



OWNER-OCCUPIED PRIME Matrix

Matrix			
Loan Amount	Reserves mo	Max DTI %	FICO
150,000 to 1,000,000	6	50	720
			700
			680
			660
			640
1,000,001 to 1,500,000	9	50	720
			700
			680
			660
			640
1,500,001 - 2,000,000	12	50	720
			700
			680
			660
			640
2,000,001 - 3,000,000			720
			700
			680

Full Doc		Bank Statement		1099		P & L Only		WVOE	
12mo or 24mo		12mo or 24mo						Asset Depletion	
Purchase R/T	Cash Out	Purchase R/T	Cash Out	Purchase R/T	Cash Out	Purchase R/T	Cash Out	Purchase R/T	Cash Out
80	80	80	80	80	80	75	70	75	70
80	80	80	80	80	80	75	70	75	70
80	75	80	75	80	75	75	70	75	70
75	75	75	75	75	75	75	70	75	70
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
80	80	80	75	80	75	75	70	75	70
80	80	80	75	80	75	75	70	75	70
75	75	75	75	75	75	75	70	75	70
75	75	75	75	75	75	75	65	75	65
75	70	75	65	75	65	70	65	70	65
75	70	75	65	75	65	70	65	70	65
70	70	70	65	70	65	70	65	70	65
70	70	70	65	70	65	70	65	70	65
75	65	75	65	70	65	70	65	70	65
75	65	75	65	70	65	70	65	70	65
70	65	70	65	70	65	70	65	70	65

Details			LTV Max
Property Type	Purchase & Rate-Term	Non-Warr Condo	70
		Condo	75
		2-4 Unit	75
		Modular	75
		Rural	75
	Cash-Out	Non-Warr Condo	70
		Condo	75
		2-4 Unit	75
		Modular	75
		Rural	70
Housing Lates		1x30x12	
		0x60x12	5% LTV Reduction
Credit Event Seasoning	FC, SS, DIL	36 months	
		24 months	5% LTV Reduction
	BK 7	36 months	
		24 months	5% LTV Reduction
BK 13	12 months	5% LTV Reduction	
	Discharge		
Overlays	Cash-Out Interest Only 2nd Home		500,000
	Residual Income DTI > 43		80%
	Reduced Reserves		80%
	First Time Homebuyer		660 FICO
	FTHB w/o rental history		70%

		LTV	Reserves	Credit	Max loan	Other	
Expanded Criteria Product	Limited Credit	Purchase	75			45	
		Rate-Term	75			45	
		Cash-Out	70			45	
	Expanded DTI (50.01-55)	Primary	80	Additional 3 mths	680	1.5M	
		2nd Home	70	Additional 3 mths	680	1.5M	

Products		Product Code	Doc Type Option	Qual Rate	Margin	Floor	Caps	I/O Period	Amort Term	Final Maturity	
Fixed Rate	30yr	PN30F	All	Note Rate	-	-	-	-	30yr	30yr	
		PN30FIO	All						10yr	20yr	30yr
		PN40FIO	All						10yr	30yr	40yr
6 Mo SOFR	5/6	PN30A56	All	Greater of Note Rate or Fully Indexed Rate	Refer to Rate Sheet	Margin	2/1/5	10yr	20yr	30yr	
		PN40A56IO	All						10yr	30yr	40yr
		PN30A76	All						-	30yr	30yr
	PN30A76IO	All	5/1/5						10yr	20yr	30yr
	PN40A76IO	All	10yr						30yr	40yr	
	40yr I/O	All	10yr						30yr	40yr	

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OWNER-OCCUPIED PRIME Documentation

Documentation Options			
Full Doc 2Yr	Standard FNMA Documentation	All	Alternative Loan Review Form (Exhibit F) or DU Ineligible finding is required at time of submission
Full Doc 1Yr	W-2 (12mo)	All	Credit and Income determined per DU findings - OR - 2 years tax returns, recent paystub (self-employed YTD P&L) 1040 transcripts required
	Tax Returns (12mo)		Alternative Loan Review Form (Exhibit F) or DU Ineligible finding is required at time of submission Wage Earner - 1 year most recent W-2 or 1 year tax returns plus 30 days paystubs Self-Employed - 1 year most recent tax returns plus either: YTD P&L 3 months bank statements verifying cash flow (No P&L)
Bank Statement	Bank Statement (24mo, 12mo,)	All	Personal & Business-Combined or Business (12mo or 24mo): At least one of the borrowers must be self-employed for at least 2 years (25% or greater ownership) Asset Depletion allowed with Bank Statement documentation Standard expense factors apply: 50% expense factor If business operates < standard expense factor, P&L or expense letter from CPA, CTEC (California Tax Education Council), or EA (Enrolled Agent) required Minimum expense factor with 3rd party prepared P&L or letter is 20%
			Personal & Business Separated (12mo or 24mo): At least one of the borrowers must be self-employed for at least 2 years (25% or greater ownership) Asset Depletion allowed with Bank statement documentation Personal used to qualify, 3 months business to show business cash flows in order to utilize 100% of business related deposits in personal account (no expense factor)
			Self-employed (2yrs - 25% or greater ownership) P&L prepared by tax professional Minimum expense factor with P&L is 20% for service business and 40% for product business (see guidelines for details) 1099 plus either: Check/check stub or bank statement showing employment deposits (10% expense factor applied, see guidelines for specifics) Qualifying income = 1099 gross - 10% expense factor. Current check stub or bank statement deposits must support amounts consistent with 1099 levels Complete WVOE (FNMA Form 1005, Equifax The Work Number, Fincity TXVerify)
P & L Only	P & L (12 mo) [CPA, CTEC, EA]	All	Self-employed (2yrs - 25% or greater ownership) P&L prepared by tax professional Minimum expense factor with P&L is 20% for service business and 40% for product business (see guidelines for details) 1099 plus either: Check/check stub or bank statement showing employment deposits (10% expense factor applied, see guidelines for specifics) Qualifying income = 1099 gross - 10% expense factor. Current check stub or bank statement deposits must support amounts consistent with 1099 levels Complete WVOE (FNMA Form 1005, Equifax The Work Number, Fincity TXVerify)
1099	1099 (12mo)	OO/2nd	Self-employed (2yrs - 25% or greater ownership) P&L prepared by tax professional Minimum expense factor with P&L is 20% for service business and 40% for product business (see guidelines for details) 1099 plus either: Check/check stub or bank statement showing employment deposits (10% expense factor applied, see guidelines for specifics) Qualifying income = 1099 gross - 10% expense factor. Current check stub or bank statement deposits must support amounts consistent with 1099 levels Complete WVOE (FNMA Form 1005, Equifax The Work Number, Fincity TXVerify)
WVOE	FNMA Form 1005	OO/2nd	Form 1005 completed by authorized employer representative
Asset Depletion	Asset Statement (6mo)	All	Borrowers employed by a family owned or managed business are ineligible for WVOE documentation program Most recent 6 months asset documentation verified by: cash in bank (100%); stocks, bonds, and/or mutual funds (90%); IRAs, 401K, and/or retirement accts (80%) Allowable assets divided by 84 months = qualifying income Maximum 50% DTI - No Expanded DTI available Loan amounts > \$2,000,000 = Two Full Appraisals Loan amounts < \$2,000,000 = 1 Full Appraisal + AVM or FNMA CU Risk score of 2.5 or less 2nd Full Appraisal required if AVM Confidence Score is below 90%
			See guidelines for details Assets sourced or seasoned for two months unless utilizing assets to document income (6 months) Gift funds are acceptable for use toward down payment and loan costs
Borrower Eligibility	Citizenship		US Citizen Permanent Resident Alien Cash-out max is based on LTV (see limits pg 1) Cash-out may be counted toward reserve requirement
			Non-Permanent Resident Alien (with US Credit) Foreign Nationals (DSCR Only) See guidelines for details
Compliance			No Section 32 or state High Cost Points and Fees max 5% limit Loans must comply with all applicable federal and state regulations Fully documented Ability to Repay including Borrower Attestation (Excluding DSCR) Impounds required on LTV > 80% or HPML loans unless otherwise specified by applicable state law
			3 tradelines reporting for 12+ months or 2 tradelines reporting for 24+ months all with activity in the last 12 months No mortgage or rental history (Lower of Matrix LTV or 70% LTV, 50% DTI) Limited tradelines not eligible
Credit	Standard		Minimum requirements per standard credit are not met Valid FICO per FNMA required Limited credit not eligible on investor properties
	Limited		Minimum Fico 660 Maximum \$750,000 Loan Amount Housing history is required Minimum 12 months reserves Must have documented 0x30 housing history Maximum loan amount \$750,000
First Time Home Buyer			Any borrower who has not owned at least one investment property for a minimum of 12 months at any time within the most recent 36 months TX (No Interest-Only when using Texas Section 50(a)(6) Equity Cash-Out transactions) State eligibility subject to VPM review of applicable docs First time investor ineligible on DSCR product Borrower must have a history of owning and managing at least one property for a minimum of 12 months within the most recent 36 months on DSCR product Borrower must have a housing history for all investor products
Interest Only			SOF 5/6 30yr ARM SOF 5/6 40yr ARM SOF 7/6 30yr ARM SOF 7/6 40yr ARM
			30yr Fixed 40yr Fixed
Property Types			SFR PUD Condominium Non-Warrantable Condominium
			Townhouse Rowhouse
Qualifying Payment			D-PUD 2 - 4 Unit Rural (Owner Occupied Only)
			Full Amortization: Interest Only (DTI):
Residual Income			Qualifying ratios based on greater of Note Rate or Fully Indexed Rate (PITIA) Qualifying ratios based on greater of Note Rate or Fully Indexed Rate (PITIA), fully amortized payment on remaining term after I/O period
			Required on DTI > 43% only VA Residual Income Calc per VA Form #26-6393 and VA Residual Income Tables in VA Lending Manual Chapter 4.9 Per VA or \$2,500 plus an additional \$150/dependent
Seller Concessions / IPC			Per FNMA (LTV 75.01 to 90% up to 6% toward closing; 75% or less 9% max Interested Party Contribution)
Subordinate Financing			CLTV max = LTV max

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