

## PRIMARY

| Minimum FICO | <=50   | >50-55 | >55-60 | >60-65 | >65-70 | >70-75 | >75-80 |
|--------------|--------|--------|--------|--------|--------|--------|--------|
| 780+         | 8.24%  | 8.29%  | 8.34%  | 8.99%  | 9.19%  | 9.39%  | 9.64%  |
| 760 - 779    | 8.49%  | 8.54%  | 8.59%  | 9.09%  | 9.29%  | 9.49%  | 9.75%  |
| 740 - 759    | 8.89%  | 8.94%  | 8.99%  | 9.29%  | 9.39%  | 9.59%  | 9.79%  |
| 720 - 739    | 9.09%  | 9.15%  | 9.19%  | 9.49%  | 9.59%  | 9.79%  | 9.99%  |
| 700 - 719    | 9.44%  | 9.64%  | 9.69%  | 9.79%  | 10.09% | 10.35% | 10.59% |
| 680 - 699    | 10.19% | 10.64% | 10.69% | 10.79% | 11.39% | 11.69% |        |
| 660 - 679    | 11.29% | 11.74% | 11.79% | 12.27% | 12.39% |        |        |
| 640 - 659    | 13.39% | 13.44% | 13.49% | 13.69% |        |        |        |
| 620 - 639    | 13.89% | 13.94% |        |        |        |        |        |
| 600 - 619    | 14.39% | 14.44% |        |        |        |        |        |

## SECOND HOME

| Minimum FICO | <=50   | >50-55 | >55-60 | >60-65 | >65-70 | >70-75 | >75-80 |
|--------------|--------|--------|--------|--------|--------|--------|--------|
| 780+         | 8.79%  | 8.84%  | 8.89%  | 9.45%  | 9.61%  | 9.80%  |        |
| 760 - 779    | 8.89%  | 8.94%  | 8.99%  | 9.49%  | 9.61%  | 9.86%  |        |
| 740 - 759    | 9.26%  | 9.31%  | 9.36%  | 9.61%  | 9.74%  | 9.99%  |        |
| 720 - 739    | 9.64%  | 9.69%  | 9.74%  | 9.86%  | 9.99%  |        |        |
| 700 - 719    | 10.01% | 10.06% | 10.11% | 10.19% | 10.49% |        |        |
| 680 - 699    | 11.01% | 11.06% | 11.11% | 11.36% |        |        |        |
| 660 - 679    | 12.01% | 12.06% | 12.11% |        |        |        |        |
| 640 - 659    | 13.76% | 13.81% | 13.86% |        |        |        |        |

## INVESTMENT

| Minimum FICO | <=50   | >50-55 | >55-60 | >60-65 | >65-70 | >70-75 | >75-80 |
|--------------|--------|--------|--------|--------|--------|--------|--------|
| 780+         | 10.39% | 10.44% | 10.49% | 10.59% | 10.89% |        |        |
| 760 - 779    | 10.49% | 10.54% | 10.59% | 10.69% | 10.89% |        |        |
| 740 - 759    | 10.59% | 10.64% | 10.69% | 10.89% | 11.09% |        |        |
| 720 - 739    | 10.99% | 11.04% | 11.09% | 11.19% | 11.49% |        |        |
| 700 - 719    | 11.09% | 11.14% | 11.19% | 11.49% | 11.79% |        |        |

## FICO/CLTV Grid

| Minimum FICO | Owner Occ | Second Home | Investment |
|--------------|-----------|-------------|------------|
| 760+         | 80%       | 75%         | 70%        |
| 740 - 759    | 80%       | 75%         | 70%        |
| 720 - 739    | 80%       | 70%         | 70%        |
| 700 - 719    | 80%       | 70%         | 70%        |
| 680 - 699    | 75%       | 65%         |            |
| 660 - 679    | 70%       | 60%         |            |
| 640 - 659    | 65%       | 60%         |            |
| 620 - 639    | 55%       |             |            |
| 600 - 619    | 50%       |             |            |

|                           |                                                                                                                                                                                                                                                                                                                                                          |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| GUIDELINES                |                                                                                                                                                                                                                                                                                                                                                          |
| Terms                     | <ul style="list-style-type: none"><li>• 5 Year Draw I/O plus 25 year repayment (full amortization)</li><li>• Tennessee Exception: 5 year I/O plus 10 year repayment (full amortization)</li></ul>                                                                                                                                                        |
| Use of Proceeds           | <ul style="list-style-type: none"><li>• Other: 0.25% Margin Increase</li></ul>                                                                                                                                                                                                                                                                           |
| Credit Score for UW       | <ul style="list-style-type: none"><li>• The credit score of the highest income earner will be used to qualify</li></ul>                                                                                                                                                                                                                                  |
| Debt to Income (DTI)      | <ul style="list-style-type: none"><li>• 680+: Maximum 50%</li><li>• 600-679: Maximum 45%</li></ul>                                                                                                                                                                                                                                                       |
| Loan Amount               | <ul style="list-style-type: none"><li>• Minimum: \$25,000</li><li>• Maximum: \$750,000</li><li>• Loans &gt;\$500K: Primary Only   Min 720   Full Appraisal</li><li>• Minimum 75% draw at close</li></ul>                                                                                                                                                 |
| Occupancy                 | <ul style="list-style-type: none"><li>• Primary Residence (Owner-Occupied)</li><li>• Second Homes</li><li>• Investment Properties (limited to 15 financed properties)</li></ul>                                                                                                                                                                          |
| Non-Occupant Co-Borrowers | <ul style="list-style-type: none"><li>• Non-Occupant Co-Borrowers are allowed (Not allowed in Texas)<ul style="list-style-type: none"><li>◦ Borrower 1 must be on title/owner of the property and must have income</li></ul></li></ul>                                                                                                                   |
| Ownership                 | <ul style="list-style-type: none"><li>• Ownership must be fee simple or leasehold in name of individual(s) or inter vivos revocable trust</li></ul>                                                                                                                                                                                                      |
| Valuation Requirements    | <ul style="list-style-type: none"><li>• AVM used on loan amounts up to \$500K. Full Appraisal &gt;\$500K</li></ul>                                                                                                                                                                                                                                       |
| Property Report / ALTA    | <ul style="list-style-type: none"><li>• Loan amounts up to \$350,000: Legal and Vesting Report only</li><li>• Loan amounts &gt; \$350,000: ALTA Title Policy required</li></ul>                                                                                                                                                                          |
| Eligible Property Types   | <ul style="list-style-type: none"><li>• SFR, 2-4 Units, PUDS, Condos</li></ul>                                                                                                                                                                                                                                                                           |
| Ineligible Property Types | <ul style="list-style-type: none"><li>• Manufactured Housing, Co-Ops, Condotels, Log Homes, Mixed Use, Rural/Agricultural Zoning</li><li>• Properties currently listed for sale or listed within the last 60 days in the following states:<ul style="list-style-type: none"><li>◦ DC, IL, IN, IA, LA, ME, NC, PA, RI, TN, TX, VT, WA</li></ul></li></ul> |
| State Restrictions        | <ul style="list-style-type: none"><li>• TN: 5 Year IO; 10 Year Repayment</li><li>• MI: Minimum Loan amount down to \$10,000 for eligible licenses</li></ul>                                                                                                                                                                                              |
|                           |                                                                                                                                                                                                                                                                                                                                                          |