

MODERATE CREDIT, FULL DOC

PROGRAM ID: SP M3

Program Description: Recency of credit events and credit score determines allowable LTV and loan amount

Products and Terms:

5/1 ARM: Fully Amortizing

5/1 ARM: With 7 or 10 year Interest-Only period

7/1 ARM: Fully Amortizing

7/1 ARM: With 10 year Interest-Only period

30-Yr Fixed: With 7 or 10 year Interest-Only period

30-Yr Fixed: Fully Amortizing

Eligible borrowers: Citizens / US persons only, foreign borrowers not permitted.

Maximum debt to income ratio: 50%

Minimum credit score: 580. Mortgage or rental payment history must be 0x1x120

Loan amounts and loan to value limits:

Primary Residence /

Purchase and Rate & Term Re-fi

(660 min credit score)

85% to \$2,000,000

Primary Residence /

Cash-out

(680 min credit score)

80% to \$1,500,000

Investment / Business Purpose /

Purchase and Rate & Term Re-fi

(640 min credit score)

80% to \$2,000,000

Recency and severity of credit event will limit max loan amount and max LTV; see Consolidated Guidelines for details.

Acceptable occupancy: Primary residences, second homes, investment properties

Acceptable property types: 1-4 units, warrantable / non-warrantable condo (*non-warrantable condos require a rate add-on*)

Required reserves: 3 - 12 months PITIA (based on loan amount). For cash-out refinances, loan proceeds disbursed to Borrower may be used to meet reserve requirements. If Borrowers own investment properties which are not the Subject Property, then required reserves must be increased by 1% of the mortgages outstanding on mortgage debt not secured by the Subject Property.

Acceptable states: 50 states and DC (*US Territories not allowed*)

Other Info: ARM Index - 1-yr LIBOR; Margins – owner occupied 3.25%; investor-occupied 5.25%; Floor (lifetime minimum rate) is initial note rate. Escrows required. 3-yr prepayment penalty required for investor occupancy loans where permitted by law; PPP buyouts may be available.