

## MAX LTV'S

### 0x120 – 12 Month Mortgage History or 0x30 – Since Event

Loan Amount	Reserves	FICO	Purchase and Rate / Term	Cash Out
≤ \$1,000,000	3 Months	640	70%	65%
		620	70%	65%
		580	70%	65%
		500	70%	65%

## ADDITIONAL PROGRAM REQUIREMENTS

Program	Additional Requirements	FICO	Reserves
First Time Home Buyers	-	580	6 Mo
12 Month Personal or Business Bank Statements, 1-year Tax Return, or 1 year W-2	43% Max DTI, 85% Max LTV	620	
24 Month Personal or Business Bank Statements	-	580	
Interest-Only	-	620	
Second Homes	80% Max LTV	580	
Limited Tradelines	Lesser of actual and 580 FICO		12 Mo
Non-US Credit	Qualify at 620 FICO		

Arm Features Index: 1 Year LIBOR	Product	Margin	Caps	Floor
	5/1	3.50%	2/2/5	3.50%
	7/1	3.50%	5/2/5	3.50%
Qualifying Rate	Fixed = Note Rate			
	ARM = Greater of Note Rate or Fully Indexed			
Interest Only Features	IO Period	Amort Term	Final Maturity	
	10 Years	30 Years	40 Years	
	10 Years	20 Years	30 Years	

Property Type Requirements		
Property Type	Max LTV Owner Occupied	Max LTV Non-Owner Occupied
2-4 Unit	80%	75%
Non-Warrantable Condo	80%	75%
Rural Properties	80%	N/A
Log Homes	80%	N/A
Modular Homes	80%	80%

All Non-QM loans require impound accounts.



LHFS PROGRAM CODES			
PROGRAM	CODES	PROGRAM	CODES
Full Doc Fixed 30	WEFC30-092	12 Mo Bk Stmts Fixed 30	WEFC12MBS30-092
Full Doc 5/1 ARM	WEFC51L-092	12 Mo Bk Stmts 5/1 ARM	WEFC12MBS51L-092
Full Doc 7/1 ARM	WEFC71L-092	12 Mo Bk Stmts 7/1 ARM	WEFC12MBS71L-092
Full Doc 5/1 ARM-Interest Only	WEFC51LIO-092	12 Mo Bk Stmts 5/1 ARM-Interest Only	WEFC12MBS51LIO-092
Full Doc 7/1 ARM-Interest Only	WEFC71LIO-092	12 Mo Bk Stmts 7/1 ARM-Interest Only	WEFC12MBS71LIO-092
24 Mo Bk Stmts Fixed 30	WEFC24MBS30-092	Lite Credit Full Doc Fixed 30	WEFCLC30-092
24 Mo Bk Stmts 5/1 ARM	WEFC24MBS51L-092	Lite Credit Full Doc 5/1 ARM	WEFCLC51L-092
24 Mo Bk Stmts 7/1 ARM	WEFC24MBS71L-092	Lite Credit Full Doc 7/1 ARM	WEFCLC71L-092
24 Mo Bk Stmts 5/1 ARM-Interest Only	WEFC24MBS51LIO-092	Lite Credit Full Doc 5/1 ARM-Interest Only	WEFCLC51LIO-092
24 Mo Bk Stmts 7/1 ARM-Interest Only	WEFC24MBS71LIO-092	Lite Credit Full Doc 7/1 ARM-Interest Only	WEFCLC71LIO-092
Business Bk Stmts Fixed 30	WEFCBBS30-092	Business Bk Stmts 5/1 ARM	WEFCBBS51L-092
Business Bk Stmts 7/1 ARM	WEFCBBS71L-092	Business Bk Stmts 5/1 ARM-Interest Only	WEFCBBS51LIO-092
Business Bk Stmts 7/1 ARM-Interest Only	WEFCBBS71LIO-092		

## FLEX – EXPANDED NICHE PROGRAM MORTGAGE BENEFITS

- Provides liquidity to borrowers who may have consumer credit challenges.
- 12 months seasoning on Chapter 7 and 11 bankruptcies
- No seasoning requirement for Chapter 13 bankruptcies when the bankruptcy is discharged prior to closing. If the Chapter 13 bankruptcy was dismissed, 12-months’ seasoning is required from the date of the dismissal.
- Foreclosure, Short Sale, or DIL – Settled (1-day seasoning)
- Cash-out up to \$500,000
- Credit scores down to 500 (including jumbo loans)
- DTI 40/43%
- Gift funds allowed
- Loans up to \$2 million (minimum loan amount \$100,000)
- 5/1 ARM, 7/1 ARM, or 30 FRM – Interest only available
- No pre-payment penalties
- Non-warrantable condos considered
- Rural properties, log homes, and modular homes allowed
- Owner occupied, and 2nd homes
- Seller concessions up to 9%
- Up to 70% LTV
- 12 or 24 months’ personal bank statements (bank statement program)
- 12 or 24 months’ business bank statements (bank statement program)
- 1 Year alternative documentation

### ADDITIONAL FLEX PROGRAMS:

- [Flex “A+”](#)
- [Flex “A”](#)
- [Flex “A-”](#)
- [Flex “B”](#)
- [Flex Foreign National](#)
- [Flex Investor Advantage](#)

### HELPFUL LINKS:

- [Flex Guidelines](#)
- [Flex Income Calculator](#)
- [Flex Product Comparison](#)



## GENERAL REQUIREMENTS

<p><b>APPRAISAL REVIEW</b></p>	<p><u>Appraisal Review Product required for:</u></p> <ul style="list-style-type: none"> <li>• Loan sizes ≥ \$453,100</li> <li>• Cash out &gt; \$100,000</li> <li>• Flip transactions</li> <li>• Non-arm's length</li> <li>• All investment property refinances</li> </ul> <p><u>Field Review or CDA required:</u></p> <ul style="list-style-type: none"> <li>• LTV ≥ 80%</li> <li>• Loan amounts ≥ \$1,000,000</li> </ul> <p><u>2ND full appraisal required:</u></p> <ul style="list-style-type: none"> <li>• Loan amounts ≥ \$1,500,000</li> <li>• Approved loan amount exceptions</li> </ul>
<p><b>CASH OUT</b></p>	<ul style="list-style-type: none"> <li>• Up to \$500,000: Program LTV's             <ul style="list-style-type: none"> <li>◦ Cash Out may be used for reserve requirements and/or to pay off debt for qualifying.</li> </ul> </li> </ul>
<p><b>CITIZENSHIP</b></p>	<ul style="list-style-type: none"> <li>• US Citizen, Permanent Resident Alien, and Non-Permanent Resident Alien</li> </ul>
<p><b>COMPLIANCE</b></p>	<ul style="list-style-type: none"> <li>• Escrows required for taxes and insurance</li> <li>• Fully documented ability-to-repay</li> <li>• No section 32 or state high cost</li> <li>• Total Borrower Paid Points and Fees must be less than 5%</li> <li>• Compliance with all applicable Federal and State regulations</li> <li>• All Non-QM loans require impound accounts.</li> </ul>
<p><b>CREDIT</b></p>	<p>0x120 – 12 Month Mortgage History <u>or</u> 0x30 - Since Event  <u>Standard:</u> 3 tradelines reporting for 12+ months <u>or</u> 2 tradelines reporting for 24+ months with activity in the last 12 months.  <u>Limited:</u> No minimum tradeline requirements (Full Doc Only)  <u>Non-US:</u> See Guidelines for Nonpermanent Resident Aliens  <u>Seasoning:</u></p> <ul style="list-style-type: none"> <li>• Foreclosure, Short Sale, and Deed in Lieu: Settled</li> <li>• Bankruptcy (Chapter 7): 12 Months</li> </ul>
<p><b>DEBT RATIOS</b></p>	<ul style="list-style-type: none"> <li>• Maximum DTI = 43%</li> </ul>
<p><b>DOCUMENTATION - ASSETS</b></p>	<ul style="list-style-type: none"> <li>• Assets sourced or seasoned for 60 days</li> <li>• Gift funds allowed - see guidelines for details</li> </ul>
<p><b>DOCUMENTATION - INCOME</b></p>	<p><u>WAGE-EARNERS:</u></p> <ul style="list-style-type: none"> <li>• W-2s for the most recent 2 years W-2, Pay stub(s) covering the most recent 30-day period with year-to-date earnings, 4506-T and VVOE</li> </ul> <p><u>SELF-EMPLOYED (25% or more ownership interest in a business):</u></p> <ul style="list-style-type: none"> <li>• 2 years tax returns: Federal (including W2s/1099 if applicable), Partnership, Corporation, S Corp. along with YTD P/L.</li> <li>• 4506-T and Verification of the existence of the business</li> </ul> <p><u>BANK STATEMENTS:</u></p> <ul style="list-style-type: none"> <li>• Self-employed for at least 2 years.</li> <li>• Business must be in existence for at least 2 years.</li> <li>• YTD P/L and Verification of business existence</li> <li>• Either 12 or 24 months personal bank statements OR 24 months business bank statements.</li> </ul> <p><u>1-YEAR ALT DOC</u>    In lieu of the standard 2-year documentation requirement for wage-earners and self-employed borrowers, the following will be accepted:</p> <ul style="list-style-type: none"> <li>• Wage-Earners: the most recent year W-2 and pay stub(s) covering the most recent 30-day period providing year-to-date earnings</li> <li>• Self-Employed Full Doc: the most recent year filed federal income tax returns (personal and business; extensions are not allowed) and year-to-date P&amp;L if end of applicable tax year is &gt; 120 days from closing</li> <li>• Self-Employed Bank Statements: 12 months complete personal or business bank statements from the same account</li> </ul>



## GENERAL REQUIREMENTS

<b>INELIGIBLE STATES</b>	Alaska, New York, and West Virginia
<b>MINIMUM / MAX LOAN SIZE</b>	\$100,000 / \$2,000,000
<b>OCCUPANCY</b>	Owner Occupied and Second Homes Only
<b>PROPERTY TYPES</b>	Single-Family Residences, Townhouses, Condominiums (non-warrantable condos considered – see guidelines), 2-4 Units, Rural Properties, Log Homes, and Modular Homes
<b>RESERVES</b>	3 - 6-month minimum as determined by loan amount; 3 months required if LTV is 10% less than program maximum and DTI < 43% (Primary only)
<b>RESIDUAL INCOME</b>	\$1,500 plus an additional \$150 per dependent is required
<b>SELLER CONCESSIONS</b>	Up to 9% towards closing for Primary and Second Homes (LTV ≤ 75%), 6% towards closing for Primary and Second Homes (LTV > 75%)
<b>SUBORDINATE FINANCING</b>	Max 90% CLTV (Institutional seconds only)

