

RECENT HOUSING EVENT OWNER-OCCUPIED & SECOND HOME ONLY

October 22, 2014

Min Loan Amount: \$100,000

Max Loan Amount: \$1,000,000

Product Type: 30-Year Fixed Rate

| PURCHASE | | | | | | REFINANCE | | | |
|------------|------|------|------|------|------|----------------------|----------|----------|----------|
| | | | | | | RATE /TERM REFINANCE | | CASH-OUT | |
| FICO x LTV | 60% | 65% | 70% | 75% | 80% | MAX LTV | RATE ADD | MAX LTV | RATE ADD |
| 700 | 7.49 | 7.99 | 8.24 | 8.49 | 8.99 | 80% | - | 75% | 0.50 |
| 660 | 7.99 | 8.24 | 8.49 | 8.74 | 9.24 | 80% | - | 75% | 0.50 |
| 620 | 8.24 | 8.49 | 8.74 | 8.99 | 9.49 | 80% | - | 75% | 0.50 |
| 580 | 8.49 | 8.74 | 8.99 | 9.49 | 9.99 | 80% | - | 70% | 0.50 |
| 540 | 8.74 | 8.99 | 9.49 | 9.99 | | 75% | - | 70% | 0.50 |
| 500 | 8.99 | 9.49 | 9.99 | | | 70% | - | 70% | 0.50 |

Max Rate: 9.99%

Loan Amounts ≥ \$250,000 = .25 Rate Reduction

Loan Amounts ≥ \$417,000 = Additional .25 Rate Reduction (.50 Total)

| JUMBO LOANS | | BANK STATEMENT | SECOND HOMES | LIMITED TRADELINES | NON-PERM RESIDENT ALIENS | |
|--------------------|--------------------------------|---|---|--|--------------------------|----------------------|
| | | | | | US CREDIT | NON-US CREDIT |
| ≥ \$ 417,000 | ≥ \$ 750,000 LTV: Reduce 5% | Add 0.50% to Rate LTV: Reduce 5% | Add 0.50% to Rate LTV: Reduce 5% | Add 0.50% to Rate LTV max at 540 FICO | | Rate/LTV at 580 FICO |
| Reserves: 6 months | Reserves: 9 months | FICO: 620 minimum Reserves: 6 months | FICO: 540 minimum Reserves: 6 months | Reserves: 6 months Full doc only | Reserves: 6 months | Reserves: 12 months |

| GENERAL REQUIREMENTS | |
|--|--|
| Appraisal Review Product: | <ul style="list-style-type: none"> Required for Loans ≥ \$417,000 Cash Out > \$ 100,000 |
| Bankruptcy Seasoning: | <ul style="list-style-type: none"> 12 months Chapter 7: No seasoning with foreclosure completed event Chapter 13: No seasoning – paid as agreed |
| Cash Out: | <ul style="list-style-type: none"> Up to \$100,000: To program LTV's; \$100,001 - \$300,000: LTV – 5% reduction; \$300,001 - \$500,000: LTV – 10% reduction |
| Compliance: | <ul style="list-style-type: none"> Escrows required for taxes and insurance Fully documented ability to repay No Section 32 or State high cost; Total points & fees must be < 5% Compliance with all applicable Federal and State regulations |
| Credit: | <ul style="list-style-type: none"> Clean housing history since credit event; limited consumer lates Standard: 3 trade lines reporting for ≥ 12 month; or 2 trade lines reporting for ≥ 24 months with activity in the past 12 months Limited: No minimum tradeline requirements |
| Credit Score: | <ul style="list-style-type: none"> Use middle FICO score of primary wage earner |
| Housing / Debt Ratio: | <ul style="list-style-type: none"> 35% / 43%; up to 50% considered with compensating factors |
| Foreclosure, Short Sale, or Deed-In-Lieu: | <ul style="list-style-type: none"> No seasoning required |
| Prepayment Penalty: | <ul style="list-style-type: none"> None |
| Property Type: | <ul style="list-style-type: none"> Single Family Townhouses Condominiums |
| Reserves: | <ul style="list-style-type: none"> 3 months minimum 6-12 months required for certain programs |
| Seller Concessions: | <ul style="list-style-type: none"> up to 6% towards closing |

| DOCUMENTATION | |
|----------------|---|
| Assets: | <ul style="list-style-type: none"> Sourced & seasoned for 60 days Gift funds allowed – refer to UW guidelines for details |
| Income: | <ul style="list-style-type: none"> Full Doc: Wage Earner: W-2, Paystubs, 2 years tax returns (required for first-time homebuyers) Self-Employed: 2 years personal & 2 years business tax returns Bank Statement (Self-Employed Only): <ul style="list-style-type: none"> 24 months personal bank statements; 24 month average used. No tax returns required. Maximum increase in income for year 2 is 30%; maximum decrease in income for year 2 is 25%. |