



Bulletin 16-29

Expanded Plus Enhancements

HomeBridge is pleased to announce enhancements to the Expanded Plus program.

Enhanced LTVs

The maximum LTVs allowed on the Full Doc, Alt-Doc 24, Alt-Doc 12, and Alt-Doc Limited programs have been enhanced for all transaction types including improvements to the maximum LTV allowed for loans secured by condominiums. Highlights of the LTV enhancements include:

- Maximum 80% LTV/CLTV on purchase and rate/term refinance transactions with a \$1,000,000 loan amount on the Full and Alt-Doc 24 programs (owner-occupied and second home 1-unit SFR/PUD **and condos**)
- Maximum 75% LTV/CLTV on purchase and rate term refinance transactions with a \$1,000,000 loan amount on the Alt-Doc 12 and Alt-Doc Limited programs (owner-occupied and second home 1-unit SFR/PUD **and condos**)
- Maximum 75% LTV/CLTV on cash-out transactions with a \$1,000,000 loan amount on the Full Doc, Alt-Doc 24 and 12 and Alt-Doc Limited programs (owner-occupied and second home 1-unit SFR/PUD)

Refer to the attached updated matrices to view all of the updated LTVs and the applicable credit score requirements. The Asset Depletion option maximum LTVs remain unchanged.

Maximum Number of Financed Properties Calculation

The Financed Properties topic has been updated to follow Fannie Mae policy when calculating the number of financed properties owned by the borrower. As a reminder, the maximum number of financed property is 10, including the subject. There are no changes to the reserve requirements.

Included in the Calculation

- All 1-4 unit residential properties where the borrower is **personally obligated** on the loan, **and**
- The borrower's principal residence if it is financed

Not Included in the Calculation

- Properties owned in the name of an LLC are **not included** in the calculation **unless the borrower is personally obligated on the loan.**
- The following property types are **not included** in the calculation **even when the borrower is personally obligated on the mortgage:**
 - Commercial real estate,
 - Multifamily property consisting of 5 or more units,
 - Ownership in a timeshare,
 - Ownership of a vacant lot (residential or commercial), or
 - Ownership of a manufactured home on a leasehold estate not titled as real property

The Expanded Plus guidelines have been updated and posted on the HomeBridge website at www.HomeBridgeWholesale.com

The enhanced LTVs are eligible for loans submitted on or after August 24, 2016.

The new financed property calculation guidance is eligible for new submissions and loans currently in the pipeline.

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

The Expanded Plus program has multiple documentation options. The Alt-Doc 12, Alt-Doc Limited and Asset Depletion options LTV and loan amount requirements are detailed on pages 2 and 3 and an overview of each these options are detailed on pages 4-11

Full Doc and Alt-Doc 24 ¹						
Owner-Occupied and Second Home ⁴						
Transaction Type	Property Type	Credit Score	LTV	CLTV	Maximum Loan Amount ³	
Purchase and Rate/Term Refinance	1-unit SFR/PUD	700	65%	70%	\$2,500,000	
		660-699	60%	70%	\$2,500,000	
		680	80%	80%	\$1,000,000	
		660-679	70%	70%	\$1,000,000	
	2-4 units	700	65%	70%	\$2,500,000	
		660-699	60%	70%	\$2,500,000	
	Condominium	700	80%	80%	\$1,000,000	
		680-699	75%	75%	\$1,000,000	
		660-679	60%	70%	\$1,000,000	
Cash-Out ²	1-unit SFR/PUD	700	55%	70%	\$2,500,000	
			75%	75%	\$1,000,000	
		680-699	70%	70%	\$1,000,000	
		660-679	60%	70%	\$1,000,000	
	2-4 units	700	55%	70%	\$2,500,000	
		700	65%	70%	\$1,000,000	
		660-699	55%	70%	\$1,000,000	
	Condominium	700	70%	70%	\$1,000,000	
		680-699	65%	70%	\$1,000,000	
		660-679	55%	70%	\$1,000,000	
	Investment					
	Transaction Type	Property Type	Credit Score	LTV	CLTV	Maximum Loan Amount ³
Purchase and Rate/Term Refinance	1-unit SFR/PUD and 2-4 Units	700	60%	70%	\$2,500,000	
		680-699	65%	70%	\$1,000,000	
		660-679	50%	70%	\$1,000,000	
	Condominium	700	65%	70%	\$1,000,000	
		680-699	60%	70%	\$1,000,000	
		660-679	50%	70%	\$1,000,000	
Cash-Out ²	1-unit SFR/PUD and 2-4 Units	700	55%	70%	\$2,500,000	
		660-699	50%	70%	\$1,000,000	
	Condominium	700	55%	70%	\$1,000,000	
		660-699	50%	70%	\$1,000,000	

Footnotes:

1. Alt-Doc 24 is available for self-employed borrowers with 25% or more ownership interest in a business. Refer to page 4 for documentation summaries.
2. Cash-out transactions with an LTV > 55% are limited to \$300,000 cash-in-hand to the borrower. Cash-out with an LTV ≤ 55% no restriction on the amount of cash-in-hand the borrower can receive.
3. Minimum loan amount \$60,000
4. Second home limited to 1-unit

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Expanded Plus Program Guidelines

Alt-Doc 12 ¹ and Alt-Doc Limited ²						
Owner-Occupied and Second Home ⁵						
Transaction Type	Property Type	Credit Score	LTV	CLTV	Maximum Loan Amount ⁴	
Purchase and Rate/Term Refinance	1-unit SFR/PUD	700	60%	70%	\$2,500,000	
			75%	75%	\$1,000,000	
		660-699	55%	70%	\$2,500,000	
		680-699	70%	75%	\$1,000,000	
	2-4 units	660-679	60%	70%	\$1,000,000	
		700	60%	70%	\$2,500,000	
	Condominium	660-699	55%	70%	\$2,500,000	
		700	75%	75%	\$1,000,000	
		680-699	70%	70%	\$1,000,000	
	Cash-Out ³	1-unit SFR/PUD	660-679	55%	70%	\$2,500,000
			700	75%	75%	\$1,000,000
			680-699	70%	70%	\$1,000,000
660-679			60%	70%	\$1,000,000	
2-4 units		700	55%	70%	\$2,500,000	
			60%	70%	\$1,000,000	
		660-699	55%	70%	\$1,000,000	
Condominium		700	70%	70%	\$1,000,000	
		680-699	65%	70%	\$1,000,000	
		660-679	55%	70%	\$1,000,000	
Investment						
Transaction Type		Property Type	Credit Score	LTV	CLTV	Maximum Loan Amount ⁴
Purchase and Rate/Term Refinance	1-unit SFR/PUD and 2-4 Units	700	60%	70%	\$2,500,000	
		680-699	60%	70%	\$1,000,000	
		660-679	50%	70%	\$1,000,000	
	Condominium	700	65%	70%	\$1,000,000	
		660-699	55%	70%	\$1,000,000	
Cash-Out ³	1-unit SFR/PUD and 2-4 Units	700	50%	70%	\$2,500,000	
		660-699	50%	70%	\$1,000,000	
	Condominium	700	60%	70%	\$1,000,000	
		660-699	50%	70%	\$1,000,000	

Footnotes:

1. Alt-Doc 12 is available for self-employed borrowers with 25% or more ownership interest in a business. Refer to page 9 for documentation summaries.
2. Alt-Doc Limited is available to salaried, wage earner, and/or commissioned borrowers and self-employed borrowers. Refer to the Income topic for documentation requirements.
3. Cash-out transactions with an LTV > 55% are limited to \$300,000 cash-in-hand to the borrower. Cash-out with an LTV ≤ 55% have no restriction on the amount of cash-in-hand the borrower can receive.
4. Minimum loan amount \$60,000
5. Second home limited to 1-unit