



RUBY ALT DOC TIER 2

| Maximum LTV/CLTVs | | Standard Doc - Primary Residence | | |
|--|---------------------|----------------------------------|---------------------|--------------------|
| Minimum Credit Score | Maximum Loan Amount | Purchase | Rate/Term Refinance | Cash-Out Refinance |
| 700 | 1,000,000 | 85 | 80 | 80 |
| | 1,500,000 | 85 | 80 | 80 |
| | 2,000,000 | 80 | 75 | 75 |
| | 3,000,000 | 70 | 65 | 65 |
| 680 | 1,000,000 | 85 | 80 | 75 |
| | 1,500,000 | 80 | 75 | 75 |
| | 2,000,000 | 80 | 70 | 70 |
| | 3,000,000 | 70 | 65 | 65 |
| 660 | 1,000,000 | 80 | 80 | 75 |
| | 1,500,000 | 80 | 75 | 75 |
| | 2,000,000 | 70 | 65 | 65 |
| 640 | 1,000,000 | 80 | 75 | 70 |
| | 1,500,000 | 70 | NA | NA |
| | 2,000,000 | 65 | NA | NA |
| 620 | 1,000,000 | 70 | 70 | NA |
| Housing History Restrictions | | | | |
| Housing History: | 1x30x12 | 0x60x12 | 0x90x12 | |
| Max LTV/CLTV: Purchase | 85 | 80 | 70 | |
| Max LTV/CLTV: Refinance | 80 | 75 | NA | |
| Max Loan Amt: | \$3,000,000 | \$1,500,000 | \$1,000,000 | |
| Housing Event Seasoning Restrictions | | | | |
| BK/FC/SS/DIL: | >=36 Mo | >= 24 Mo | >= 12 Mo | |
| Max LTV/CLTV: Purchase | 85 | 80 | 70 | |
| Max LTV/CLTV: Refinance | 80 | 75 | NA | |
| Max Loan Amt: | \$3,000,000 | \$1,500,000 | \$1,000,000 | |
| Occupancy Restrictions Second Home & Investment | | | | |
| Max LTV/CLTV: Purchase | | 80 | | |
| Max LTV/CLTV: Refinance | | 75 | | |
| Max Loan Amt: | | \$2,500,000 | | |
| Forbearance, Mod or Deferral Housing Event Seasoning Restrictions: See ATM Eligibility Guide | | | | |



12 Mo Bank Statement, 1 Year 1099

Price adjustor applies – see rate sheet

Declining Market and State/CBSA Restrictions

If either or both of the following apply:

- 1) The appraisal report identifies the property as a declining market;
- 2) The subject property is in a state or CBSA in the table at the end of this document, the maximum LTV/CLTV is limited to 80% for purchase and 75% for all refinances and the maximum loan amount is limited to \$2MM.

Ineligible locations: Puerto Rico, Guam, & the US Virgin Islands

General Requirements

| | |
|----------------------|---|
| Product Type | Fixed Rate Terms: 15, 30, 40-years; 5/6 ARM, 7/6 ARM, 10/6 ARM (40-year term ARMs available when combined with interest only feature) |
| Interest Only | <ul style="list-style-type: none"> · Min Credit Score: 660 · Max LTV 85% |
| Loan Amounts | <ul style="list-style-type: none"> · Min: 150,000 · Max: 3,000,000 |
| Loan Purpose | · Purchase, Rate/Term, and Cash Out |
| Occupancy | · Primary, Second Home, Investment |
| Property Type | <ul style="list-style-type: none"> · Single Family: Attached, Detached · 2-4 Units and Condominiums: Max LTV/CLTV Purchase 80%, Refinance 75% · Condo Hotel: Max LTV/CLTV Purchase 80%, Refinance 75% · Max Loan Amount \$2,500,000 · Rural: Not Eligible <p><u>Florida Condominiums:</u></p> <ul style="list-style-type: none"> · A structural inspection is required for projects: · greater than 5 stories; and over 30 years old (or 25 years if within 3 miles of the coast) · Projects with an unacceptable or no inspection are ineligible |
| Acreage | · Property up to 20-acres, not meeting the rural definition, eligible. 10 or more acres limited to a max LTV/CLTV 80% |
| Cash-In-Hand | · Max Cash-In-Hand: Unlimited |
| Appraisals | <ul style="list-style-type: none"> · FNMA Form 1004, 1025, 1073 with interior/exterior inspection. Appraisal review product required unless 2nd appraisal obtained. · 2nd Appraisal required for loans > \$2,000,000. |

Income Requirements

| | |
|---------------|--|
| Income | <ul style="list-style-type: none"> · Personal Bank Statements: · 24 or 12-months of Personal and 2-months of business bank statements. · Qualifying income is determined by the total eligible deposits from the 24 or 12-months of personal statements divided by the number of statements. · The business bank statements must reflect business activity and transfers to the personal account. |
| | <ul style="list-style-type: none"> · Business Bank Statements: 24 or 12-months of business bank statements. Qualifying income is determined by one of the following analysis methods: · Fixed Expense Ratio (50%) · Expense ratio provided by a 3rd party (CPA, EA, or tax preparer) min ratio of 10% · 3rd party prepared Profit & Loss Statement (CPA, EA, or tax preparer) |
| | <ul style="list-style-type: none"> · IRS Form 1099 · 2-Years or 1-Year of 1099s · Fixed Expense Ratio of 10% · YTD Documentation to support continued receipt of income from same source |



| Underwriting Requirements | |
|--|---|
| Credit Score | <ul style="list-style-type: none"> · Use credit score of the borrower with the highest qualifying income · Middle of 3 scores or lower of 2 |
| Assets | <ul style="list-style-type: none"> · Min of 30-days asset verification required; any large deposit must be sourced |
| Reserves | <ul style="list-style-type: none"> · 6 months of PITIA if LTV >= 80% · 3 months of PITIA if LTV < 80% · Cash out may be used to satisfy requirement |
| DTI Requirements | <ul style="list-style-type: none"> · Max: 50% · See FTHB guidelines for DTI restrictions |
| Gift Funds | <ul style="list-style-type: none"> · Min contribution: 5% primary, 10% investment |
| Document Age | <ul style="list-style-type: none"> · 90-days |
| Tradelines | <ul style="list-style-type: none"> · Min: 2 reporting 24-months w / activity in last 12-months or 3 reporting 12-months w / recent activity. · If the primary borrower has three (3) credit scores, the minimum tradeline requirement is waived |
| Prepayment Penalty - Investment Property Only | <ul style="list-style-type: none"> · Prepayment periods up to 5-Years eligible, see rate sheet · Penalties not allowed in AK, KS, MI, MN, NM, OH and RI · Penalties not allowed on loans vested to individuals in IL & NJ · Penalties not allowed on loan amounts less than \$312,159 in PA · Only declining prepayment penalty structures allowed in MS |