

Credit Ascent – Alt Doc Program Summary

Primary Residence				
Credit Score	Loan Amount	Maximum LTV/CLTV		
		Purchase	Rate Term	Cash-out
700 +	<= \$1,000,000	90	90	80
	\$1,000,001 – \$1,500,000	85	85	75
680 - 699	<= \$1,000,000	85	85	75
	\$1,000,001 – \$1,500,000	80	80	75
660 - 679	<= \$1,000,000	85	85	75
	\$1,000,001 – \$1,500,000	80	80	75
620 - 659	<= \$1,000,000	80	80	70
	\$1,000,001 – \$1,500,000	75	75	NA
580 - 619	<= \$1,000,000	70	70	65
Appraisal	1 appraisal required			
Appraisal Review	A Clear Capital CDA (Collateral Desktop Analysis) is required on all LCA (Loan Collateral Advisor) scores greater than 2.5			
Available Products	<ul style="list-style-type: none"> • 30 Year Fixed • 15 Year Fixed • 30 Year Fixed I/O 			
Credit Score	Middle of 3 scores or lower of 2			
Document Age	90 days			
Documentation	<ul style="list-style-type: none"> • 12 Mo Bank Statement, 1 Year 1099 - Price adjustor applies – see rate sheet. • P&L Only <ul style="list-style-type: none"> ○ Minimum FICO - 660 ○ Max LTV - 80% ○ Max LTV Cash-out - 75% ○ Max Loan Amount - \$1,500,000 			
DTI Requirements	Max 50%			
Eligible Property Types	<ul style="list-style-type: none"> • Single Family, Attached, Detached • 2-4 Unit • Condominium 	<ul style="list-style-type: none"> • Modular • Properties of 20 acres or less • Leaseholds 		
Escrows	Escrow funds/impound accounts can be waived, except for Flood Insurance Premium, for non-HPML loans or exempt business purpose loans when the following requirements are met: <ul style="list-style-type: none"> • LTV less than 80% • Minimum decision credit score of 720 • Minimum 12-months of reserves Pricing adjustment may apply, see rate sheet.			
Gifts	<ul style="list-style-type: none"> • For Owner-occupied properties a 5% down payment has been made by the borrower from their own funds. • 100% Gift Funds are allowed for the Alt Doc 24-month Bank Statement Product only with a maximum LTV of 75%. Borrower(s) must meet both reserve and residual income requirements. • For Investment properties, a minimum of 10% of the down payment must be made by the borrower from their own funds. 			
Housing History		1 X 30 X 12	0 X 60 X 12	0 X 90 X 12
	Max LTV/CLTV	90	85	70
	Max LTV – Cash-out	80	75	NA
	Max Loan Amount	\$1,500,000	\$1,500,000	\$1,000,000
Housing Event Seasoning		>=36 Months	>=24 Months	>=12 Months

	Max LTV/CLTV	90	85	70
	Max LTV – Cash-out	80	75	NA
	Max Loan Amount	\$1,500,000	\$1,500,000	\$1,000,000
Income Requirements	See below			
Ineligible Borrowers	<ul style="list-style-type: none"> • Irrevocable Trust • Land Trust • Blind Trust • Borrowers with diplomatic immunity or otherwise excluded from US jurisdiction • Not-for-profit entity • Any material parties (company or individual) to the transaction listed on HUD’s Limited Denial of Participation (LDP) list, the federal General Services Administration (GSA) Excluded Party list, or any other exclusionary list. 			
Ineligible States	AK, AR, HI, ID, KS, ME, MA, MS, MO, NE, NH, NY, RI, VT, VA, WV, WY			
Interest Only	All Occupancy <ul style="list-style-type: none"> • Minimum Credit Score: 660 • Maximum LTV/CLTV 90% 			
Investor Experience	NA			
Loan Purpose	Purchase, Rate/Term, and Cash Out			
Maximum Cash-out	Max cash-out: <ul style="list-style-type: none"> • LTV > = 70% - \$500,000 • LTV > 50% & < 70% - \$1,000,000 • LTV < = 50% - unlimited • Cash-out limits apply to cash-in-hand 			
Max Financed Properties	<ul style="list-style-type: none"> • Maximum exposure is \$5,000,000 or 10 financed properties with any single investor. • Unlimited financed properties outside of the concentration risk listed above. 			
Minimum FICO	580			
Minimum Loan Amount	\$150,000			
Minimum Square Footage	<ul style="list-style-type: none"> • Single Family – 700 sq. feet • Condominium – 500 sq. feet • 2-4 Units – 400 sq. feet per individual unit 			
Occupancy	Primary, Second Home, Investment			
Occupancy Restrictions	Second Home & Investment <ul style="list-style-type: none"> • Max LTV/CLTV: 80% • Max LTV - Cash-out: 75% • Max Loan Amount: \$1,500,000 			
Power of Attorney	A limited Power of Attorney is acceptable when all the following are met: <ul style="list-style-type: none"> • It is specific to the transaction; • It is recorded with the Mortgage/Deed of Trust; • It contains an expiration date; • It is used to execute ONLY the final loan documents; and • The Borrower who executed the POA signed the initial 1003, and • An interested party to the transaction (such as seller, broker, loan officer, realtor, etc.) may NOT act as POA • NOT eligible for cash-out transactions. 			
Pre-Payment	<ul style="list-style-type: none"> • Prepayment periods up to 5-Years eligible, see rate sheet • Penalties not allowed in KS, MI, MN, NM, OH • Penalties not allowed on loans vested to individuals in IL and NJ • Penalties not allowed on loan amounts less than \$263,975 in PA 			
Properties Listed for Sale	<ul style="list-style-type: none"> • Properties that were listed for sale must have been taken off the market on or before the Note Date as evidenced by a canceled real estate contract or MLS listing. • For all cash-out refinances, properties previously listed for sale must be seasoned at least six months from the listing contract expiration date to the loan application date. For investment properties, a listing expiration of less than six months is permitted with a prepayment penalty. 			
Property Restrictions	<ul style="list-style-type: none"> • 2-4 Units & Condo: Max LTV/CLTV 85% Purchase & R/T, 75% Cash-out. • Rural Max LTV/CLTV – 80% 			

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 		
Residual Income	Occupancy	Maximum LTV	Minimum Residual Income
	Primary	90%	\$1250
	Refer to the Residual Income Section in the Non-QM Underwriting Guidelines for additional details.		
Seller Contributions	Owner Occupied	Non-Owner Occupied	
	<ul style="list-style-type: none"> 6% for LTVs \leq 80% 4% for LTVs $>$80% 	<ul style="list-style-type: none"> 3% 	
State Restrictions	Max LTV: 85% - CT, IL, NJ		
Tradelines	Min: 2 reporting 24-months w/activity in last 12- months or 3 reporting 12-months w/recent activity		
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	Qualifying income is determined by one of the following analysis methods: <ul style="list-style-type: none"> Fixed Expense Ratio (50%) industry eligibility based upon the completion of the Business Narrative Form in the Seller Guide. Expense ratio provided by a 3rd party (CPA or EA) min ratio of 10% 3rd party prepared Profit & Loss Statement (CPA or EA) 		
24 or 12-month CPA/EA prepared P&L	Minimum of 2-months business bank statements		
24 or 12-month CPA/EA prepared P&L Only	CPA/EA must attest they have prepared the borrower's most recent tax return		
IRS Form 1099	<ul style="list-style-type: none"> 2-Years or 1-Year of 1099s Fixed Expense Ratio of 10% YTD Documentation to support continued receipt of income from same source 		