

PRIME SECONDS Matrix

Matrix				
Loan Amount	Max Combined	Max DTI %	FICO	
			720	
75,000 to 350,000	2 mil	50	700	
75,000 to 550,000			680	
			660	
	2.5 mil	50	720	
250 001 to 450 000			700	
350,001 to 450,000			680	
			660	
	2.5 mil	50	720	
450 001 to 550 000			700	
450,001 to 550,000			680	
			660	

Owner Occupied					
C	CLTV				
Full Doc	Bank Statement				
90	85				
90	80				
85	75				
80	70				
85	80				
85	75				
80	70				
75	65				
80	75				
80	70				
75	65				
70	60				

2nd Home		
CLTV		
Full Doc Bank Statemen		
80	75	
80	70	
75	65	
70	60	
75	70	
75	65	
70	60	
65	55	
70	65	
70	60	
65	55	
60	50	

Non (Owner
CL	TV
Full Doc	Bank Statement
80	75
80	70
75	65
70	60
80	70
75	65
70	60
65	55
75	65
70	60
65	55
60	50

Occupancy		Amortization Term	Minimum Loan Amount
		10 yr.	
	Fixed / Full Amortization	15 yr.	\$75,000
Property Type	Tixed / Tall Amortization	20 yr.	ψ13,000
Troperty Type		30 yr.	
	Balloon	30/15 yr.	\$200,000
		40/15 yr.	\$200,000
	Fixed / Full Amortization	10 yr.	
		15 yr.	\$75,000
Non Owner		20 yr.	\$73,000
Non Owner		30 yr.	
	Balloon	30/15 yr.	\$200,000
		40/15 yr.	\$ZUU,UUU

CLTV Restrictions				
	Warrantable Condo Primary		75%	
	Warrantable Condo Investment		70%	
Property Type	2-4 Unit Primary		75%	
	2-4 Unit Investment		70%	
	Rural Property	Primary Only (Max. 5 acres)	-10%	
Declining Markets	Owner Occupied / 2nd Homes		75%	
Jeenning markets	Non-Owner		70%	

Home Mortgage Alliance Corporation (HMAC). NMLS# 1165808. HMAC is an Equal Housing Lender. The information in this document is intended for use by licensed mortgage bankers and mortgage loans officers, and may not to be viewed, used, or relied upon by consumers. The information disclosed in this document is subject to change without notice. Not available in all states.



PRIME SECONDS Documentation

	Documentation Options				
	Standard FNMA	Non QM and Agency Eligible			
Full Doc 2Yr	Documentation	Salaried: 2 years W2 and YTD paystub covering minimum 30 days. W2 Transcripts			
	Documentation	Self-Employed: 2 years tax returns, all schedules & transcripts. YTD P&L or 3 months business bank statements to support continuance of tax return income.			
	W-2 (12 Month)	Non QM and Agency Eligible			
Full Doc 1Yr	Tax Returns (12	Salaried: 1 year most recent W2 and YTD paystub covering minimum 30 days. W2 transcripts			
	months)	Self-Employed: 1 year tax returns, all schedules and transcripts. YTD P&L or 3 months business bank statements to support continuance of tax return income.			
	(24 months or 12 months)	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			
Bank Statement		If business operates < standard expense factor, P&L or expense letter from CPA, CTEC (California Tax Education Council), or EA (Enrolled Agent) required			
Dank Statement		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, 2 months business to show business cash flows in order to utilize 100% of business related deposits in personal account (no expense factor)			

Quick References					
	Assets				
As	Assets • None required on stand alone CES. Piggyback purchases require copy of assets for 1st lien.				
		Credit			
		• US Citizen			
Borrowe	r Eligibility	Non-Permanent Resident Alien (with US Credit)			
		Permanent Resident Alien			
Borrower Fl	igible Vesting	 Individuals Tenants in Common Business Entity – Investor properties only. (LLC, Corp, LP & GP) 			
DOTTOWET EN	igible vesting	Joint tenants Inter Vivos Revocable Trust			
Borrower	Ineligibility	Non Occupant Co-borrowers			
All persons with >25% interest in the business entity ("Interested Persons") must apply for the loan and meet credit requirements					
		Maximum of four (4) individual members/partners/shareholders. No entities as members.			
		Persons who sign the note or a personal guaranty must sign an Occupancy Affidavit prior to closing.			
	ss Entity	Formation and Operating documents:			
Business Purp	ose Loans Only	Articles of Incorporation and bylaws			
		Certificate of Formation and Operating Agreement, or Partnership Agreement			
		Tax Identification Number			
		Certificate of Good Standing			
Calculation	of Senior Lien	• 1st lien ARMS with < 3 years fixed period remaining must be qualified at fully indexed payment			
Stand-Alone		• 3 tradelines reporting for 12+ months or 2 tradelines reporting for 24+ months all with activity in the last 12 months			
Credit	Piggy-Back	Default to AUS Approval (If applicable), no minimum tradelines required.			
Limited Credit		Available for Primary only with 0x30x12 mortgage reported on credit (No private party mortgages)			
Credit Scores		Qualifying score is the lowest of 2 scores or middle of 3 scores from the primary income earner.			
		Non Traditional Credit ineligible			
Credit Event Seasoning		• 48 Months- Foreclosure actions (NOI, NOD), short sale, deed in lieu, bankruptcy. No Multiple events in last 7 years			
Derogatory Credit		• Open charge-offs or collections ≤ \$1,000 per occurrence are acceptable.			
		• Open Medical collections ≤ \$1000 per occurrence ok.			

to calculate CLTV. SFR, PUD, Townhome, Rowhome, Modular Condo-Warrantable & 2-4 Unit max 75% CLTV for Primary, 70% CLTV for Investment Rural - Primary, Full Doc only, Max. 5 acres **Neural Investments **Condotels **Non-warrantable Condos **Manufactured **5 plus-units **Log Homes **Working Farms and Hobby Farms **Unique Properties **Agricultural or Commercial Zoned Properties **Co-ops **Room and Board Facilities **Adult Assisted Living/Care Facilities **Rural Property** **Primary, Full Doc, maximum 5 acres, reduce CLTV by 10% allowed **Title Report** **Alta Short Form - Lenders Policy* **Properties owned less than six (6) months ineligible. Seasoning is not required for properties that are inherited or legally acquired through a divorce, separation, or dissolution of a domestic partnership. **Seasoning: Property Listing** **Seasoning no restrictions. Less than 6 months seasoning ineligible**			Credit (Continued)			
Losin active Chobasance or deferment. Deferred balance due to a documented handship may remain open. Without documented handship, deferred amounts must be paid through closing. Negative Amortization Receives Mortgages Printer Party	Housing	g Lates				
Integrate Senior Loans Senior Usan Se	Calculation of Se	enior Lien ARMs				
New Part No. New Part No.						
Received Note Senting						
Provide Form	Ineligible Se	enior Loans				
Bildoon Coars that the balloon pagment comes due during the amortization period of the Zerb Illen Max 45% Using Stort Uncerts. The current Usy pagment on the serior lien is used to calculate DTI.	c.i.g.bic be					
Interest Only Senior Lien Maximum Combined Liens I sak lean ARM with - 3 years these perior fremaining qualified on fully indexed payment I sak lean ARM with - 3 years these perior fremaining qualified on fully indexed payment Senior Lien Documentation Senior Lien Documentation Senior Lien Documentation From Lien Documentation Senior Lien Requirements Senior Lien Documentation Senior Lien Lien Lien Lien Lien Lien Lien Lien						
Harding Combined Liens I stein ARMs with it - 3 years fixed period remaining qualified on fully indexed paying for limits. I have maximum combined to and and full rises is based on the loan amount. See matrix 6 full rises. Senior Lien Documentation Senior Lien Documentation Final Popular Senior Lien Documentation Senior Lien Documentation I Hood statement when applicable in Bodys first mortgage statement showing: Principal balance, Fully amortized, Term Hood statement when applicable in Hood cert Hood						
Maximum Combined Liens	Interest Only	Senior Lien				
Senior Lien Documentation Senior Lien Documentation Figure 2						
Senior Lien Documentation Figure 1 HOA Statement when applicables, flood cert HOA Indoor insurance if applicables, flood cert Piggy Back Znot Follow 1st Lien Requirements I HOI, flood insurance if applicables, flood cert Piggy Back Znot Follow 1st Lien Requirements I hot introduce applicables, flood cert, HOA statement (if applicable), flood cert, HOA statement	Maximum Cor	mbinea Liens				
Senior Lien Documentation Piggy Back 2 And: Follow 1st Lien Requirements						
No.						
Piggs Back 2nd: Follow 1st Lien Requirements						
1st mortgage approval reflecting 2nd DU/LP Approve/Eigible, or LP Accept or Approve/Accept/Ineligible due to loan size or non-conforming 1st liens (if applicable). Purchase agreement (if applicable). Purchase agreement (if applicable). Closing instructions reflecting 2nd. Closing instructions reflecting 2nd. Eligible in Texas Purchase Plign Back 2nd only.						
DULP Approve/Fligible or IP Accept or Approve/Accept/Ineligible due to loan size or non-conforming 1st liens (if applicable). Purchase agreement (if applicable). Purchase agreement (if applicable). Poly financi insurance insurance insurance (if applicable). Poly financi insurance insura	Senior Lien Do	cumentation				
Purchase agreement (if applicable), - HOI, flood insurance (if applicable), flood cert, HOA statement (if applicable). - Closing instructions reflecting 2nd. - Closing instructions reflecting 2						
HOI, flood insurance (if applicable), flood cert, HOA statement (if applicable). Closing instructions reflecting 2nd.						
Tradeline Requirements Tradeline (Primary Only) Tradeline (Primary Only) Tradeline (Primary Only) Tradeline (Primary Only) Acreage Acreage Appraisal requirements Eligible Foperty Type Eligible Eligible Eligible Froperty Type Eligible Eligible Froperty Type Eligible Eligible Eligible Froperty Type Eligible Eligible Eligible Froperty Type Eligible Eligible Eligible Eligible Froperty Type Eligible Eligible Froperty Type Eligible Eligible Froperty Type Eligible Eligible Froperty Type Eligible Froperty Type Eligible Froperty Type Eligible Eligible Froperty Type Froperty Type Eligible Froperty Type Eligible Froperty Type Eligible Froperty Type Fro						
Tradeline Requirements Tradeline Requirements At least two (2) tradelines reporting for a minimum of twelve (12) months with activity in the last 12 months Tradeline (Primary Only) Tradeline (Primary Only) At least two (2) tradelines reporting for a minimum of twelve (12) months with activity in the last 12 months On Primary residence only, borrowers who do not have the minimum tradelines are acceptable with a current mortgage history on their credit report reporting 0x30x12 (no private party mortgages). Property Type Acreage Acreage Acreage Maximum 10 acres Max 5 acres on Rural Primary Residence Primary Residence and Second Homes Declining markets maximum 75% CLTV on Primary/2nd Homes. Full appraisal (1004, 1025, 1073) Non Owner Declining markets maximum 75% CLTV on investor properties. Full Appraisal (1004, 1025, 1073) and Appraisal Desk Review supporting value within 10% variance. If the review variance is greater than 10%, the lower of the two is to be use to calculate CLTV. SFR, PUD, Townhome, Rowhome, Modular Condo-Warrantable & 2-4 Unit max 75% CLTV for Primary, 70% CLTV for Investment Rural Property Title Report Acreage Legiple Rural Property Acreage Acreag						
Tradeline Requirements If the primary wage-earner must meet either of the minimum tradeline requirements listed below: At least three (3) tradelines reporting for a minimum of tweely (12) months with activity in the last 12 months: On Primary residence only, borrowers who do not have the minimum tradelines are acceptable with a current mortgage history on their credit report reporting 0x30x12 (no private party mortgages). Property Type Acreage Acreage Maximum 10 acres Max S acres on Rural Primary Residence Primary Residence and Second Homes Declining markets maximum 75% CLTV on Primary/2nd Homes. Declining markets maximum 75% CLTV on Primary/2nd Homes. Declining markets maximum 70% CLTV on investor properties. Full Appraisal (1004, 1025, 1073) and Appraisal Desk Review supporting value within 10% variance. If the review variance is greater than 10%, the lower of the two is to be use to calculate CLTV. SRP, PUD, Townhome, Rowhome, Modular Condo-Warrantable & 2 4 Unit max 75% CLTV for Primary, 70% CLTV for Investment Rural Property Properties - Condo-Warrantable & 2 4 Unit max 75% CLTV for Primary, 70% CLTV for Investment Rural Property Primary, Full Doc only, Max. 5 acres Inteligible Primary, Full Doc only, Max. 5 acres Primary, Full Doc maximum 5 acres, reduce CLTV by 10% allowed Title Report Atla Short Form - Lenders Policy Properties owned less than six (6) months ineligible. Seasoning is not required for properties that are inherited or legally acquired through a divorce, separation, or dissolution of a domestic partnership. Seasoning: Property Listing Acreage Acreage Acreage Acreage Acreage Maximum 10 acres Ma						
Acreside Requirements Acreside (Primary Only) Acreside (Primary Only						
Tradeline (Primary Only) - At least two (2) tradelines reporting for a minimum of twenty-four (24) months with activity in the last 12 months On Primary residence only, borrowers who do not have the minimum tradelines are acceptable with a current mortgage history on their credit reporting 0x30x12 (no private party mortgages). Property Type Acres Property Type Acres Primary Residence and Second Homes Declining markets maximum 75% CLTV on Primary/2nd Homes. Declining markets maximum 75% CLTV on Primary/2nd Homes. Declining markets maximum 70% CLTV on investor properties. Full Appraisal (1004, 1025, 1073) Declining markets maximum 70% CLTV on investor properties. Full Appraisal (1004, 1025, 1073) and Appraisal Desk Review supporting value within 10% variance. If the review variance is greater than 10%, the lower of the two is to be use to calculate CLTV. Full appraisal (1004, 1025, 1073) and Appraisal Desk Review supporting value within 10% variance. If the review variance is greater than 10%, the lower of the two is to be use to calculate CLTV. Full appraisal (1004, 1025, 1073) and Appraisal Desk Review supporting value within 10% variance. If the review variance is greater than 10%, the lower of the two is to be use to calculate CLTV. Full appraisal (1004, 1025, 1073) and Appraisal Desk Review supporting value within 10% variance. If the review variance is greater than 10%, the lower of the two is to be use to calculate CLTV. Full appraisal (1004, 1025, 1073) and Appraisal Desk Review supporting value within 10% variance. If the review variance is greater than 10%, the lower of the two is to be use to calculate CLTV. Full appraisal (1004, 1025, 1073) and Appraisal Desk Review supporting value within 10% variance. If the review variance is greater than 10%, the lower of the two is to be use to calculate CLTV. Full appraisal (1004, 1025, 1073) and Appraisal Desk Review supporting value within 10% variance. If the review variance is greater than 10%, the lower of the two is to be use to calculate CLTV.						
Tradeline (Primary Only) I on Primary residence only, borrowers who do not have the minimum tradelines are acceptable with a current mortgage history on their credit report reporting 0x30x12 (no private party mortgages). Property Type Maximum 10 acres Max 5 acres on Rural Primary Residence Primary Residence and Second Homes Declining markets maximum 75% CLTV on Primary/2nd Homes. Full appraisal (1004, 1025, 1073) Non Owner Declining markets maximum 75% CLTV on investor properties. Full Appraisal (1004, 1025, 1073) and Appraisal Desk Review supporting value within 10% variance. If the review variance is greater than 10%, the lower of the two is to be use to calculate CLTV. Full appraisal (1004, 1025, 1073) and Appraisal Desk Review supporting value within 10% variance. If the review variance is greater than 10%, the lower of the two is to be use to calculate CLTV. Full appraisal (1004, 1025, 1073) and Appraisal Desk Review supporting value within 10% variance. If the review variance is greater than 10%, the lower of the two is to be use to calculate CLTV. Full appraisal (1004, 1025, 1073) and Appraisal Desk Review supporting value within 10% variance. If the review variance is greater than 10%, the lower of the two is to be use to calculate CLTV. Full Appraisal (1004, 1025, 1073) and Appraisal Desk Review supporting value within 10% variance. If the review variance is greater than 10%, the lower of the two is to be use to calculate CLTV. Full Appraisal (1004, 1025, 1073) and Appraisal Desk Review supporting value within 10% variance. If the review variance is greater than 10%, the lower of the two is to be use to calculate CLTV. Full Appraisal (1004, 1025, 1073) and Appraisal Desk Review supporting value within 10% variance. If the review variance is greater than 10%, the lower of the two is to be use to calculate CLTV. Full Appraisal (1004, 1025, 1073) and Appraisal Desk Review supporting value within 10% variance. If the review variance is greater than 10%, the lower of the two is to be use to calcul	Tradeline Re	quirements				
Property Type Acreage Maximum 10 acres Max 5 acres on Rural Primary Residence Primary Residence and Second Homes Declining markets maximum 75% CLTV on Primary/2nd Homes. Full appraisal (1004, 1025, 1073) Non Owner Declining markets maximum 70% CLTV on investor properties. Full Appraisal (1004, 1025, 1073) and Appraisal Desk Review supporting value within 10% variance. If the review variance is greater than 10%, the lower of the two is to be use to calculate CLTV. Full Appraisal (1004, 1025, 1073) and Appraisal Desk Review supporting value within 10% variance. If the review variance is greater than 10%, the lower of the two is to be use to calculate CLTV. Full Appraisal (1004, 1025, 1073) and Appraisal Desk Review supporting value within 10% variance. If the review variance is greater than 10%, the lower of the two is to be use to calculate CLTV. Full Appraisal (1004, 1025, 1073) and Appraisal Desk Review supporting value within 10% variance. If the review variance is greater than 10%, the lower of the two is to be use to calculate CLTV. SFR, PUD, Townhome, Rowhome, Modular Condo-Warrantable & 2-4 Unit max 75% CLTV for Primary, 70% CLTV for Investment Rural Property Inlegigible Rural Property Primary, Full Doc only, Max. S acres Rural Investments - Condotels - Non-warrantable Condos - Manufactured - 5 plus-units - Log Homes • Working Farms and Hobby Farms • Unique Properties - Condotels - Non-warrantable Condos - Manufactured - 5 plus-units - Log Homes • Working Farms and Hobby Farms - Unique Properties - Commercial Zoned Properties - Co-ops - Room and Board Facilities - Adult Assisted Living/Care Facilities Rural Property Alta Short Form - Lenders Policy Primary, Full Doc, maximum 7 acres, reduce CLTV by 10% allowed Alta Short Form - Lenders Policy Properties owned less than six (6) months ineligible. Seasoning is not required for properties that are inherited or legally acquired through a divorce, separation, or dissolution of a domestic partnership. Seasoning: Property Listing - Property Listing - P						
Property Type Acreage Acreage Maximum 10 acres Max 5 acres on Rural Primary Residence Primary Residence and Second Homes Declining markets maximum 75% CLTV on Primary/2nd Homes. Full appraisal (1004, 1025, 1073) Non Owner Declining markets maximum 70% CLTV on investor properties. Full Appraisal (1004, 1025, 1073) and Appraisal Desk Review supporting value within 10% variance. If the review variance is greater than 10%, the lower of the two is to be use to calculate CLTV. Full Appraisal (1004, 1025, 1073) and Appraisal Desk Review supporting value within 10% variance. If the review variance is greater than 10%, the lower of the two is to be use to calculate CLTV. Full Appraisal (1004, 1025, 1073) and Appraisal Desk Review supporting value within 10% variance. If the review variance is greater than 10%, the lower of the two is to be use to calculate CLTV. SFR, PUD, Townhome, Rowhome, Modular Condo-Warrantable & 2-4 Unit max 75% CLTV for Primary, 70% CLTV for Investment Rural - Primary, Full Doc only, Max. 5 acres Ineligible Rural Property Primary, Full Doc only, Max. 5 acres Commercial Zoned Properties • Co-ops • Room and Board Facilities • Adult Assisted Living/Care Facilities Primary, Full Doc, maximum 5 acres, reduce CLTV by 10% allowed Title Seasoning Property Listing All Short Form - Lenders Policy Properties owned less than six (6) months ineligible. Seasoning is not required for properties that are inherited or legally acquired through a divorce, separation, or dissolution of a domestic partnership. Seasoning: Property Listing A months seasoning no restrictions. Less than 6 months seasoning ineligible	Tradeline (Pri	imary Only)				
Appraisal requirements Appraisal (1004, 1025, 1073) Beligible Ineligible Rural Property Title Report Appraisal requirements Appraisal requirements Appraisal (1004, 1025, 1073) Amaimum 10 acres (max 5 acres on Rural Primary Residence and Second Homes Declining markets maximum 75% CLTV on Primary/2nd Homes. Full appraisal (1004, 1025, 1073) Non Owner Declining markets maximum 70% CLTV on investor properties. Full Appraisal (1004, 1025, 1073) and Appraisal Desk Review supporting value within 10% variance. If the review variance is greater than 10%, the lower of the two is to be use to calculate CLTV. SFR, PUD, Townhome, Rowhome, Modular Condo-Warrantable & 2-4 Unit max 75% CLTV for Primary, 70% CLTV for Investment Rural - Primary, Full Doc only, Max. 5 acres Arral Investments - Condotels - Non-warrantable Condos - Manufactured - 5 plus-units - Log Homes - Working Farms and Hobby Farms - Unique Properties - Agricultural on Commercial Zoned Properties - Co-ops - Room and Board Facilities - Adult Assisted Living/Care Facilities Rural Property Primary, Full Doc, maximum 5 acres, reduce CLTV by 10% allowed Title Report Alta Short Form - Lenders Policy Properties owned less than six (6) months ineligible. Seasoning is not required for properties that are inherited or legally acquired through a divorce, separation, or dissolution of a domestic partnership. Seasoning: Property Listing - 6 months seasoning no restrictions. Less than 6 months seasoning ineligible		,				
Appraisal requirements Appraisal requirements Appraisal requirements Appraisal requirements Appraisal requirements Appraisal (1004, 1025, 1073) - Non Owner - Declining markets maximum 70% CLTV on investor properties. Full Appraisal (1004, 1025, 1073) and Appraisal pesk Review supporting value within 10% variance. If the review variance is greater than 10%, the lower of the two is to be use to calculate CLTV. SFR, PUD, Townhome, Rowhome, Modular Condo-Warrantable & 2-4 Unit max 75% CLTV for Primary, 70% CLTV for Investment Rural - Primary, Full Doc, only, Max. S acres Aural Investments - Condotels - Non-warrantable Condos - Manufactured - 5 plus-units - Log Homes - Working Farms and Hobby Farms - Unique Properties - Agricultural or Commercial Zoned Properties - Co-ops - Room and Board Facilities - Adult Assisted Living/Care Facilities Rural Property Title Seasoning Property Listing - Max 5 acres on Rural Primary Residence - Primary Residence and Second Homes - Primary Residence and Second Homes - Full Appraisal (1004, 1025, 1073) - Seasoning: Property - Alta Short Form - Lenders Policy - Properties owned less than six (6) months ineligible. Seasoning is not required for properties that are inherited or legally acquired through a divorce, separation, or dissolution of a domestic partnership. - Seasoning: Property Listing - Seasoning no restrictions. Less than 6 months seasoning ineligible						
Max 5 acres on Rural Primary Residence Primary Residence and Second Homes Declining markets maximum 75% CLTV on Primary/2nd Homes. Hull appraisal (1004, 1025, 1073) Non Owner Declining markets maximum 70% CLTV on investor properties. Full Appraisal (1004, 1025, 1073) and Appraisal Desk Review supporting value within 10% variance. If the review variance is greater than 10%, the lower of the two is to be use to calculate CLTV. Fill Appraisal (1004, 1025, 1073) and Appraisal Desk Review supporting value within 10% variance. If the review variance is greater than 10%, the lower of the two is to be use to calculate CLTV. Fill Appraisal (1004, 1025, 1073) and Appraisal Desk Review supporting value within 10% variance. If the review variance is greater than 10%, the lower of the two is to be use to calculate CLTV. Fill Appraisal (1004, 1025, 1073) and Appraisal Desk Review supporting value within 10% variance. If the review variance is greater than 10%, the lower of the two is to be use to calculate CLTV. Fill Appraisal (1004, 1025, 1073) and Appraisal Desk Review supporting value within 10% variance. If the review variance is greater than 10%, the lower of the two is to be use to calculate CLTV. SFR, PUD, Townhome, Rowhome, Modular Condo-Warrantable & 2-4 Unit max 75% CLTV for Investment Rural Property Ineligible Rural Property Primary, Full Doc only, Max. 5 acres Commercial Zoned Properties • Co-ops • Room and Board Facilities • Adult Assisted Living/Care Facilities Rural Property Primary, Full Doc, maximum 5 acres, reduce CLTV by 10% allowed Alta Short Form - Lenders Policy Alta Short Form - Le	Acre	aαe				
Appraisal requirements - Declining markets maximum 75% CLTV on Primary/2nd Homes Full appraisal (1004, 1025, 1073) - Non Owner - Declining markets maximum 70% CLTV on investor properties Declining markets maximum 70% CLTV on investor properties Declining markets maximum 70% CLTV on investor properties Full Appraisal (1004, 1025, 1073) and Appraisal Desk Review supporting value within 10% variance. If the review variance is greater than 10%, the lower of the two is to be use to calculate CLTV. SFR, PUD, Townhome, Rowhome, Modular - Condo-Warrantable & 2-4 Unit max 75% CLTV for Investment - Rural - Primary, Full Doc only, Max. 5 acres - Rural Investments - Condotels - Non-warrantable Condos - Manufactured - 5 plus-units - Log Homes - Working Farms and Hobby Farms - Unique Properties - Agricultural or Commercial Zoned Properties - Co-ops - Room and Board Facilities - Adult Assisted Living/Care Facilities Rural Property - Primary, Full Doc, maximum 5 acres, reduce CLTV by 10% allowed - Alta Short Form - Lenders Policy - Properties owned less than six (6) months ineligible. Seasoning is not required for properties that are inherited or legally acquired through a divorce, separation, or dissolution of a domestic partnership Seasoning: Property Listing - Commercial Zoned Properties owned less than six (6) months ineligible. Seasoning ineligible						
Appraisal requirements - Full appraisal (1004, 1025, 1073) - Non Owner - Declining markets maximum 70% CLTV on investor properties Full Appraisal (1004, 1025, 1073) and Appraisal Desk Review supporting value within 10% variance. If the review variance is greater than 10%, the lower of the two is to be use to calculate CLTV. SFR, PUD, Townhome, Rowhome, Modular - Condo-Warrantable & 2-4 Unit max 75% CLTV for Primary, 70% CLTV for Investment - Rural - Primary, Full Doc only, Max. 5 acres - Rural Property - Rural Investments - Condotels - Non-warrantable Condos - Manufactured - 5 plus-units - Log Homes - Working Farms and Hobby Farms - Unique Properties - Agricultural or Commercial Zoned Properties - Co-ops - Room and Board Facilities - Adult Assisted Living/Care Facilities - Primary, Full Doc, maximum 5 acres, reduce CLTV by 10% allowed - Title Report - Alta Short Form - Lenders Policy - Properties owned less than six (6) months ineligible. Seasoning is not required for properties that are inherited or legally acquired through a divorce, separation, or dissolution of a domestic partnership Seasoning: Property Listing - Full Took - Some and			·			
Appraisal requirements - Non Owner - Declining markets maximum 70% CLTV on investor properties. - Full Appraisal (1004, 1025, 1073) and Appraisal Desk Review supporting value within 10% variance. If the review variance is greater than 10%, the lower of the two is to be use to calculate CLTV. - SFR, PUD, Townhome, Rowhome, Modular - Condo-Warrantable & 2-4 Unit max 75% CLTV for Primary, 70% CLTV for Investment - Rural - Primary, Full Doc only, Max. 5 acres - Rural Investments - Condotels - Non-warrantable Condos - Manufactured - 5 plus-units - Log Homes - Working Farms and Hobby Farms - Unique Properties - Agricultural or Commercial Zoned Properties - Co-ops - Room and Board Facilities - Adult Assisted Living/Care Facilities - Rural Property - Primary, Full Doc, maximum 5 acres, reduce CLTV by 10% allowed - Title Report - Alta Short Form - Lenders Policy - Properties owned less than six (6) months ineligible. Seasoning is not required for properties that are inherited or legally acquired through a divorce, separation, or dissolution of a domestic partnership 6 months seasoning no restrictions. Less than 6 months seasoning ineligible						
Declining markets maximum 70% CLTV on investor properties. Full Appraisal (1004, 1025, 1073) and Appraisal Desk Review supporting value within 10% variance. If the review variance is greater than 10%, the lower of the two is to be use to calculate CLTV. Full Appraisal (1004, 1025, 1073) and Appraisal Desk Review supporting value within 10% variance. If the review variance is greater than 10%, the lower of the two is to be use to calculate CLTV. SFR, PUD, Townhome, Rowhome, Modular						
Full Appraisal (1004, 1025, 1073) and Appraisal Desk Review supporting value within 10% variance. If the review variance is greater than 10%, the lower of the two is to be use to calculate CLTV. SFR, PUD, Townhome, Rowhome, Modular Condo-Warrantable & 2-4 Unit max 75% CLTV for Primary, 70% CLTV for Investment Rural - Primary, Full Doc only, Max. 5 acres Rural Property Rural Investments • Condotels • Non-warrantable Condos • Manufactured • 5 plus-units • Log Homes • Working Farms and Hobby Farms • Unique Properties • Agricultural or Commercial Zoned Properties • Co-ops • Room and Board Facilities • Adult Assisted Living/Care Facilities Rural Property Primary, Full Doc, maximum 5 acres, reduce CLTV by 10% allowed Title Report Alta Short Form - Lenders Policy Properties owned less than six (6) months ineligible. Seasoning is not required for properties that are inherited or legally acquired through a divorce, separation, or dissolution of a domestic partnership. Seasoning: Property Listing • > 6 months seasoning no restrictions. Less than 6 months seasoning ineligible	Appraisal red	quirements				
to calculate CLTV. SFR, PUD, Townhome, Rowhome, Modular Condo-Warrantable & 2-4 Unit max 75% CLTV for Primary, 70% CLTV for Investment Rural - Primary, Full Doc only, Max. 5 acres **Rural Property** Rural Property** Title Report** Alta Short Form - Lenders Policy* Title Seasoning: Property Listing* **Description of a domestic partnership.* **To calculate CLTV. SFR, PUD, Townhome, Rowhome, Modular Condo-Warrantable & 2-4 Unit max 75% CLTV for Investment Rural - Primary, Full Doc only, Max. 5 acres **Rural Investments **Condotels **Non-warrantable Condos **Manufactured **5 plus-units **Log Homes **Working Farms and Hobby Farms **Unique Properties **Agricultural on Commercial Zoned Properties **Co-ops **Room and Board Facilities **Adult Assisted Living/Care Facilities** **Primary, Full Doc, maximum 5 acres, reduce CLTV by 10% allowed** **Properties owned less than six (6) months ineligible. Seasoning is not required for properties that are inherited or legally acquired through a divorce, separation, or dissolution of a domestic partnership. **Seasoning: Property Listing** **Property Listing** **Properties owned less than six (6) months ineligible. Seasoning ineligible** **Seasoning: Property Listing** **Properties owned less than 6 months seasoning ineligible**			Declining markets maximum 70% CLTV on investor properties.			
Froperty Type Eligible Eligible Eligible Eligible Eligible Eligible Froperty Type Eligible Eligible Eligible Froperty Type Eligible Eligible Froperty Eligible Froperty Eligible Froperty Eligible Froperty Froperty Listing Froperty Froperty Listing Froperty Froperty Listing Froperty Froperty Listing Froperty Listin			Full Appraisal (1004, 1025, 1073) and Appraisal Desk Review supporting value within 10% variance. If the review variance is greater than 10%, the lower of the two is to be used			
Fligible - Condo-Warrantable & 2-4 Unit max 75% CLTV for Primary, 70% CLTV for Investment Rural - Primary, Full Doc only, Max. 5 acres - Rural Investments • Condotels • Non-warrantable Condos • Manufactured • 5 plus-units • Log Homes • Working Farms and Hobby Farms • Unique Properties • Agricultural or Commercial Zoned Properties • Co-ops • Room and Board Facilities • Adult Assisted Living/Care Facilities - Rural Property - Primary, Full Doc, maximum 5 acres, reduce CLTV by 10% allowed - Alta Short Form - Lenders Policy - Properties owned less than six (6) months ineligible. Seasoning is not required for properties that are inherited or legally acquired through a divorce, separation, or dissolution of a domestic partnership. - Seasoning: Property Listing - Condo-Warrantable & 2-4 Unit max 75% CLTV for Investment Rural - Primary, Full Doc only, Max. 5 acres - Rural Investments • Condotels • Non-warrantable Condos • Manufactured • 5 plus-units • Log Homes • Working Farms and Hobby Farms • Unique Properties • Agricultural or Commercial Zoned Properties • Adult Assisted Living/Care Facilities - Primary, Full Doc, maximum 5 acres, reduce CLTV by 10% allowed - Alta Short Form - Lenders Policy - Properties owned less than six (6) months ineligible. Seasoning is not required for properties that are inherited or legally acquired through a divorce, separation, or dissolution of a domestic partnership. - Seasoning: Property Listing - Non-thermography Clark Facilities - Adult Assisted Living/Care Facilitie			to calculate CLTV.			
Property Type Rural - Primary, Full Doc only, Max. 5 acres • Rural Investments • Condotels • Non-warrantable Condos • Manufactured • 5 plus-units • Log Homes • Working Farms and Hobby Farms • Unique Properties • Agricultural or Commercial Zoned Properties • Co-ops • Room and Board Facilities • Adult Assisted Living/Care Facilities Rural Property • Primary, Full Doc, maximum 5 acres, reduce CLTV by 10% allowed Title Report • Alta Short Form - Lenders Policy Properties owned less than six (6) months ineligible. Seasoning is not required for properties that are inherited or legally acquired through a divorce, separation, or dissolution of a domestic partnership. • > 6 months seasoning no restrictions. Less than 6 months seasoning ineligible			SFR, PUD, Townhome, Rowhome, Modular			
* Rural Investments • Condotels • Non-warrantable Condos • Manufactured • 5 plus-units • Log Homes • Working Farms and Hobby Farms • Unique Properties • Agricultural of Commercial Zoned Properties • Co-ops • Room and Board Facilities • Adult Assisted Living/Care Facilities **Rural Property** * Primary, Full Doc, maximum 5 acres, reduce CLTV by 10% allowed **Title Report** * Title Seasoning** * Properties owned less than six (6) months ineligible. Seasoning is not required for properties that are inherited or legally acquired through a divorce, separation, or dissolution of a domestic partnership. * Seasoning: Property Listing** * Ondotels • Non-warrantable Condos • Manufactured • 5 plus-units • Log Homes • Working Farms and Hobby Farms • Unique Properties • Agricultural of Commercial Zoned Properties • Adult Assisted Living/Care Facilities * Primary, Full Doc, maximum 5 acres, reduce CLTV by 10% allowed * Properties owned less than six (6) months ineligible. Seasoning is not required for properties that are inherited or legally acquired through a divorce, separation, or dissolution of a domestic partnership. * On Maximum 5 acres, reduce CLTV by 10% allowed * Properties owned less than six (6) months ineligible. Seasoning is not required for properties that are inherited or legally acquired through a divorce, separation, or dissolution of a domestic partnership. * On Maximum 5 acres, reduce CLTV by 10% allowed * On Maximum 5 acres, reduce CLTV by 10% allowed * On Maximum 5 acres, reduce CLTV by 10% allowed * On Maximum 5 acres, reduce CLTV by 10% allowed		Eligible	Condo-Warrantable & 2-4 Unit max 75% CLTV for Primary, 70% CLTV for Investment			
Commercial Zoned Properties • Co-ops • Room and Board Facilities • Adult Assisted Living/Care Facilities Rural Property • Primary, Full Doc, maximum 5 acres, reduce CLTV by 10% allowed Title Report • Alta Short Form - Lenders Policy Properties owned less than six (6) months ineligible. Seasoning is not required for properties that are inherited or legally acquired through a divorce, separation, or dissolution of a domestic partnership. Seasoning: Property Listing • > 6 months seasoning no restrictions. Less than 6 months seasoning ineligible	Property Type		Rural - Primary, Full Doc only, Max. 5 acres			
Rural Property • Primary, Full Doc, maximum 5 acres, reduce CLTV by 10% allowed Title Report • Alta Short Form - Lenders Policy Properties owned less than six (6) months ineligible. Seasoning is not required for properties that are inherited or legally acquired through a divorce, separation, or dissolution of a domestic partnership. Seasoning: Property Listing • Seasoning: Property Listing • On maximum 5 acres, reduce CLTV by 10% allowed • Alta Short Form - Lenders Policy Properties owned less than six (6) months ineligible. Seasoning is not required for properties that are inherited or legally acquired through a divorce, separation, or dissolution of a domestic partnership. • Seasoning: Property Listing		1 12 21 1	• Rural Investments • Condotels • Non-warrantable Condos • Manufactured • 5 plus-units • Log Homes • Working Farms and Hobby Farms • Unique Properties • Agricultural or			
Title Report - Alta Short Form - Lenders Policy Properties owned less than six (6) months ineligible. Seasoning is not required for properties that are inherited or legally acquired through a divorce, separation, or dissolution of a domestic partnership. Seasoning: Property Listing - Mata Short Form - Lenders Policy Properties owned less than six (6) months ineligible. Seasoning is not required for properties that are inherited or legally acquired through a divorce, separation, or dissolution of a domestic partnership. - Mata Short Form - Lenders Policy Properties owned less than six (6) months ineligible. Seasoning is not required for properties that are inherited or legally acquired through a divorce, separation, or dissolution of a domestic partnership.		meligible	Commercial Zoned Properties • Co-ops • Room and Board Facilities • Adult Assisted Living/Care Facilities			
Title Seasoning Properties owned less than six (6) months ineligible. Seasoning is not required for properties that are inherited or legally acquired through a divorce, separation, or dissolution of a domestic partnership. Seasoning: Property Listing Properties owned less than six (6) months ineligible. Seasoning is not required for properties that are inherited or legally acquired through a divorce, separation, or dissolution of a domestic partnership. > 6 months seasoning no restrictions. Less than 6 months seasoning ineligible	Rural Pr	roperty	Primary, Full Doc, maximum 5 acres, reduce CLTV by 10% allowed			
Seasoning: Property Listing of a domestic partnership. > 6 months seasoning no restrictions. Less than 6 months seasoning ineligible	Title R	eport	Alta Short Form - Lenders Policy			
Seasoning: Property Listing • > 6 months seasoning no restrictions. Less than 6 months seasoning ineligible	Title Con	coning	Properties owned less than six (6) months ineligible. Seasoning is not required for properties that are inherited or legally acquired through a divorce, separation, or dissolution			
	little Seasoning		of a domestic partnership.			
States • Ineligible: Texas 50a6. Cash-Out New York, and Vermont	Seasoning: Pro	operty Listing	> 6 months seasoning no restrictions. Less than 6 months seasoning ineligible			
mongration to the body cash carried to the control of the control	Stat	tes	Ineligible: Texas 50a6, Cash-Out New York, and Vermont			

Miscellaneous				
	•	No Section32 or state High Cost		
Compliance	•	Loans must comply with all applicable federal and state regulations		
	•	Fully Documented Ability to Repay including Borrower Attestation		
	•	Higher-Priced Mortgage Loans(HPML) and higher Priced Covered Transactions (HPCT) are permitted subject to Compliance with all applicable regulatory requirements		

Home Mortgage Alliance Corporation (HMAC). NMLS# 1165808. HMAC is an Equal Housing Lender. The information in this document is intended for use by licensed mortgage bankers and mortgage loans officers, and may not to be viewed, used, or relied upon by consumers. The information disclosed in this document is subject to change without notice. Not available in all states.