

Prime Ascent – Alt Doc Program Summary

Primary Residence				
Credit Score	Loan Amount	Maximum LTV/CLTV		
		Purchase	Rate Term	Cash-out
720 +	<= \$1,000,000	90	90	80
	\$1,000,001 – \$1,500,000	90	90	80
700 - 719	<= \$1,000,000	90	90	80
	\$1,000,001 – \$1,500,000	90	90	80
680 - 699	<= \$1,000,000	90	90	80
	\$1,000,001 – \$1,500,000	85	85	75
660 – 679	<= \$1,000,000	85	85	75
	\$1,000,001 – \$1,500,000	85	85	75
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	<ul style="list-style-type: none"> • A valid Decision Credit score requires at least one (1) borrower to have a minimum of two (2) credit scores. Use the lower of two (2) or middle of (3) credit scores generated to determine the Decision Credit score. • The borrower with the higher monthly income is considered the primary borrower and their credit score can be used as the Decision Credit Score. When both borrowers are self-employed and jointly own the business, use the lowest Decision Score amongst the borrowers. 			
Document Age	90 days			
Documentation	<ul style="list-style-type: none"> • 12 Mo Bank Statement, 1 Year 1099, & Asset Utilization - Price adjustor applies – see rate sheet. • P&L Only - Max LTV 80% Purchase, Max LTV 70% refinance 			
DTI Requirements	Standard: 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	0x30x12			
Housing Event Seasoning	BK/FC/SS/DIL/Mod: <ul style="list-style-type: none"> • >=48 Mo 			
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	<p>All Occupancy</p> <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	<p>Max cash-out:</p> <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	660
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	<p>Second Home & Investment</p> <ul style="list-style-type: none"> • Max LTV/CLTV: 80% • Max LTV - Cash-out: 75% • Max Loan Amount: \$1,500,000
Power of Attorney	<p>A limited Power of Attorney is acceptable when all the following are met:</p> <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%. • Rural: Max LTV/CLTV 80%
Reserves	<ul style="list-style-type: none"> • LTV ≤ 85%: 6-months of PITIA • LTV > 85%: 12-months of PITIA • Net proceeds from a cash-out transaction maybe used to meet reserve requirements.

	<ul style="list-style-type: none"> Refer to the Reserve Section in the Non-QM Underwriting Guide for additional details. 		
Residual Income	Occupancy	Maximum LTV	Minimum Residual Income
	Primary	90%	\$2500
	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 <= 80% 4% for LTVs >80% 		3%
State Restrictions	Purchase, Rate/Term - Max LTV: 85% - CT, IL, NJ Cash-out – Max LTV 75% - 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:	24 or 12-months of 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	<ul style="list-style-type: none"> 24 or 12-month P&L, prepared by CPA or EA Minimum of 2-months business bank statements 		
P&L Only Statement Only	<ul style="list-style-type: none"> 24 or 12-month CPA/EA prepared Profit & Loss Statement 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 1099 Fixed Expense Ratio of 10% YTD Documentation to support continued receipt of income from same source 		
Asset Utilization	Eligible assets divided by 84 to determine a monthly income stream		