

## HELOC Program (Program offered in partnership with Symmetry Lending)

1-4 Unit Primary Residence 1-Unit Second Home Concurrent Close with Fannie Mae/Freddie Mac First Lien Purchase or Refinance				
Occupancy/ Transaction Type	Maximum CLTV	Maximum Combined Loan Amount (First Lien and HELOC) <sup>1</sup>	Minimum Credit Score	Maximum DTI
<b>Primary Residence</b> Purchase & Refinance	89.99%	\$3,000,000	680	45%
<b>Second Home</b> Purchase & Refinance	85%	\$3,000,000	700	43%

**Footnotes:**

1. Minimum initial draw:
  - All states (excluding AZ, CA, FL, OR, WA): \$25,000
  - AZ, CA, FL, OR, WA: \$50,000

HELOC Start Rate		
HCLTV	Credit Score	Current WSJ Prime plus Margin
<b>≤ 89.99%</b>	760+	Prime + 0.00%
	720-759	Prime + 0.49%
	700-719	Prime + 0.99%
	680-699	Prime + 1.99%

Add-Ons (Add all that apply)	
Transaction Characteristic:	Add:
Second Home	+ 0.25%
Line amount \$25,000 - \$49,999	+0.75%
Line amount \$50,000 - \$99,999	+0.50%
Line amount \$100,000 - \$149,999	+0.25%
Subject Property in CA	+ 0.50%
Subject Property in AZ, FL, OR, WA	+0.25%

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## Symmetry Lending HELOC Program

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### HELOC Overview

- Minimum HELOC initial draw amount:
  - **All states (excluding AZ, CA, FL, OR, WA):** \$25,000
  - **AZ, CA, FL, OR, WA:** \$50,000
- Maximum HELOC for primary residence:
  - CLTV  $\leq$  80%: \$750,000
  - CLTV  $>$  80%: \$500,000
- Maximum HELOC for second home is \$500,000
- Available with Fannie Mae or Freddie Mac transactions; this is **not** a stand-alone HELOC
- Exceed conforming and high balance loan limits using a combo loan instead of a Jumbo
- Borrower can avoid mortgage insurance and mandatory impounds on the first with a concurrent HELOC
- Draw Period: Years 1-10; Interest-only payment during draw period
- Repayment Period: Years 11-30; Principal and interest payment amortized over 20 years
- **Borrowers are qualified using the fully drawn line amount at start rate plus 2% amortized over 30 years**

## Symmetry Lending HELOC Program

Topic	Guideline
General	Fannie Mae/Freddie Mac guidelines apply to topics not addressed in these guidelines
Required Documents	<ul style="list-style-type: none"> <li>• <b>Symmetry Borrower(s) Certification &amp; Authorization.</b> Signed by all borrowers <ul style="list-style-type: none"> <li>- This document authorizes Symmetry to pull a credit report for each borrower, and</li> <li>- Notifies the borrower(s) a credit union membership is required</li> </ul> </li> <li>• DU/LPA Findings for first mortgage</li> </ul> <p><b>NOTES:</b></p> <ul style="list-style-type: none"> <li>• Symmetry issues the Command Credit HELOC Disclosure, the CFPB HELOC Booklet and the BSA Disclosure directly to the borrower (not required to be signed/returned)</li> <li>• A separate 1003/1008 is not required; the information from the first lien 1003/1008 is used</li> <li>• An LE or CD is <b>not</b> issued on HELOCs; HELOCs are consumer loans and not subject to TRID</li> </ul>
4506-C	Not required
Additional Owned Properties	<ul style="list-style-type: none"> <li>• The borrower(s) are limited to a maximum of four (4) <b>owned</b> properties (cumulative) <b>including the subject property (owned</b>, not financed, includes properties owned free and clear) <ul style="list-style-type: none"> <li>- Mortgage statements and/or documentation of taxes, insurance, and HOA dues (if applicable) is required for other properties <b>owned</b> by the borrower, including properties owned free and clear</li> </ul> </li> <li>• <b>Included</b> in the maximum: Primary residence, second/vacation home, investment properties, and lot/land</li> <li>• <b>Excluded</b> from the maximum: Commercial real estate, multi-family (5 or more units) and timeshares</li> </ul>
Age of Documents	<ul style="list-style-type: none"> <li>• Income documentation cannot be older than the applicable requirement for the first lien product</li> </ul> <p><b>NOTE:</b> One paystub, if applicable, with YTD earnings dated no more than 60 days prior to file submission to Symmetry is required for wage earner borrowers</p> <ul style="list-style-type: none"> <li>• The credit report cannot be older than 120 days from date of submission to Symmetry by Homebridge</li> <li>• The appraisal cannot be older than 120 days from date of submission to Symmetry by Homebridge</li> </ul>
Appraisals	<ul style="list-style-type: none"> <li>• The appraisal from the first lien is acceptable (full, bifurcated, desktop or exterior-only) <ul style="list-style-type: none"> <li>- The appraisal cannot be older than 120 days from date of submission to Symmetry by Homebridge</li> <li>- A desk review, ordered by Symmetry, is required on all transactions</li> </ul> </li> </ul> <p><b>NOTE: A full appraisal is required on the following:</b></p> <ul style="list-style-type: none"> <li>• <b>The HELOC request is &gt; \$250,000, OR</b></li> <li>• <b>An appraisal waiver or ACE was offered and accepted on the first lien transaction</b></li> </ul> <ul style="list-style-type: none"> <li>• Transferred appraisals are eligible, including FHA/VA appraisals</li> </ul>
AUS	<ul style="list-style-type: none"> <li>• Not required for the HELOC transaction</li> <li>• DU/LPA findings, as applicable, for first mortgage required</li> </ul>

## Symmetry Lending HELOC Program

<p><b>Available Markets</b></p>	<p>The HELOC is available in the following states:</p> <ul style="list-style-type: none"> <li>• Alabama,</li> <li>• Alaska,</li> <li>• Arizona,</li> <li>• California</li> <li>• Colorado</li> <li>• Connecticut,</li> <li>• Delaware,</li> <li>• Florida</li> <li>• Georgia</li> <li>• Hawaii</li> <li>• Idaho</li> <li>• Iowa</li> <li>• Illinois</li> <li>• Indiana</li> <li>• Kansas</li> <li>• Kentucky</li> <li>• Massachusetts</li> <li>• Maryland</li> <li>• Michigan</li> <li>• Minnesota</li> <li>• Montana</li> <li>• North Carolina</li> <li>• Nebraska</li> <li>• New Jersey</li> <li>• Nevada</li> <li>• Ohio</li> <li>• Oklahoma</li> <li>• Oregon</li> <li>• Pennsylvania</li> <li>• South Carolina</li> <li>• Tennessee</li> <li>• Utah</li> <li>• Vermont</li> <li>• Virginia</li> <li>• Washington</li> <li>• Wisconsin</li> <li>• Wyoming</li> </ul>
<p><b>Borrowers – Eligible</b></p>	<ul style="list-style-type: none"> <li>• U.S. citizens</li> <li>• Non-occupant co-borrower allowed when the primary borrower on the transaction has a minimum 720 credit score</li> <li>• Permanent resident aliens (Fannie Mae/Freddie Mac requirements apply)</li> <li>• Non-permanent resident aliens             <ul style="list-style-type: none"> <li>- The borrower must be legally present in the U.S. (an EAD or Matricula Consular Card are <b>not acceptable</b> to document the borrower’s legal residency in the U.S.)</li> <li>- A valid social security number <b>is required</b> (an ITIN is <b>not acceptable</b> in lieu of a social security number)</li> <li>- A valid, eligible, unexpired visa issued by the USCIS (see list of <b>ineligible</b> visa types below). The borrower may be required to verify their ability to travel out of and return to the U.S.</li> </ul> </li> </ul> <p><b>NOTE:</b> DACA status borrowers are not <b>eligible</b></p> <p><b>Ineligible Visa Types:</b></p> <ul style="list-style-type: none"> <li>• A-3; B-1; B-2; C-3 OPT; F-1; H-1C; I; J-1; K-1; M-1; M-2; O-2; P-1; P-2; P-3; Q-1; Q-2; R-1; U-1; U-2; U-3; U-4; U-5</li> </ul>
<p><b>Borrowers – Ineligible</b></p>	<ul style="list-style-type: none"> <li>• Foreign nationals</li> <li>• Borrowers with diplomatic immunity</li> <li>• Borrowers without a social security number or valid, unexpired visa</li> <li>• Borrowers previously convicted of mortgage fraud</li> </ul>

## Symmetry Lending HELOC Program

<b>Credit Report/Scores</b>	<ul style="list-style-type: none"> <li>• Credit Report: <ul style="list-style-type: none"> <li>- The credit report must not be older than 120 days from date of submission to Symmetry by Homebridge</li> </ul> </li> <li>• Minimum credit score varies by occupancy: <ul style="list-style-type: none"> <li>- Primary residence: Minimum 680 credit score</li> <li>- Second home: Minimum 720 credit score</li> </ul> </li> <li>• A tri-merged credit report will be obtained by Symmetry. The Symmetry credit score will be used to qualify, and any new inquiries must be addressed</li> <li>• The primary borrower (the borrower with the highest income) must meet the minimum credit score requirement (middle score is used)</li> </ul> <p><b>Recent Credit Inquiries</b></p> <ul style="list-style-type: none"> <li>• The borrower must provide a letter of explanation for all credit inquiries on the credit report within the previous 90 days. The letter must indicate the reason for the inquiry and the result of the inquiry (i.e. was new credit obtained or not)</li> </ul> <p><b>Tradelines</b></p> <p>Tradeline requirements apply to all borrowers whose income is used for qualifying (collectively):</p> <ul style="list-style-type: none"> <li>• One (1) open/active tradeline required with DU/LPA approval <b>OR</b></li> <li>• One (1) tradeline reporting that was once open and paid as agreed for a minimum of five (5) years</li> </ul>
<b>Derogatory Credit</b>	<p><b>Derogatory Credit Seasoning</b></p> <p>Fannie Mae or Freddie Mac seasoning requirements apply the following derogatory credit events:</p> <ul style="list-style-type: none"> <li>• Bankruptcy</li> <li>• Foreclosure,</li> <li>• Short Sale/Deed-in-Lieu</li> </ul> <p><b>NOTE:</b> No major derogatory credit allowed following any of the above</p>
<b>DTI</b>	<ul style="list-style-type: none"> <li>• Primary Residence: Maximum 45% DTI <b>back-end ratio only</b>; no front end limit</li> <li>• Second home: Maximum 43% DTI <b>back-end ratio only</b>; no front end limit</li> </ul>
<b>Employment</b>	Fannie Mae and Freddie Mac employment requirements apply
<b>Fees</b>	<ul style="list-style-type: none"> <li>• <b>\$350</b> origination fee (excluding New Jersey) deducted from HELOC at closing</li> <li>• New Jersey: <b>\$350</b> application fee deducted from HELOC at closing</li> <li>• \$125 annual maintenance fee (excluding Iowa; Iowa \$15) charged on first statement and annually thereafter</li> <li>• HELOC &gt; \$250K: <ul style="list-style-type: none"> <li>- A Jr Lien policy is required, and a separate title fee applies</li> <li>- A separate appraisal is required (cost will vary)</li> </ul> </li> <li>• Recording fees, as applicable</li> <li>• Third-party fees, as applicable</li> </ul>
<b>HELOC Maximum Amount</b>	<p><b>Minimum HELOC Initial Draw Amount:</b></p> <ul style="list-style-type: none"> <li>• \$25,000 (all states <b>excluding</b> AZ, CA, FL, OR, WA)</li> <li>• \$50,000 (AZ, CA, FL, OR, WA)</li> </ul> <p><b>Maximum HELOC Amount</b></p> <ul style="list-style-type: none"> <li>• Primary Residence: <ul style="list-style-type: none"> <li>- CLTV ≤ 80%: \$750,000</li> <li>- CLTV &gt; 80%: \$500,000</li> </ul> </li> <li>• Second Home: <ul style="list-style-type: none"> <li>- \$500,000</li> </ul> </li> </ul>

## Symmetry Lending HELOC Program

<b>Income</b>	<p>Fannie Mae and Freddie Mac wage earner and self-employed income documentation requirements apply when not addressed in this topic</p> <ul style="list-style-type: none"> <li>• <b>Wage Earner Borrowers:</b> A paystub with YTD income dated no more than 60 days prior to HELOC submission to Symmetry required</li> <li>• <b>Self-Employed Borrowers:</b> Fannie Mae/Freddie Mac self-employed income calculation policies apply</li> </ul> <p><b>Declining Income</b> (self-employed, commission, bonus)</p> <ul style="list-style-type: none"> <li>• Generally, income is averaged over 24 months</li> <li>• If income is declining by &gt; 20%, calculation will be based on the most recent 12 months earnings</li> <li>• If income is declining due to a one-time event (e.g. medical leave, etc.) income may be adjusted to exclude that time period subject to Homebridge management review and approval</li> </ul> <p><b>Rental Income</b></p> <p>Rental income is eligible subject to the following:</p> <ul style="list-style-type: none"> <li>• An executed lease agreement with a duration of 12 months or more required, and</li> <li>• Documentation that verifies the deposit of the rent, as stated on the lease agreement, into the borrower's account required, <b>OR</b></li> <li>• If a new lease, documentation the security deposit was deposited into the borrower's account</li> </ul> <p><b>NOTE:</b> Fannie Mae form 1007 Single-Family Comparable Rent Schedule, form 1025 Small Residential Income Property Appraisal Report or any other rent schedule for rental income calculations <b>are not acceptable to document rental income</b></p> <p><b>Employment Related Assets</b></p> <p>If the employment related asset(s) are in the form of stocks, bonds, or mutual funds, 100% of the value remaining after the costs for the transaction and penalty, if applicable, will be used to determine the income stream</p>
<b>Liabilities</b>	<p>Fannie Mae and Freddie Mac policy applies when not addressed below</p> <p><b>Installment Debt</b></p> <ul style="list-style-type: none"> <li>• May be excluded from the DTI calculation when ≤ 10 months payments remaining</li> </ul> <p><b>Revolving Debt</b></p> <ul style="list-style-type: none"> <li>• Assets may not be used to offset revolving debt</li> <li>• If the monthly payment is not included on the credit report, 5% of the outstanding balance will be used to determine the monthly payment</li> <li>• The most recent account statement may be used to validate the account balance and payment if it is lower than the credit report indicates</li> <li>• Open 30-day charge accounts that do not reflect a monthly payment on the credit report or that reflect a monthly payment that is identical to the account balance, Fannie Mae policy applies</li> </ul> <p><b>Child Support Payments</b></p> <p>The payment must be included in the DTI calculation</p> <p><b>Alimony Payments</b></p> <p>The payment amount is deducted from the borrower's monthly income</p> <p><b>Accounts with a Modification, Deferment or Forbearance</b></p> <p>Fannie Mae policy applies to mortgages, HELOCs, installment, or revolving accounts that have been subject to a modification, payment deferral plan, or forbearance plan</p>
<b>Mortgagee Clause</b>	<p>Cenlar ISAOA/ATIMA P.O. Box 202028 Florence SC 29502</p>
<b>Occupancy</b>	<ul style="list-style-type: none"> <li>• 1-4 unit primary residence</li> <li>• 1-unit second home</li> </ul>
<b>Power of Attorney</b>	Allowed on an exception basis only subject to Homebridge management review and approval

## Symmetry Lending HELOC Program

<b>Prepayment Penalty/ Early Termination</b>	An early termination/prepayment fee does not apply
<b>Product</b>	<ul style="list-style-type: none"> <li>• 30 year term</li> <li>• HELOC start rate is the current prime rate <b>plus</b> applicable margin (see matrix on pg. 1)</li> <li>• <b>Draw Period:</b> Years 1-10; interest-only payment required during the draw period</li> <li>• <b>Repayment Period:</b> Years 11-30; principal and interest payment amortized over 20 years</li> <li>• <b>Floor:</b> The floor is the start rate, no less than .25% below the initial start rate</li> <li>• <b>Life Cap:</b> 18%</li> </ul>
<b>Properties – Eligible</b>	<ul style="list-style-type: none"> <li>• Single family residence</li> <li>• PUD</li> <li>• Condos - Fannie Mae Warrantable (condo questionnaire not required)</li> <li>• 1-4 units</li> <li>• Manufactured home</li> </ul>
<b>Properties – Ineligible</b>	<ul style="list-style-type: none"> <li>• Mobile homes</li> <li>• Single wide manufactured home</li> <li>• Manufactured home built prior to 1976</li> <li>• Dome, earth berm, or log homes</li> <li>• Non-warrantable condos</li> <li>• Condotels</li> <li>• Vacant land</li> <li>• Commercially zoned property</li> <li>• Non-residential homes,</li> <li>• Income producing properties</li> <li>• Lease-hold estates</li> <li>• Cooperative projects</li> <li>• Any property not typical to the market where located</li> </ul>
<b>Tax Calculation</b>	New construction: 1.25% is used to calculation of real estate taxes for new construction unless supporting documentation is provide that documents lower tax rates
<b>Title Insurance</b>	<ul style="list-style-type: none"> <li>• Title from the first lien is acceptable when HELOC amount is ≤ \$250,000</li> <li>• A Junior Lien or Limited title policy will be required if the HELOC amount is &gt; \$250,000</li> </ul>