

1 Unit Properties					
OCCUPANCY	MAX LOAN AMOUNT	LIEN POSITION ⁵	MAX CLTV ²	MIN FICO	MAX DTI
Primary Residence	\$100,000	3 rd	70%	680-759	50%
	\$125,000	2 nd	70%	600-639	45%
	\$125,000	1 st or 2 nd	75%	640-659	50%
	\$125,000	1 st or 2 nd	80%	660+	50%
	\$150,000	1 st or 2 nd	85%	680+	50%
	\$150,000 ⁶	3 rd	70%	680+	50%
	\$150,000	3 rd	70%	760+	50%
	\$200,000	1 st or 2 nd	80%	680-699	50%
	\$250,000	1 st or 2 nd	80%	700-719	50%
	\$300,000	1 st or 2 nd	80%	720- 739	50%
	\$350,000	1 st or 2 nd	85%	740+	50%
	\$375,000	1 st or 2 nd	80%	720-739	50%
	\$400,000	2 nd	80%	740+	50%
	\$400,000 ⁶	2 nd	85%	780+	50%
	\$400,000	1 st	80%	680-739	50%
	\$400,000	1 st	85%	740+	50%
	\$750,000	1 st or 2 nd	75%	760+	50%
	\$750,000 ⁶	1 st or 2 nd	80%	760+	50%
\$750,000 ⁶	1 st or 2 nd	85% ⁴	780+	50%	
Second Home or Investment ³	\$200,000	1 st or 2 nd	70%	680+	50%
	\$275,000	1 st or 2 nd	70%	720+	50%
	\$350,000	1 st or 2 nd	70%	760+	50%
	\$400,000 ⁶	1 st	80% ¹	680+	50%

¹ \$110,000 min loan amount for CLTV > 70% and ≤ 80%

² FL: 70% Max CLTV for condos | NM: 79.99% Max CLTV for primary residence 1st liens | TX: 80% Max CLTV

³ TX: Second home and investment ineligible

⁴ Eligible on single family residences with ≤ 5 acres

⁵ Outstanding liens ≤ \$1,000 not counted in lien position; included in CLTV/DTI

⁶ Additional criteria apply. Refer to [Additional Qualifying Criteria](#) below for details.

2-4 Unit (Multi-Family) Properties					
OCCUPANCY	MAX LOAN AMOUNT	LIEN POSITION ⁴	MAX CLTV ²	MIN FICO	MAX DTI
Primary Residence	\$200,000	1 st or 2 nd	80%	680-699	45%
	\$250,000	1 st or 2 nd	80%	700-719	45%
	\$300,000	1 st or 2 nd	80%	720-739	45%
	\$375,000	1 st or 2 nd	80%	740+	45%
	\$400,000	1 st or 2 nd	75%	740+	45%
	\$400,000 ⁵	1 st	80%	680+	45%
Second Home or Investment ³	\$200,000	1 st or 2 nd	70%	680-719	45%
	\$275,000	1 st or 2 nd	70%	720-759	45%
	\$350,000	1 st or 2 nd	70%	760+	45%
	\$400,000 ⁵	1 st	80% ¹	680+	45%

¹ \$110,000 min loan amount for CLTV > 70% and ≤ 80%

² FL: 70% Max CLTV for condos | NM: 79.99% Max CLTV for primary residence 1st liens

³ TX: Second home and investment ineligible

⁴ Outstanding liens ≤ \$1,000 not counted in lien position; included in CLTV/DTI

⁵ Additional criteria apply. Refer to [Additional Qualifying Criteria](#) below for details.

PRODUCT OFFERINGS – FIXED RATE OR VARIABLE RATE		
TERMS	DRAW PERIOD	GENERAL TERMS
10-year (120 months)	3 years	<ul style="list-style-type: none"> • Standalone transactions only • Fully amortized loan • Full draw required at closing • Index is the prime rate as published in the WSJ for the calendar month preceding the date of the draw; if there is a range published, the highest is used. • Refer to Variable Rate Features Variable Rate requirements
15-year (180 months)	4 years	
20-year (240 months)	4 years	
30-year (360 months)	5 years	

TOPIC	CRITERIA										
BASIC GUIDELINES	<ul style="list-style-type: none"> • Criteria in this matrix apply to HELOC transactions • Information in this matrix is subject to change without notice 										
Acceptable ID's	<ul style="list-style-type: none"> • Driver's License • State ID • Passport • Passport Card • Permanent Resident Card <p>Note: Photo ID required at application completion; borrower name must match the name entered at inquiry exactly</p>										
AVM/Valuation Method	<ul style="list-style-type: none"> • Preliminary value determined by AVM waterfall with acceptable FSD • 2nd AVM with acceptable FSD score (1-25) required when transaction is first lien HELOC • CLTV based on FSD score <table border="1"> <thead> <tr> <th>FSD Score</th> <th>Max CLTV</th> </tr> </thead> <tbody> <tr> <td>≤ 13¹</td> <td>Per Eligibility Matrix</td> </tr> <tr> <td>14 – 20</td> <td>80%</td> </tr> <tr> <td>21 – 25</td> <td>70%</td> </tr> <tr> <td>> 25</td> <td>Decline</td> </tr> </tbody> </table> <p>¹600-639 FICO: >13 FSD ineligible</p> <ul style="list-style-type: none"> • If the AVM does not return a value, an alternative property valuation method may be permitted, subject to product eligibility requirements, otherwise loan is ineligible • Loan amounts > \$400,000 require an appraisal <ul style="list-style-type: none"> ○ Property condition ratings of C1-C4 allowed 	FSD Score	Max CLTV	≤ 13 ¹	Per Eligibility Matrix	14 – 20	80%	21 – 25	70%	> 25	Decline
FSD Score	Max CLTV										
≤ 13 ¹	Per Eligibility Matrix										
14 – 20	80%										
21 – 25	70%										
> 25	Decline										
Borrower Eligibility	<ul style="list-style-type: none"> • US Citizens and Permanent Resident Aliens allowed • Only 1 borrower/applicant allowed • When property is owned jointly, all owners must sign the security instrument 										
Condominiums	<ul style="list-style-type: none"> • Condo questionnaire not required • FL Condos: <ul style="list-style-type: none"> ○ 70% Max CLTV for loan amounts > \$400,000 ○ 600-639 FICO: AVM waterfall requires 3 AVMs from 3 separate vendors, lowest value is used. If any of the 3 AVMs returns no results or is invalid, loan is ineligible. 										

TOPIC	CRITERIA
Credit Requirements	<ul style="list-style-type: none"> • Credit must not be frozen
Debt to Income & Payment to Income	<ul style="list-style-type: none"> • PTI: 30% max (all transactions) • DTI – 1 Unit: 50% max • DTI – 2-4 Units: 45% max • DTI – 600-639 FICO: 45% max
Direct Debt Payoff	<ul style="list-style-type: none"> • Eligible debts appearing on soft pull (personal, unsecured, mortgage, auto, credit cards) may be paid at closing • Accounts selected for payoff must appear on soft pull • Revolving accounts paid off will remain open • Credit card payments remain in DTI even if paid off unless all apply: <ul style="list-style-type: none"> ○ Minimum 680 FICO ○ Accounts in good standing ○ Total credit/charge card payments ≤ 20% of stated income • Lien payoffs allowed in all states except: DE, GA, MA, MD, NC, SC, HI, ID, UT, TX
Draw Eligibility	<ul style="list-style-type: none"> • 100% of line disbursed at closing • \$500 minimum draw amount (or as required by state law) <ul style="list-style-type: none"> ○ Minimum draw in \$4,000 for Texas • Unlimited draws available up to credit limit • Draw term equals the remaining term of the original loan • Rate for additional draws will be based on prime + margin at time of draw
eSigning/eNotary Requirement	<ul style="list-style-type: none"> • eSigning/eNotary is allowed for all documents where eRecording is allowed • Manual notary is required in counties that do not allow eRecording
Fees/Compliance	<ul style="list-style-type: none"> • State and Federal High-Cost loans not allowed
Geographic Restrictions	<ul style="list-style-type: none"> • Ineligible States: NJ, NY • Variable Rate – Ineligible: CO, DC, DE, IL, KY, NJ, NY, MA, MS, OK, SC, TX, VA, VT, WI, WV, WY • Dual income prohibited: CT, GA, HI, IN, ME, MD, MA, NJ, NY, OR, PA, RI, UT, VA • TX: Refer to Texas Requirements section for details • Licensing: Broker/ LO must be licensed in the subject property state
Income	<ul style="list-style-type: none"> • Income Sources: <ul style="list-style-type: none"> ○ Income may be a combination of earnings and/or asset depletion. Verified may be completed through: <ul style="list-style-type: none"> ▪ Bank or asset accounts (via Plaid) ▪ Business bank accounts, as applicable (via Plaid) ▪ Payroll provider (income/employment verification) ▪ IRS tax filings ○ Wage earners income may be verified using bank statements • Maximum income used cannot exceed the annual income stated on the initial loan inquiry • If more than one verification method is provided, the higher verified income will be used • Spousal Income (Community Property / Homestead States): <ul style="list-style-type: none"> ○ Spousal income may be included in stated qualifying income ○ Income is verified through permitted income sources (bank account data, payroll, social security, tax filings if jointly filed)

TOPIC	CRITERIA
	<ul style="list-style-type: none"> ○ Applicable States - AK, AL, AR, AZ, CA, CO, DC, FL, IA, ID, IL, KS, LA, MI, MN, MO, MS, MT, NC, ND, NE, NH, NM, NV, OH, OK, SC, SD, TN, TX, VT, WA, WI, WV, WY ● Verification Methods: <ul style="list-style-type: none"> ○ Asset/Bank Statements (12 month review): <ul style="list-style-type: none"> ▪ Acceptable for wage earners or self-employed borrowers ▪ Most recent 12 months analyzed ▪ Borrower must be an account owner to link financial accounts ▪ Business bank statements may supplement personal income ▪ 680 minimum FICO required when using business bank statements ▪ Third-party vendor verifies business entity type and ownership ○ Income/Employment verification (Payroll Provider): <ul style="list-style-type: none"> ▪ Two years history verified when available; otherwise most recent year ▪ Acceptable for wage earners only ○ IRS Tax Returns: <ul style="list-style-type: none"> ▪ Most recent filed returns required ▪ Extensions not permitted ○ Asset Depletion: <ul style="list-style-type: none"> ▪ Liquid assets may be used as a standalone income source or to supplement other income for qualification ▪ Eligible Assets: Retirement accounts, annuities, brokerage/investment accounts, savings, CDs ▪ If borrower is ≤ 59.5 retirement assets will receive a 30% reduction <p>Note: Borrower-provided income or asset documents are not required and should only be submitted upon request.</p>
Housing History	<ul style="list-style-type: none"> ● 600-639 FICO: 0x30x24 ● 640+ FICO: 0x30x6
Lien Position	<ul style="list-style-type: none"> ● Primary Residences <ul style="list-style-type: none"> ○ 1st, 2nd, and 3rd lien position allowed (3rd liens not allowed in Texas) ● Second Homes & Investment Properties <ul style="list-style-type: none"> ○ 1st and 2nd lien position allowed ● Solar liens are included in lien count
Minimum Loan Amount	<ul style="list-style-type: none"> ● MI: \$10,000 ● TX: \$35,000 ● All other eligible states: \$25,000
Power of Attorney (POA)	<ul style="list-style-type: none"> ● Not allowed
Properties Affected by Disaster	<ul style="list-style-type: none"> ● The following requirements apply to zip codes within declared disaster areas: <ul style="list-style-type: none"> ○ In-progress applications within affected zip codes will be frozen ○ All applications in affected zip codes require a Broker Price Opinion (BPO), Property Condition Report (PCR), Residential Evaluation, or Post Disaster Inspection (PDI), as applicable by state regulation ○ Note: The aforementioned inspections will be ordered internally and application processing will recommence once reports are received ○ If affected properties are inaccessible and inspections unable to occur, the application will be declined ○ The cost of the aforementioned inspections will be passed on to the borrower only if the loan funds

TOPIC	CRITERIA
Property Type – Eligible	<ul style="list-style-type: none"> • Fee simple only • Single Family Residences (SFR) • Townhomes, Rowhomes • Planned Unit Developments (PUD) • Condominiums (mid and high rise) • Duplexes, Triplexes, Fourplexes • 2-4 Unit (multi-family)
Property Type – Ineligible	<ul style="list-style-type: none"> • Commercially zoned properties • Co-Ops • Ground Lease Properties • Houseboats • Land Trusts • Leasehold Properties • Life Estates • Log homes • Manufactured housing • Mixed Use properties • Multi Family 5+ real estate • Properties listed in the last 12 months • Timeshares
Seasoning	<ul style="list-style-type: none"> • Homes listed for sale in the last 12 months are ineligible
Social Security Number (SSN)	<ul style="list-style-type: none"> • All borrowers must have a valid SSN
Texas Requirements	<ul style="list-style-type: none"> • Primary Residence only • 80% max CLTV • 3rd liens not allowed • Current open or previous HELOC may not have been originated within the past 12 months • Homestead allowed on single family residences only • Properties with title changes require 91 days seasoning • Maximum property size is 10 acres • Property condition report (PCR) with a greater than or equal to average rating required • Borrowers are required to go through a 12-day cooling off period before scheduling with the notary • All notary sessions must occur in a recording office
Title Insurance	<ul style="list-style-type: none"> • Not required to be provided by LO or borrower • Liens are matched through automated data sources using a waterfall approach (Experian, CoreLogic Instant Title, Full Property Report)
Variable Rate Feature	<ul style="list-style-type: none"> • 640 min FICO • Rate calculated using prime + margin • Fully amortized loan • 4.5% Minimum floor rate • Rate change occurs on Due Date • Fully amortized with no I/O period • 2nd or 3rd lien position only • Not available in CO, DC, IL, MA, MS, OK, SC, TX, VA, VT, WI, WV, WY

TOPIC	CRITERIA
Vesting Requirements	<ul style="list-style-type: none"> • Acceptable forms of vesting are as individuals in a trust, or an LLC • LLC <ul style="list-style-type: none"> ○ If property is to be held in an LLC, additional documentation will be required, including but not limited to the following: <ul style="list-style-type: none"> ▪ LLC Operating Agreement ▪ LLC Resolution ▪ Good Standing Certificate ○ Properties held in an LLC must meet the following requirements: <ul style="list-style-type: none"> ▪ Investment and Second Home only, primary residences are ineligible ▪ 700 Min FICO ▪ LLC must be the vested owner on title ▪ Borrower must have at least 25% ownership of LLC ▪ Borrower must have authority to sign mortgage documents on behalf of LLC ○ LLC must be: <ul style="list-style-type: none"> ▪ In good standing ▪ A U.S. domiciled entity ▪ All owners must be natural persons ▪ Legal purpose must include ownership of real property ▪ No bankruptcy filings ▪ No open litigation • Trusts (Revocable Trusts only) <ul style="list-style-type: none"> ○ Certificate of Trust required for properties held in a trust ○ Trust agreement is not acceptable ○ Allowable Revocable Trust States: AR, AZ, CA, CO, CT, CE, DC, FL, IA, ID, IL, KS, MA, ME, MI, MS, MN, NH, NV, OR, SC, SD, TN, UT, VA, WA, WY

Additional Qualifying Criteria	
The following additional qualifying criteria apply in addition to the standard guidelines above	
Credit Requirements	<ul style="list-style-type: none"> • Credit event seasoning <ul style="list-style-type: none"> ○ Bankruptcy (BK), Pre-Foreclosure (Pre-FC), Foreclosure (FC), and Deed-in-Lieu (DIL) must be seasoned ≥ 60 months • Tradelines (excluding mortgage, if applicable): <ul style="list-style-type: none"> ○ No ≥ 60 day delinquencies with the most recent 12 months ○ Non-medical collections permitted up to an aggregate of \$500 ○ Student loans: If no monthly payment is reported, 5% of outstanding balance is used ○ ≤ 2 unsecured inquiries within the most recent 3 months • Excessive recent credit activity (including new tradelines, high utilization, multiple inquiries) may negatively impact eligibility
Property Type - Ineligible	<ul style="list-style-type: none"> • Properties > 20 acres • Properties with reverse mortgage
Seasoning	<ul style="list-style-type: none"> • Properties acquired within the most recent 90 days are ineligible • Borrower added to title within the most recent 90 days are ineligible