style="list-style-type: none">a. Must be similar in size, room count, amenities, availability, and occupancyOverview Report (Evaluate a Market)<ul style="list-style-type: none">Market grade by zip codeMust be 60 or greater		
	Underwriting Requirements		
Credit Score	<ul style="list-style-type: none">If score available, use the highest decision score amongst all borrower(s)/guarantor(s)Middle of 3 scores or lower of 2, if available	DTI Requirements	<ul style="list-style-type: none">(DSCR – no DTI component)
Assets	<ul style="list-style-type: none">Min of 30-days asset verification	Reserves	<ul style="list-style-type: none">6-months of PITIACash out may be used to satisfy requirement
Gift Funds	<ul style="list-style-type: none">Not allowed	Document Age	<ul style="list-style-type: none">90-days
Tradelines	<ul style="list-style-type: none">US credit: Min 2 reporting 24-months or 3 reporting 12-months, for borrowers	Prepayment Penalty - Investment Property Only	<ul style="list-style-type: none">Prepayment periods up to 5-Years eligible, see rate sheetPenalties not allowed in AK, KS, MI, MN, NM, OH and RIPenalties not allowed on loans vested to individuals in IL and NJPenalties not allowed on loan amounts less than \$301,022 in PAOnly declining prepayment penalty structures allowed in MS

State/CBSA Overlay Table

Statewide		CBSA-Specific	
State Name	State	CBSA Name	CBSA Code
Connecticut	CT	Phoenix-Mesa-Scottsdale, AZ	38060
Idaho	ID	Sacramento-Roseville, CA	40900
Illinois	IL	San Francisco-Oakland-Hayward, CA	41860
Louisiana	LA	San Jose-Sunnyvale-Santa Clara, CA	41940
New Jersey	NJ	Santa Cruz-Watsonville, CA	42100
New York	NY	Boulder, CO	14500
		Breckenridge, CO	14720
		Sevierville, TN	42940
		Austin-Round Rock, TX	12420

Use [this link](#) to access a zip code list of the above states/CBSA's (after logging in to the Verus website, click the **State/CBSA ZIP Code List** under "Announcements").