

ITIN – FULL DOC MATRIX				
Maximum LTV/CLTVs		Primary Residence		
Credit Score	Loan Amount	Purchase & R/T	Cash-Out	Number of Units
740	150,000 – 1,500,000	80	80	1-Unit SFR/PUD, Condo*
	1,500,001 – 2,000,000	80	80	
720	150,000 – 1,500,000	80	80	
	1,500,001 – 2,000,000	80	75	
700	150,000 – 1,500,000	80	80	
	1,500,001 – 2,000,000	70	70	
660	150,000 – 1,500,000	75	75	
720	150,000 – 1,500,000	80	75	2-4-Units Family Housing
	1,500,001 – 2,000,000	75	60	
700	150,000 – 1,500,000	80	70	
	1,500,001 – 2,000,000	70	60	
680	150,000 – 1,500,000	75	70	
Notes	<ul style="list-style-type: none"> SFR, PUD, Townhouse: Max 85% LTV Warrantable Condo* Projects: Max 80% LTV Non-Warrantable Projects: Max 75% LTV 			
Maximum LTV/CLTVs		Second Home		
Credit Score	Loan Amount	Purchase & R/T	Cash-Out	Number of Units
720	150,000 – 1,500,000	75	70	1-Unit SFR, Condo, PUD
	1,500,001 – 2,000,000	75	60	
700	150,000 – 1,500,000	75	70	
	1,500,001 – 2,000,000	70	60	
660-699	125,000 - 1,500,000	70	65	
Notes	<ul style="list-style-type: none"> Second Homes: 2-4 Unit Properties are Ineligible Non-Warrantable Projects: Max 75% LTV 			
Maximum LTV/CLTVs		Investment Property (Business Purpose)		
Credit Score	Loan Amount	Purchase & R/T	Cash-Out	Number of Units
700	150,000 – 1,500,000	75	70	1-4-Units, Condo, PUD
	1,500,001 – 2,000,000	75	70	
680	150,000 – 1,500,000	70	65	
	1,500,001 – 2,000,000	70	65	
660	150,000 – 1,500,000	70	65	
Notes	<ul style="list-style-type: none"> Non-Warrantable Condos: Max 75% LTV 			
ITIN – Full Doc – Overlays				
ITIN Overlays	<ul style="list-style-type: none"> Max Loan Amount: \$2,000,000 Eligible Products/Terms: <ul style="list-style-type: none"> 5/6 SOFR ARM 30-Yr Term 5/6 I/O SOFR ARM 30-Yr 30-Yr FRM Full Am & I/O 15-Year Fixed Fully Amortizing I/O: ARMs and 30-Yr FRM= 30-yr Term only Tradelines: <ul style="list-style-type: none"> Waived with three (3) scores. Spouses may combine trades. If no full housing history and has 3 scores, OR when only 2 scores are available: <ul style="list-style-type: none"> 2 open & active trades for 24 months; OR 3 open & active trades for 12 months. Housing/Rental History: 0x30x12 plus VOR or VOM Credit Event Seasoning: 4 -years for BK, SS, DIL and 7-years for FCL. Max Cash-Out: <ul style="list-style-type: none"> If LTV > 60% = Max \$750K (Not eligible with DU option for unlimited cash-out with 18 months additional reserves). Ratios and Qualifying: <ul style="list-style-type: none"> See Residual Income in the guidelines. Income Doc Types: <ul style="list-style-type: none"> Wage Earner: WVOE, 1-2 yrs W-2, 1-2-yrs 1040s plus transcripts; and VVOE within 10 days from closing. If FNMA DU Validation electronic vendor VOE w/Income is provided, then transcript is not required. No eligible for Express (DU) Self-Employed Borrower: 1-2-yrs 1040s plus transcripts; YTD P&L, plus 2-mos bank statements good thru the P&L period end date, transcripts; K-1s and Schedule E for business entities prior 1-2 yrs is >=25% ownership. Business Verification required within 30 days from closing. Gift Funds: <ul style="list-style-type: none"> Gift funds not permitted on NOO. Property Restrictions: <ul style="list-style-type: none"> Condo Warrantable – Max 80% LTV Condo Non-Warrantable – Max 75% LTV 			

ITIN – ALT DOC MATRIX				
Maximum LTV/CLTVs		Primary Residence		
Credit Score	Loan Amount	Purchase & R/T	Cash-Out	Number of Units
740	150,000 – 1,500,000	80	80	1-Unit SFR, Condo, PUD
	1,500,001 – 2,000,000	80	80	
720	150,000 – 1,500,000	80	80	
	1,500,001 – 2,000,000	80	75	
700	150,000 – 1,500,000	80	80	
	1,500,001 – 2,000,000	70	70	
660	150,000 – 1,500,000	80	75	
720	150,000 – 1,500,000	80	75	
	1,500,001 – 2,000,000	75	60	
700	150,000 – 1,500,000	80	70	
	1,500,001 – 2,000,000	70	60	
680	150,000 – 1,500,000	75	70	
Notes	• Non-Warrantable Projects: Max 75% LTV			
Maximum LTV/CLTVs		Second Home		
Credit Score	Loan Amount	Purchase & R/T	Cash-Out	Number of Units
720	150,000 – 1,500,000	75	70	1-Unit SFR, Condo, PUD
	1,500,001 – 2,000,000	75	60	
700	150,000 – 1,500,000	75	70	
	1,500,001 – 2,000,000	70	60	
660-699	125,000 - 1,500,000	70	65	
Notes	• Second Homes: 2-4 Unit Properties are Ineligible • Non-Warrantable Projects: Max 75% LTV			
Maximum LTV/CLTVs		Investment Property (Business Purpose)		
Credit Score	Loan Amount	Purchase & R/T	Cash-Out	Number of Units
700	150,000 – 1,500,000	75	70	1-4-Units, Condo, PUD
	1,500,001 – 2,000,000	75	70	
680	150,000 – 1,500,000	70	65	
	1,500,001 – 2,000,000	70	65	
660	150,000 – 1,500,000	70	65	
Notes	• Non-Warrantable Condos: Max 75% LTV			
ITIN – ALT Doc – Overlays				
ITIN Overlays	<ul style="list-style-type: none"> • Max Loan Amount: \$2,000,000 • Eligible Products/Terms: <ul style="list-style-type: none"> • 5/6 SOFR ARM 30-Yr Term • 5/6 I/O SOFR ARM 30-Yr • 30-Yr FRM Full Am & I/O • 15-Year Fixed Fully Amortizing • I/O: ARMs and 30-Yr FRM= 30-yr Term only • Tradelines: <ul style="list-style-type: none"> • Waived with three (3) scores. • Spouses may combine trades. • If no full housing history and has 3 scores, OR when only 2 scores are available: <ul style="list-style-type: none"> • 2 open & active trades for 24 months; OR • 3 open & active trades for 12 months. • Housing/Rental History: 0x30x12 and VOR/VOM • Credit Event Seasoning: 4 -years for BK, SS, DIL and 7-years for FCL. • Max Cash-Out: <ul style="list-style-type: none"> • If LTV > 60% = Max \$750K (Not eligible with DU option for unlimited cash-out with 18 months additional reserves). • Ratios and Qualifying: <ul style="list-style-type: none"> • See Residual Income in the guidelines. • Income Doc Types: <ul style="list-style-type: none"> • <u>12- or 24- months personal or business bank statements</u> • CPA/Tax Prep/EA 12-Month P&L +2 months bank statements • P&L Only not eligible • 12- or 24- months 1099s • Not eligible for Express (DU), WVOE w/ Bank Statements or P&L Only. • Asset Utilization: Supplemental or standalone (60 months only). May be combined with Full Doc Income as primary source of Income • Gift Funds: <ul style="list-style-type: none"> • Gift funds not permitted on NOO. • Property Restrictions: <ul style="list-style-type: none"> • Condo Non-Warrantable – Max 75% LTV 			