



Bulletin 16-02

Introducing the Expanded Plus Program

HomeBridge is pleased to announce that effective January 11, 2015 we will be offering the Expanded Plus program. Self-employed borrowers and borrowers using alternative documentation will benefit from the flexibility offered by the Expanded Plus program.

Highlights of Expanded Plus are provided below.

- The Expanded Plus program has multiple documentation options:
 - Full Doc is available for wage earner/salaried and self-employed borrowers.
 - Alt-Doc Limited is available for wage earner/salaried borrowers and/or salaried plus commissioned borrowers.
 - Alt-Doc 24 and Alt-Doc 12 are available for self-employed borrowers with > 25% or more ownership interest in a business. Borrower is qualified using the applicable number of month's personal bank statements.
 - Asset Depletion is eligible as a stand-alone option or to supplement other income to lower DTI
- Minimum credit score 660
- 1-4 unit owner-occupied, 1- unit second home, and 1-4 unit investment properties eligible
- SFR, PUD, condo (Fannie Mae warrantable), site/detached condos, and modular properties eligible
- Purchase, rate/term and cash-out allowed
- Permanent resident aliens, first time homebuyers, and non-occupant co-borrowers eligible (non-occupant co-borrower, blended ratios allowed)
- Maximum loan amount \$2,500,000
- Maximum LTV 75% (maximum LTV is determined by documentation option/credit score and property type; refer to the Expanded Plus program guidelines for details)

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- Maximum DTI is determined by LTV:
 - > 65% LTV: 50%
 - ≤ 65% LTV: 55%
 - Maximum DTI for first time home buyer is determined by LTV and documentation option:
 - Full Documentation:
 - > 65% LTV: 50%
 - ≤ 65% LTV: 55%
 - **All other** documentation options (Alt-Doc 24, 12, Alt-Doc Limited)
 - Maximum 43% DTI
 - Residual income is required as follows:
 - DTI ≤ 43% **not** required
 - DTI > 43% require residual income:
 - Residual income is defined as qualifying income minus total monthly obligations
 - The required amount of residual income is determined by: Subject loan amount multiplied by .45% equals required residual income (i.e. loan amount x.45% = amount of required residual income)
 - Down payment requirement determined by documentation option:
 - Full Doc owner-occupied: Minimum 10% borrower own funds
 - All others (occupancy and documentation options): Minimum 30% borrower own funds
 - Gift funds, from an immediate family member, eligible after borrower own funds requirement met
 - Mortgage/rental history: 0x30 in previous 12 months (no exceptions)
 - Two year employment history in same job or same line of work. Self-employed borrowers require business to be in existence for a minimum of 2 years.
 - Borrowers with derogatory credit eligible with 12 months seasoning from event end date to application date
 - Borrower may have up to 10 financed properties, including subject
 - No seasoning requirement for refinance transactions
 - Reserve requirements determined by loan amount
 - An “Approve/Ineligible” or “Refer” AUS Finding is required. After AUS submission, HomeBridge will manually underwrite the loans.
 - 5/1 LIBOR ARM
 - Available in all states with the exception of the following:
 - Illinois,
 - Nebraska, and
 - New York.

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- The following are ineligible on the Expanded Plus program:
 - Inter-vivos trusts,
 - Appraisal transfers
 - Power of attorney,
 - Non-permanent resident aliens
 - Limited and general partnerships, corporations and LLC
 - The Expanded Plus program is **not available** for non-delegated correspondents
 - The commitment fee buyout option is **not eligible** on the Expanded Plus program.

The following have been posted on the HomeBridge website:

- Expanded Plus guidelines
- Expanded Plus Program Comparison
- Expanded Plus Submission Form

Expanded Plus loans will require a manual lock. Brokers should complete the HomeBridge Manual Lock Request Form, located under “Forms” on the website. Email the completed form to locks@homebridge.com. As a reminder, when completing the form, the commitment fee buyout option is **not** eligible on the Expanded Plus program.

The HomeBridge rate sheet will reflect Expanded Plus pricing effective January 11, 2016.

If you have any questions, please contact your Account Executive.