



Portfolio Product – Conforming

Program Description	Impac's Portfolio Product is designed for conforming loans which are DU approved/eligible. This product includes features which are beyond those offered under Impac's standard conforming products.					
Product Features	<ul style="list-style-type: none"> • Conforming and High Balance expanded criteria with greater than 4 financed properties not to exceed 10 financed properties, refer to page 1 – 4 • Conforming expanded criteria with borrower with one credit score and borrower without a credit score, refer to page 5-8 • Conforming expanded criteria with Manufactured Housing not to exceed 5 acres, refer to page 9-12 • DU Refi Plus expanded LTV criteria to 125% and maximum DTI to 40%, refer to page 13-15 • Conforming and High Balance expanded criteria Cash Recapture exception, refer to page 16-18 					
Product Description	<p>Conforming & High Balance (expanded criteria - > 4 financed properties not to exceed 10 financed properties) Conforming Fixed 10, 15, 20, and 30 Year term, fully amortizing Conforming High Balance Fixed 15 and 30 Year term, fully amortizing All ARM products are ineligible</p>					
1. Loan Amount & LTV CLTV/HCLTV Limitations	Conforming Loan Amounts <=\$417,000 Fannie Mae DU Approve/Eligible					
	Second Homes Purchase					
	Units	LTV w/out Sec Fin	LTV w/Sec Fin	CLTV w/Sec Fin	HCLTV¹	Credit Score
	1 ²	75%	75%	75%	75%	720
	Second Homes Rate & Term Refi					
	1	70%	70%	70%	70%	720
	Investment Properties Purchase					
	1 ²	75%	75%	75%	75%	720
	2-4	70%	70%	70%	70%	720
	Investment Properties Rate & Term Refi					
	1-4 ²	70%	70%	70%	70%	720
	High Balance Loan Amounts >\$417,000 Fannie Mae DU Approve/Eligible					
	Primary Residence Purchase					
	1 ²	80%	80%	80%	80%	700
	1 ²	75%	75%	75%	75%	660
	2-4	75%	75%	75%	75%	740
	Primary Residence Rate & Term Refi					
	1 ²	80%	80%	80%	80%	700
	1 ²	75%	75%	75%	75%	660
	2-4	75%	75%	75%	75%	740
Second Home Purchase and Rate & Term Refi						
1	65%	65%	65%	65%	740	
Investment Property Purchase and Rate & Term						
1-4 ²	65%	65%	65%	65%	740	
1 HCLTV (HELOC CLTV) = first lien balance + total HELOC amount (funded plus unfunded portion) ÷ the lesser of the appraised value or sales price (if applicable). 2 Refer to Section 7 Property types for additional requirements. Condominiums ineligible as follows: <ul style="list-style-type: none"> • Florida condominium second home or investment properties • Florida condominium attached primary residences in Miami-Dade and Broward Counties • GSE Non-warrantable Condominiums detached is ineligible as follows: GSE Non-warrantable, refer to Section 7 Property Types for specifics						



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2. Maximum Loan Amount	Maximum Loan Amounts - Conforming		
	Units	Continental US	Permanent High Cost
	1	\$417,000	\$625,500
	2	\$533,850	\$800,775
	3	\$645,300	\$967,950
	4	\$801,950	\$1,202,925
	Maximum Loan Amounts – High Balance – See FNMA High Cost Area Loan Limit List - http://www.fhfa.gov/webfiles/19489/HighCost_PL111-242.pdf		
3. Financing Types	Purchase Mortgages Rate and Term Refinance/Limited Cash Out Refinance <ul style="list-style-type: none"> • HUD-1 settlement statement(s) required from any transaction within past 6 months. If previous transaction was a cash-out or if it combined a first and non-purchase money subordinate into a new first, loan to be coded cash out. If new transaction combines a first and non-purchase money subordinate into a new first loan, it is considered cash out. • Pay off of the existing first mortgage regardless of seasoning • Pay off of existing subordinate liens that were used in whole to acquire the subject property • Closing costs and prepaid items may be financed into loan amount • Cash out limited to the lesser of 2% of the principal amount of the new loan or \$2000 –Principal Curtailment to meet this requirement is ineligible • Acceptable Continuity of Obligation • Properties listed for sale within the last six months are eligible as follows: <ul style="list-style-type: none"> • Property has been taken off the market on or prior to the application date. • Borrower provides written confirmation of the intent to occupy if a primary residence 		
4. Qualifying Rate and Ratios	Qualifying Rate <ul style="list-style-type: none"> • Qualify at note rate, refer to Section 1 Loan Amount & LTV/CLTV/HCLTV Limitations for minimum credit score Ratios <ul style="list-style-type: none"> • DU Approve Eligible loans – Ratios evaluated by DU debt-to-income greater than 50% requires a second signature Out of scope and manually underwritten loans ineligible		
5. Geographic Location	<ul style="list-style-type: none"> • Loans for properties in Illinois, IA, KS, Kentucky, Minnesota, Mississippi, Nebraska, South Dakota, West Virginia, and Wisconsin are not eligible. • Texas loans must be purchase money, refinances in Texas are prohibited. 		
6. Occupancy	Primary Residence Second Homes Investment Properties		
7. Property Types	Eligible <ul style="list-style-type: none"> • 1 -4 units • Modular Pre-Cut/Panelized Housing • PUDs – Fannie Mae • Condos – Fannie Mae warrantable projects (including Limited Project Review) <ul style="list-style-type: none"> • Florida Condos <ul style="list-style-type: none"> • Second homes and investment properties ineligible • Primary Residence – full project warranty required <ul style="list-style-type: none"> • Eligible Project Warranty <ul style="list-style-type: none"> • New and newly converted Attached Condominium projects – Must have PERS Final Project Approval issued by Fannie Mae (posted on eFanniemae.com) • Established Attached Condominium projects full lender review required • Ineligible Project Warranty – FHA Approved Project, CPM Expedited, Limited Project Review Ineligible <ul style="list-style-type: none"> • Condo Hotels • Co-ops • Manufactured Housing 		



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<p>8. Borrower Eligibility</p>	<p>Eligible</p> <ul style="list-style-type: none"> • Permanent resident alien • Non-permanent resident alien (must be legally present in the US; if income is used for qualifying, the lender must document the likelihood of continuance for at least 3 years; various documentation applies) • Inter Vivos Revocable Trust Agreement <p>Ineligible</p> <ul style="list-style-type: none"> • Foreign Nationals
<p>9. Co-Borrowers</p>	<p>DU Approve/Eligible</p> <ul style="list-style-type: none"> • Ratios determined by DU minimum 620 credit score • Non-occupant co-borrowers are ineligible
<p>10. Assets</p>	<p>Borrower Investment</p> <ul style="list-style-type: none"> • Primary residence and second homes require no minimum investment from borrower's own funds • Investment property loans require entire down payment from borrower's own funds <p>Seller Contributions: Basis for the limit is on CLTV ratio as follows:</p> <ul style="list-style-type: none"> • Primary Residence and Second Homes <ul style="list-style-type: none"> • 6% for CLTV > 75% <= 80% • 9% for CLTV <= 75% • Investment Properties <ul style="list-style-type: none"> • 2% <p>Gifts</p> <ul style="list-style-type: none"> • Primary Residence and Second Homes <ul style="list-style-type: none"> • Entire down payment may be all gift • Investment Properties <ul style="list-style-type: none"> • Gift ineligible <p>Reserves</p> <ul style="list-style-type: none"> • Additional reserves may be required by DU based on risk <p>Primary Residence</p> <ul style="list-style-type: none"> • 1 – 4 units – Per DU <p>Second Homes (all transaction types)</p> <ul style="list-style-type: none"> • Per DU, typically 2 months PITIA <p>Investment Properties (all transaction types)</p> <ul style="list-style-type: none"> • Per DU, typically 6 months PITIA <p>Refer to Section 13 Limitation of Other Real Estate Owned for additional reserve requirements.</p>
<p>11. Credit</p>	<p>DU Approve/Eligible</p> <ul style="list-style-type: none"> • Refer to Loan Amount and LTV Limitations for minimum credit score requirements • Housing (Mortgage/Rental) Payment History (PITIA) is inclusive of all liens regardless of position, as well as all occupancy types. <ul style="list-style-type: none"> • Mortgage history evaluated by DU • Mortgage/Rental Delinquencies – Loans are ineligible with one or more mortgage/rental delinquencies of 60, 90, 120, 150 days or greater reported within 12 months of the date of the credit report. <p>Ineligible</p> <ul style="list-style-type: none"> • Out of scope
<p>12. Underwriting</p>	<p>DU Approve/Eligible</p>



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	Ineligible <ul style="list-style-type: none"> • Manual underwriting • Out of scope 										
13. Limitations on Other Real Estate Owned	<p>The 10 financed property limit is cumulative for all borrowers. These limitations apply to the total number of properties financed, not to the number of mortgages on the property.</p> <p>Multiple Loans to the Same Borrower</p> <ul style="list-style-type: none"> • Maximum 20% concentration in any one project or subdivision • All occupancy types up to 4 financed properties, including the subject property or \$2 million whichever is less <p>Second Homes & Investment Properties</p> <ul style="list-style-type: none"> • 2 months PITIA if subject property is a second home • 6 months PITIA if subject property is investment property • 2 months PITIA on each additionally financed second home or investment property <p>New multiple loans must be underwritten simultaneously</p> <p>NOTE: DU is not able to determine the exact number of financed properties the borrower owns or is obligated on, but does issue a message on second home and investment property transactions when the borrower appears to have other financed properties. The lender must apply the eligibility and underwriting requirements, including reserves, manually to investment property and second home transactions that are underwritten through DU.</p>										
14. Appraisal Requirements	<p>Standard appraisal requirements apply, except:</p> <ul style="list-style-type: none"> • One-Unit Residential Appraisal Field Review Report (Form 2000) also required if: the property value is \geq \$1million and the LTV/CLTV/HCLTV $>$ 75% • For high balance loans, condominiums require two comparable sales from projects other than the subject loan project, in addition to the standard comparable sale requirements per FNMA guidelines. 										
15. Mortgage Insurance	N/A										
16. Assumptions	Not permitted										
17. Escrow Waivers	<p>Property tax and insurance escrows may be waived when meeting criteria as follows:</p> <ul style="list-style-type: none"> • \leq80% LTV 										
18. Prepayment Penalty	None										
19. Special Feature Code	<ul style="list-style-type: none"> • Mortgage loans secured by second homes or investment properties that meet the five to ten financed property requirements must be delivered with special feature code SFC 150. • High Balance loans require SFC 808 in addition to any other applicable SFC's. 										
20. Product Codes	<table border="0"> <tr> <td>\leq \$417K</td> <td>High Balance \leq \$625,500</td> </tr> <tr> <td>P-CF10 Portfolio-Cnv FRM10</td> <td>P-CF15HB Portfolio-Cnv FRM15 HiBal</td> </tr> <tr> <td>P-CF15 Portfolio-Cnv FRM15</td> <td>P-CF30HB Portfolio-Cnv FRM 30 HiBal</td> </tr> <tr> <td>P-CF20 Portfolio-Cnv FRM20</td> <td></td> </tr> <tr> <td>P-CF30 Portfolio-Cnv FRM30</td> <td></td> </tr> </table>	\leq \$417K	High Balance \leq \$625,500	P-CF10 Portfolio-Cnv FRM10	P-CF15HB Portfolio-Cnv FRM15 HiBal	P-CF15 Portfolio-Cnv FRM15	P-CF30HB Portfolio-Cnv FRM 30 HiBal	P-CF20 Portfolio-Cnv FRM20		P-CF30 Portfolio-Cnv FRM30	
\leq \$417K	High Balance \leq \$625,500										
P-CF10 Portfolio-Cnv FRM10	P-CF15HB Portfolio-Cnv FRM15 HiBal										
P-CF15 Portfolio-Cnv FRM15	P-CF30HB Portfolio-Cnv FRM 30 HiBal										
P-CF20 Portfolio-Cnv FRM20											
P-CF30 Portfolio-Cnv FRM30											



Product Feature	Conforming expanded criteria to include borrower with one credit score or borrower without a credit score					
Product Description	<p>Conforming <= \$417,000 (expanded criteria – borrower with one credit score or borrower without a credit score)</p> <p>Conforming Fixed 10, 15, 20, and 30 Year term, fully amortizing</p> <p>Conforming Interest-only feature ineligible</p> <p>Conforming High Balance ineligible</p> <p>LTV greater than 80% requires review of Mortgage Insurer’s applicable website for eligibility</p>					
1. Loan Amount & LTV CLTV/HLTV Limitations	Refer to Section Credit for eligible DU findings					
	Primary Residence Purchase and Rate & Term Refi					
	Units	LTV w/out Sec Fin	LTV w/Sec Fin	CLTV w/Sec Fin	HCLTV¹	Credit Score
	1 ²	97% ³	97% ³	97% ³	97% ³	620
<p>1 HCLTV (HELOC CLTV) = first lien balance + total HELOC amount (funded plus unfunded portion) ÷ the lesser of the appraised value or sales price (if applicable).</p> <p>2 Refer Section 7 Property types for additional requirements. Condominiums attached/detached ineligible as follows. • GSE-Non-warrantable, refer Section 7 Property Types for specifics</p> <p>3 LTV greater than 80% requires review of Mortgage Insurer’s applicable website for eligibility.</p>						
2. Maximum Loan Amount	Units	Continental US				
	1	\$417,000				
3. Financing Types	Purchase Mortgages					
	<p>Rate and Term Refinance/Limited Cash Out Refinance</p> <ul style="list-style-type: none"> • HUD-1 settlement statement(s) required from any transaction within past 6 months. If previous transaction was a cash-out or if it combined a first and non-purchase money subordinate into a new first, loan to be coded cash out. If new transaction combines a first and non-purchase money subordinate into a new first loan, it is considered cash out. • Pay off of the existing first mortgage regardless of seasoning • Pay off existing subordinate liens that were used in whole to acquire the subject property • Closing costs and prepaid items may be financed into loan amount • Cash out limited to the lesser of 2% of the principal amount of the new loan or \$2000 – Principal Curtailment not to exceed \$500 • Acceptable Continuity of Obligation. • Properties listed for sale within the last six months are eligible as follows. <ul style="list-style-type: none"> • Property has been taken off the market on or prior to the application date. • Borrower provides written confirmation of the intent to occupy if a primary residence • Owner occupied properties located in Texas <ul style="list-style-type: none"> • If the first or second Texas Section 50(a)(6) loan is being paid off, regardless of whether the borrower is getting any cash back, the loan is restricted to the Texas Home Equity product. • If the first mortgage is not a Texas Section 50(a)(6) loan and the second mortgage is a Texas Section 50(a)(6), the second lien may be subordinated and is considered a rate and term refinance. The second lien must be subordinate to the first mortgage and a subordination agreement must be executed. Borrower cannot receive any cash back from first mortgage transaction. • If a Texas Section 50(a)(6) second lien is being paid off, the loan is restricted to the Texas Home Equity product. • The title policy will reference Texas Section 50(a)(6) 					
4. Qualifying Rate and Ratios	Qualifying Rate					
	<ul style="list-style-type: none"> • Qualify at note rate <p>Ratios</p> <ul style="list-style-type: none"> • DU Approve Eligible loans – Ratios evaluated by DU with maximum 50% DTI <p>Ineligible</p> <ul style="list-style-type: none"> • Out of scope 					
5. Geographic Location	• Loans for properties in Illinois, IA, KS, Kentucky, Minnesota, Mississippi, Nebraska, South Dakota, West Virginia, and Wisconsin are not eligible.					



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	<ul style="list-style-type: none"> • Texas loans must be purchase money, refinances in Texas are prohibited.
6. Occupancy	Primary Residence
7. Property Types	<p>Eligible</p> <ul style="list-style-type: none"> • 1 unit • Leasehold Estates • Modular Pre-Cut/Panelized Housing • PUDs - Fannie Mae • Condos - Fannie Mae warrantable projects <ul style="list-style-type: none"> • Florida Condos <ul style="list-style-type: none"> • Primary Residence - full project warranty required <ul style="list-style-type: none"> • Eligible Project Warranty <ul style="list-style-type: none"> • New and Newly converted Attached Condominium projects – Must have PERS Final Project Approval issued by Fannie Mae (posted on eFanniemae.com) • Established Attached Condominium projects full lender review required • Ineligible Project Warranty – FHA Approved Project, CPM Expedited, Limited Project Review <p>Ineligible</p> <ul style="list-style-type: none"> • Condo Hotels • Co-ops • Manufactured housing
8. Borrower Eligibility	<p>Eligible</p> <ul style="list-style-type: none"> • Non-Permanent resident alien, by exception only contact your Account Executive for availability • Permanent resident alien verify Alien Registration Card if borrower is not living in the U.S. • Inter Vivos Revocable Trust Agreement <p>Ineligible</p> <ul style="list-style-type: none"> • Foreign Nationals
9. Co-Borrowers	<p>DU Approve/Eligible</p> <ul style="list-style-type: none"> • Co-borrower must occupy the subject property • Non-occupant co-borrower ineligible <p>Ineligible</p> <ul style="list-style-type: none"> • Out of scope
10. Assets	<p>Borrower Investment</p> <ul style="list-style-type: none"> • Primary residence loans with LTV greater than 95% requires a 3% investment from borrowers own funds. An additional 2% may come from gift. • Primary residence loans with LTV less than or equal to 95% requires a 5% investment from borrower's own funds <p>Seller Contributions: Basis for the limit is on CLTV ratio as follows:</p> <ul style="list-style-type: none"> • Primary Residence 3% for CLTV > 90% • 6% for CLTV > 75% <= 90% • 9% for CLTV = < 75% <p>Gifts</p> <ul style="list-style-type: none"> • Primary Residence and Second Home <ul style="list-style-type: none"> • Eligible provided required Borrower Investment is met. • Waive Borrower Investment when gift funds reduce the LTV/CLTV to 80% or less <p>Reserves</p> <ul style="list-style-type: none"> • Additional reserves may be required by DU based on risk • Reserve requirement by mortgage insurers prevail when the requirement exceeds the information below. <p>Primary Residence</p> <ul style="list-style-type: none"> • 1 unit – no minimum PITIA



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<p>11. Credit</p>	<p>DU Approve/Eligible</p> <ul style="list-style-type: none"> • Refer to Loan Amount and LTV Limitations for minimum credit score requirements • Housing (Mortgage/Rental) Payment History (PITIA) is inclusive of all liens regardless of position, as well as all occupancy types. <ul style="list-style-type: none"> • Mortgage history evaluated by DU • Mortgage/Rental Delinquencies – Loans are ineligible with one or more mortgage/rental delinquencies of 60, 90, 120, 150 days or greater reported within 12 months of the date of the credit report. • Borrower with one credit score eligible as follows. <ul style="list-style-type: none"> • DU Approve/Eligible decision required • Credit data is available from one repository and credit score is obtained from that repository • A three in-file merged credit report was ordered • Borrower without a credit score is eligible if at least one other borrower has one more credit score and all conditions as follows are met. <ul style="list-style-type: none"> • Primary residence 1-unit only • Transaction is purchase or limited cash-out refinance • Self-employed income is ineligible to be used to qualify on the loan when any borrower on the transaction is without a credit score. • Borrower with traditional credit and a credit score is contributing more than 50% of the qualifying income <p>Ineligible</p> <ul style="list-style-type: none"> • Out of scope
<p>12. Underwriting</p>	<p>DU Approve/Eligible.</p> <ul style="list-style-type: none"> • 4506T must be processed prior to closing. • A new 4506-T is required to be signed with closing docs package as well as at application even when the form has been processed <p>Ineligible</p> <ul style="list-style-type: none"> • Manual underwriting • Out of scope
<p>13. Limitations on Other Real Estate Owned</p>	<p>Multiple Loans to the Same Borrower</p> <ul style="list-style-type: none"> • Maximum 20% concentration in any one project or subdivision <p>Primary Residence</p> <ul style="list-style-type: none"> • Up to 4 investor financed properties, including the subject property or \$2 million whichever is less <p>Mortgage insurers reserve eligibility requirements may supersede those listed above.</p>
<p>14. Mortgage Insurance</p>	<p>When less than 2 scores per borrower are used, the MI price may be substantially higher than normal. The pricing is based on the lowest credit score received. Confirm the pricing with an MI representative in the early stage of the loan transaction.</p> <p>MGIC master policy number is 04-307-6-1822 Radian master policy number is A2436-000 UG master policy 4-1301-000</p> <p>The following super cedes all other guidelines for > 80% LTV with MI availability</p> <ul style="list-style-type: none"> • All loans must be submitted to DU Approval/Eligible • Reserve requirement by mortgage insurers prevail <p>Coverage requirements are as follows.</p> <ul style="list-style-type: none"> • Greater than 20 years <ul style="list-style-type: none"> • 80.01% - 85% coverage to equal 12% • 85.01% - 90% coverage to equal 25% • 90.01% - 95% coverage to equal 30% • 95.01% - 97% coverage to equal 35% • Less than or equal to 20 years <ul style="list-style-type: none"> • 80.01% - 85% coverage to equal 6%



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<p>Mortgage Insurance (cont.)</p>	<ul style="list-style-type: none"> • 85.01% - 90% coverage to equal 12% • 90.01% - 95% coverage to equal 25% • 95.01% - 97% coverage to equal 35% <p>Eligible BPMI Payment Options</p> <ul style="list-style-type: none"> • Monthly and Zero Monthly ▪ Level Annual ▪ Standard Annual ▪ Split Premium (with or without options) ▪ Single Premium <p>Lender Paid Single Premium (LPSP)</p> <ul style="list-style-type: none"> • Premiums for all lender-paid MI plans must be shown on HUD as being paid to the MI company by Impac <p>Include calculation and rate factor used to determine MI premium disclosed to the borrower on the initial loan application. Including the MI rate card with the factor identified to ensure the appropriate MI partner is chosen.</p> <p>Refer to Mortgage Insurance company websites for specific eligibility requirements.</p>
<p>15. Assumptions</p>	<p>Not permitted</p>
<p>16. Escrow Waivers</p>	<p>Property tax and insurance escrows may be waived when meeting LTV requirements as follows.</p> <ul style="list-style-type: none"> • < = 80% LTV for properties located in in all other states • < = 90% LTV for properties located in California
<p>17. Prepayment Penalty</p>	<p>None</p>
<p>18. Product Codes</p>	<p>P-CF10 Portfolio-Cnv FRM10 P-CF15 Portfolio-Cnv FRM15 P-CF20 Portfolio-Cnv FRM20 P-CF30 Portfolio-Cnv FRM30</p>



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Product Feature	Conforming expanded criteria to include Manufactured Housing (MFH)					
1. Product Description	Conforming Fixed Rate Loan Programs Conforming Fixed 10, 15, 20, and 30 Year term, fully amortizing Conforming High Balance ineligible All ARM products are ineligible					
2. Loan Amount & LTV CLTV/HCLTV Limitations	Fannie Mae DU Approve/Eligible					
	Primary Residence Purchase and Rate & Term Refi					
	# of Units & Unit Age	LTV w/out Sec Fin	LTV w/Sec Fin	CLTV w/Sec Fin	HCLTV *	Credit Score
	1 unit less than equal to 20 Yrs*	80%	N/A	N/A	N/A	620
1 unit greater than 20 Yrs*	70%	N/A	N/A	N/A	620	
* At the time of loan application the age of the manufactured home.						
3. Financing Types	Purchase Transaction: <ul style="list-style-type: none"> • An existing manufactured home must have been permanently attached to its foundation for a minimum of 12 months prior to the loan application date. New construction is ineligible. • The LTV ratio for a loan secured by a manufactured home that already exists on its foundation will be based on the lowest of: <ul style="list-style-type: none"> • The sales price of the manufactured home and land, or • The current appraised value of the manufactured home and land. Rate & Term Refinance or Limited Cash-Out Refinance Transaction: <ul style="list-style-type: none"> • The manufactured home must have been permanently attached to its foundation for a minimum of 12 months prior to the loan application date • A limited cash-out transaction involves the payoff of an existing mortgage secured by the manufactured home and land (or existing liens if the home and land were encumbered as separate liens). The maximum LTV ratio will be based on the lower of: <ul style="list-style-type: none"> • The current appraised value of the manufactured home and land; or • If the manufactured home was owned by the borrower for less than 12 months on the loan application date and: • If the home and land are secured by separate liens, the lowest price at which the home was previously sold during that 12-month period plus the lower of the current appraised value of the land, or the lowest sales price at which the land was sold during that 12-month period (if there was such a sale), or • If the home and land are secured by a single lien, the lowest price at which the home and land were previously sold during that 12-month period. • Owner occupied properties located in Texas <ul style="list-style-type: none"> • If the first or second Texas Section 50(a)(6) loan is being paid off, regardless of whether the borrower is getting any cash back, the loan is restricted to the Texas Home Equity product. • If the first mortgage is not a Texas Section 50(a)(6) loan and the second mortgage is a Texas Section 50(a)(6), the second lien may be subordinated and is considered a rate and term refinance. The second lien must be subordinate to the first mortgage and a subordination agreement must be executed. Borrower cannot receive any cash back from first mortgage transaction. • If a Texas Section 50(a)(6) second lien is being paid off, the loan is restricted to the Texas Home Equity product. • The title policy will reference Texas Section 50(a)(6) <p>NOTE: Non-arm's length transaction is ineligible on manufactured housing.</p> <p>Cash-Out Refinance is ineligible</p>					
4. Maximum Loan Amount	Maximum Loan Amount					
	Units 1	Continental US \$417,000				



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<p>5. Qualifying Rate and Ratios</p>	<p>Qualifying Rate</p> <ul style="list-style-type: none"> Qualify at note rate, DU Approve/Eligible refer to Section 2 Loan Amount & LTV/CLTV/HCLTV Limitations for minimum credit score <p>Ratios</p> <ul style="list-style-type: none"> DU Approve Eligible loans – Ratios evaluated by DU <p>Ineligible</p> <ul style="list-style-type: none"> Manually underwritten loans Out of scope
<p>6. Geographic Location</p>	<ul style="list-style-type: none"> Loans for properties in Illinois, IA, KS, Kentucky, Minnesota, Mississippi, Nebraska, South Dakota, West Virginia, and Wisconsin are not eligible. Texas loans must be purchase money, refinances in Texas are prohibited.
<p>7. Occupancy</p>	<p>Primary Residence</p>
<p>8. Property Types</p>	<p>Eligible</p> <ul style="list-style-type: none"> 1 unit Manufactured House with minimum requirements as follows. <ul style="list-style-type: none"> Double wide 600 minimum square feet Maximum 5 acres <p>Ineligible</p> <ul style="list-style-type: none"> Acreage greater than 5 acres Condo manufactured housing Co-op manufactured housing Leasehold property New construction manufactured home PUD manufactured housing Single Wide manufactured housing
<p>9. Manufactured Home Property Requirements</p>	<p>The land where the manufactured home rests must be fee simple The MFH must be a one-unit dwelling legally classified as real property The towing hitch, wheels, and axles must be removed The MFH must assume the same characteristics of a site-built housing The MFH must have sufficient square footage, room dimensions to be acceptable to purchasers in the subject market area The MFH must have been built in compliance with Federal Manufactured Home Construction and Safety Standards that were established June 15, 1976 as amended and in force at the time the home is manufactured, and additional requirements that appear in HUD regulations at 24 C.F.R. Part 3280 as evidenced by:</p> <ul style="list-style-type: none"> HUD Data Plate/Compliance Certificate – A paper document located on the interior of the subject property that contains, among other things, the manufacturer’s name and trade/model number. In addition to the data required by Fannie Mae, the data plate includes pertinent information about the unit including a list of factory-installed equipment; and HUD Certification Label (sometimes referred to as a HUD “seal” or “tag”) – A metal plate located on the exterior of each section of the home <p>The appraisal form 1004C must indicate evidence of both the HUD Data Place/Compliance Certificate and the HUD Certification Label The MFH must be attached to a permanent foundation system The MFH must be permanently connected to the septic or sewage system The MFH must be permanently connected to all necessary utilities (water, electricity, gas service, etc.) The MFH must not have been installed or occupied previously at any other location or site The MFH must not have any additions or structural modifications to the original structure</p>
<p>10. Appraisal Requirements</p>	<p>Appraisal must be completed using the Manufactured Home Appraisal Report Form 1004C Appraiser must use a minimum of three comparable sales of similar manufactured homes As required by Fannie Mae a detailed and supported cost approach to value is required on all MFH appraisals The following are ineligible.</p> <ul style="list-style-type: none"> If the site or manufactured home is substantially non-conforming with the neighborhood it is ineligible Creating comparable sales by combining vacant land sales with the contract purchase price of the home is prohibited. (This may be used



Portfolio Product – Conforming

	as additional supporting documentation only.)
11. Borrower Eligibility	<p>Eligible</p> <ul style="list-style-type: none"> • Permanent resident alien • Non-permanent resident alien (must be legally present in the US; if income is used for qualifying, the lender must document the likelihood of continuance for at least 3 years; various documentation applies) • Inter Vivos Revocable Trust Agreement <p>Ineligible</p> <ul style="list-style-type: none"> • Foreign Nationals
12. Co-Borrowers	<p>DU Approve/Eligible</p> <ul style="list-style-type: none"> • Ratios determined by DU • Non-occupant co-borrowers are ineligible
13. Assets	<p>Borrower Investment</p> <ul style="list-style-type: none"> • Primary residence – No minimum investment is required from borrower’s own funds. <p>Seller Contributions: Basis for the limit is on CLTV ratio as follows:</p> <ul style="list-style-type: none"> • Primary Residence <ul style="list-style-type: none"> • 6% for CLTV > 75% <=80% • 9% for CLTV <=75% <p>Gifts</p> <ul style="list-style-type: none"> • Primary Residence – Eligible <p>Gift of equity is ineligible</p> <p>Reserves</p> <ul style="list-style-type: none"> • Additional reserves may be required by DU based on risk <p>Primary Residence</p> <ul style="list-style-type: none"> • 1 unit – no minimum PITIA
14. Credit	<p>DU Approve/Eligible</p> <ul style="list-style-type: none"> • Refer to Loan Amount and LTV Limitations for minimum credit score requirements • Housing (Mortgage/Rental) Payment History (PITIA) is inclusive of all liens regardless of position, as well as all occupancy types. <ul style="list-style-type: none"> • Mortgage history evaluated by DU • Mortgage/Rental Delinquencies – Loans are ineligible with one or more mortgage/rental delinquencies of 60, 90, 120, 150 days or greater reported within 12 months of the date of the credit report. <p>Ineligible</p> <ul style="list-style-type: none"> • Out of scope
15. Underwriting	<p>DU Approve/Eligible.</p> <p>Ineligible</p> <ul style="list-style-type: none"> • Manual underwriting • Out of scope
16. Limitations on Other Real Estate Owned	<p>Multiple Loans to the Same Borrower</p> <ul style="list-style-type: none"> • Maximum 20% concentration in any one project or subdivision <p>Primary Residence</p> <ul style="list-style-type: none"> • Up to 4 financed properties, including the subject property or \$2 million whichever is less <p>New multiple loans must be underwritten simultaneously</p>



Portfolio Product – Conforming

17. Mortgage Insurance	N/A
18. Assumptions	Not permitted
19. Escrow Waivers	Property tax and insurance escrows may be waived at 80% LTV and less
20. Special Legal / Closing Provisions	<ul style="list-style-type: none"> • Evidence of surrender of certificate of title or that no certificate was issued, refer to individual state requirements using FNMA <i>Titling Manufactured Housing</i> website has additional information pertaining to state requirements: https://www.efanniemae.com/sf/guides/ssg/relatedsellinginfo/manufachousing/titlingmanufhsing.jsp • Confirm property is legally classified as real property, on a permanent foundation, and owner owns both land and MFH • ALTA Endorsement 7, 7.1, or 7.2 or any other endorsement required for manufacture homes to be treated as real property • Deed of Trust (or other security instrument) must include a comprehensive description of the manufactured home and the land in the property description section or on a separate attached rider. The description must include the serial or VIN number for each unit/section; make, model, size, and any other information required by applicable law to definitively identify the manufactured home. • Affidavit of Affixture – Borrower and Lender must sign and notarize acknowledging their mutual intent that the manufactured home be a permanent part of the real property securing the mortgage. Affidavit must be recorded simultaneously with security instrument. • Limited Power of Attorney pertaining to title issues and foreclosure must be signed with closing documents
21. Prepayment Penalty	None
22. Special Feature Code	Loans secured by manufactured homes must be delivered with SFC 235. This code is in addition to any other SFC's that may apply.
23. Product Codes	P-CF10 Portfolio Cnv FRM10 P-CF15 Portfolio Cnv FRM15 P-CF20 Portfolio Cnv FRM20 P-CF30 Portfolio Cnv FRM30



Portfolio Product – Conforming

Product Feature	DU Refi Plus expanded LTV					
Program Expiration Date	This is a temporary FNMA program. Loans must fund no later than June 30, 2012 to be eligible for this program.					
1. Product Description	Conforming Loan Amount of <= \$417,000 20 and 30 Yr Term					
	High Balance Fixed Rate > \$417K ineligible ARM loan program ineligible					
2. Loan Amount & LTV Limitations	Fannie Mae DU Approve/Eligible Conforming Loan Amounts Only (<= \$417,000)					
	Primary Residence Rate & Term Refi					
	Units	LTV w/out Sec Fin	LTV w/Sec Fin	CLTV w/Sec Fin	HCLTV¹	Credit Score
	1-4 ²	105.1% - 125%	105.01% - 125%	No limit	No limit	680
	Second Homes Rate & Term Refi					
	1**	105.1% - 125%	105.01% - 125%	No limit	No limit	680
	Investment Properties Rate & Term Refi					
	1-4 ²	105.1% - 125%	105.01% - 125%	No limit	No limit	680
	¹ HCLTV (HELOC CLTV) = first lien balance + total HELOC amount (funded plus unfunded portion) ÷ the lesser of the appraised value or sales price if applicable. ² Condominiums – Lender is not required to perform a review of condo projects. Lender must represent and warrant the property is not in a condo or co-op hotel or motel. The Project of the condominium is not eligible as described in FNMA B4-2.1-02, Ineligible Projects. Confirmation of hazard, flood, liability, and fidelity insurance coverage is required. DU Refi Plus condos must use Project Type V.					
3. Secondary Financing	Subordination of existing junior liens permitted without maximum CLTV limitations					
	<ul style="list-style-type: none"> Subordinate liens may not be paid via DU Refi Plus transaction (in whole or in part) New subordinate liens may not be added to subject transaction 					
4. Maximum Loan Amount	Units	Continental US				
	1	\$417,000				
	2	\$533,850				
	3	\$645,300				
	4	\$801,950				
5. Financing Types	Rate and Term Refinances only					
	<ul style="list-style-type: none"> Pay off the existing first mortgage Closing costs, prepaid costs and discount points The borrower may receive no more than \$250 cash back at closing. Borrower must receive a tangible benefit from this loan in the form of reduced monthly payment or more stable product selection. 					
	NOTE: Increasing the loan term (e.g., from 15 to 30 years) of the loan is not considered a movement to a more stable product.					
	DU does not make the determination the DU RefiPlus transaction will be a benefit to the borrower.					
6. Qualifying Rate and Ratios	Qualifying Rate					
	<ul style="list-style-type: none"> Qualify at note rate 					
	Ratios					
	<ul style="list-style-type: none"> DU Approve Eligible loans – Ratios evaluated by DU; maximum 40% DTI 					
	Ineligible					
	<ul style="list-style-type: none"> Manually underwritten loans Out of scope loans 					
7. Geographic Location	<ul style="list-style-type: none"> Loans for properties in Illinois, IA, KS, Kentucky, Minnesota, Mississippi, Nebraska, South Dakota, West Virginia, and Wisconsin are not eligible. Texas loans must be purchase money, refinances in Texas are prohibited. 					
8. Occupancy	Primary Residence Second Homes (1 unit) Investment Properties					
	NOTE: The existing mortgage and the new DURefi Plus loan do not have to represent the same occupancy.					



Portfolio Product – Conforming

<p>9. Property Types</p>	<p>Eligible</p> <ul style="list-style-type: none"> • 1 -4 units • Modular Pre-Cut/Panelized Housing • PUDs – Fannie Mae • Condos – No project review required for Condominium and PUD; however, satisfactory verification must be provided verifying subject project is not a Condo Hotel and confirmation of hazard, flood, liability and fidelity insurance coverage is required. <p>Ineligible</p> <ul style="list-style-type: none"> • Condo Hotels • Co-ops • Manufactured Housing
<p>10. Borrower Eligibility</p>	<p>An existing borrower may be removed from the transaction provided:</p> <ul style="list-style-type: none"> • Any reason for removal is eligible • Remaining borrower(s) must demonstrate they have been making payments from their own funds for the most recent 12-month period prior to the application of the new loan. The 12-month payment history must be on the existing mortgage, and may not be satisfied using multiple consecutive first mortgages. • Borrower removed must be removed from the deed. If borrower removed due to death, the 12-month payment history is not required; however, remaining borrower must provide evidence of the deceased borrower's death <p>A new borrower may be added to the new loan provided the original borrower remains.</p> <p>Eligible</p> <ul style="list-style-type: none"> • Permanent resident alien • Non-Permanent resident alien (must be legally present in the US; if income is used for qualifying, the lender must document the likelihood of continuance for at least 3 years; various documentation applies) • Inter Vivos Revocable Trust Agreement <p>Ineligible</p> <ul style="list-style-type: none"> • Foreign Nationals ineligible
<p>11. Co-Borrowers</p>	<p>DU Approve/Eligible</p> <ul style="list-style-type: none"> • Ratios determined by DU, refer to Section 2 Loan Amount and LTV Limitation minimum credit score • Non-occupant co-borrowers ineligible
<p>12. Assets</p>	<p>Document as determined by DU Approve/Eligible</p> <p>Reserves</p> <ul style="list-style-type: none"> • Additional reserves may be required by DU based on risk <p>Primary Residence</p> <ul style="list-style-type: none"> • 1 – 4 units – no minimum PITIA <p>Second Homes (all transaction types)</p> <ul style="list-style-type: none"> • Per DU, refer to Section 15 Limitations on Other Real Estate Owned for reserve requirements <p>Investment Properties (all transaction types)</p> <ul style="list-style-type: none"> • Per DU, refer to Section 15 Limitations on Other Real Estate Owned for reserve requirements



Portfolio Product – Conforming

<p>13. Credit</p>	<p>DU Approve/Eligible</p> <ul style="list-style-type: none"> • Refer to Loan Amount and LTV Limitations for minimum credit score requirements, minimum credit score 680 • Housing (Mortgage/Rental) Payment History (PITIA) is inclusive of all liens regardless of position, as well as all occupancy types. <ul style="list-style-type: none"> • Mortgage history evaluated by DU • Mortgage/Rental Delinquencies – Loans are ineligible with one or more mortgage/rental delinquencies of 60, 90, 120, 150 days or greater reported within 12 months of the date of the credit report. <p>Ineligible</p> <ul style="list-style-type: none"> • Out of scope loans
<p>14. Underwriting</p>	<p>DU Approve/Eligible Loan must be underwritten by Fannie Mae DU and receive eligibility findings for DU Refi Plus Program. DU must state eligibility for this program.</p> <p>Ineligible</p> <ul style="list-style-type: none"> • Manual underwriting • Out of scope
<p>15. Limitations on Other Real Estate Owned</p>	<p>Multiple Loans to the Same Borrower</p> <ul style="list-style-type: none"> • Maximum 20% concentration in any one project or subdivision • All occupancy types up to 4 investor financed properties, including the subject property or \$2 million whichever is less <p>Second Homes & Investment Properties:</p> <ul style="list-style-type: none"> • 2 months PITIA if subject property is a second home • 6 months PITIA if subject property is investment property • 2 months PITIA on each additionally financed second home or investment property • New multiple loans must be underwritten simultaneously
<p>16. Appraisal 17. Requirements</p>	<p>Follow DU recommendation Property Inspection Waiver (PIW)/Property Fieldwork Waiver (PFW) offered if credit and property criteria are met within DU recommendation. A \$75 fee is applied if lender exercises waiver option; property value reps and warrants are waived. Borrower choice on whether to exercise this option.</p>
<p>18. Mortgage Insurance</p>	<p>If the original transaction LTV was <=80%, mortgage insurance is not required on the subject refinance. If the original transaction LTV was > 80% and mortgage insurance was previously cancelled or terminated in accordance with Fannie Mae guidelines, Mortgage Insurance is not required on the subject refinance. If the original transaction LTV was > 80% and had LPMI the loan is ineligible. If the current LTV is >80% and the original transaction had Mortgage Insurance in any form not otherwise cancelled above, the loan is ineligible.</p>
<p>19. Assumptions</p>	<p>Not permitted</p>
<p>20. Escrow Waivers</p>	<p>Property tax and insurance escrows may be waived when LTV requirements are as follows:</p> <ul style="list-style-type: none"> • <=90% LTV for properties located in California • <=80% LTV for properties located in other states
<p>21. Prepayment Penalty</p>	<p>None</p>
<p>22. Special Feature Code</p>	<p>SFC 147 for all DU Refi Plus; SFC 807 if lender elects to exercise the property fieldwork waiver.</p>
<p>23. Product Codes</p>	<p>P-CF20RP Portfolio-Cnv FRM20 RefiPlus P-CF30RP Portfolio-Cnv FRM30 RefiPlus</p>



Portfolio Product – Conforming

Product Description	<p>Conforming & High Balance expanded criteria – Cash Recapture exception to include up to 10 financed properties Conforming Fixed 10, 15, 20, and 30 Year term, fully amortizing Conforming High Balance Fixed 15 and 30 Year term, fully amortizing All ARM products are ineligible</p>																																																					
<p>1. Loan Amount & LTV/ CTLV/HCTLV Limitations</p>	<p>Conforming Loan Amounts <=\$417,000 Fannie Mae DU Approve/Eligible</p> <p>Primary Residence Cash-out Refinance</p> <table border="1" data-bbox="464 440 1906 537"> <thead> <tr> <th>Units</th> <th>LTV w/out Sec Fin</th> <th>LTV w/Sec Fin</th> <th>CLTV w/Sec Fin</th> <th>HCLTV¹</th> <th>Credit Score</th> </tr> </thead> <tbody> <tr> <td>1²</td> <td>85%</td> <td>85%</td> <td>85%</td> <td>85%</td> <td>620</td> </tr> <tr> <td>2-4</td> <td>75%</td> <td>75%</td> <td>75%</td> <td>75%</td> <td>620</td> </tr> </tbody> </table> <p>Second Homes Cash-Out Refinance</p> <table border="1" data-bbox="464 553 1906 586"> <tbody> <tr> <td>1</td> <td>70%</td> <td>70%</td> <td>70%</td> <td>70%</td> <td>720</td> </tr> </tbody> </table> <p>Investment Property Cash-out Refinance</p> <table border="1" data-bbox="464 602 1906 675"> <tbody> <tr> <td>1²</td> <td>70%</td> <td>70%</td> <td>70%</td> <td>70%</td> <td>720</td> </tr> <tr> <td>2-4</td> <td>65%</td> <td>65%</td> <td>65%</td> <td>65%</td> <td>720</td> </tr> </tbody> </table> <p>High Balance Loan Amounts >\$417,000 Fannie Mae DU Approve/Eligible</p> <p>Primary Residence Cash-out Transaction</p> <table border="1" data-bbox="464 716 1906 789"> <tbody> <tr> <td>1²</td> <td>60%</td> <td>60%</td> <td>60%</td> <td>60%</td> <td>740</td> </tr> <tr> <td>2-4</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> </tr> </tbody> </table> <p>1 HCLTV (HELOC CLTV) = first lien balance + total HELOC amount (funded plus unfunded portion) ÷ the lesser of the appraised value or sales price (if applicable). 2 Refer to Section 7 Property types for additional requirements. Condominiums ineligible as follows: • Florida condominium second home or investment properties • Florida condominium attached primary residences in Miami-Dade and Broward Counties • GSE Non-warrantable Condominiums detached is ineligible as follows: GSE Non-warrantable, refer to Section 7 Property Types for specifics</p>						Units	LTV w/out Sec Fin	LTV w/Sec Fin	CLTV w/Sec Fin	HCLTV ¹	Credit Score	1 ²	85%	85%	85%	85%	620	2-4	75%	75%	75%	75%	620	1	70%	70%	70%	70%	720	1 ²	70%	70%	70%	70%	720	2-4	65%	65%	65%	65%	720	1 ²	60%	60%	60%	60%	740	2-4	N/A	N/A	N/A	N/A	N/A
Units	LTV w/out Sec Fin	LTV w/Sec Fin	CLTV w/Sec Fin	HCLTV ¹	Credit Score																																																	
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<p>2. Maximum Loan Amount</p>	<p>Maximum Loan Amounts - Conforming</p> <table border="1" data-bbox="464 1008 1213 1138"> <thead> <tr> <th>Units</th> <th>Continental US</th> <th>Permanent High Cost</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>\$417,000</td> <td>\$625,500</td> </tr> <tr> <td>2</td> <td>\$533,850</td> <td>\$800,775</td> </tr> <tr> <td>3</td> <td>\$645,300</td> <td>\$967,950</td> </tr> <tr> <td>4</td> <td>\$801,950</td> <td>\$1,202,925</td> </tr> </tbody> </table> <p>Maximum Loan Amounts – High Balance – See FNMA High Cost Area Loan Limit List - http://www.fhfa.gov/webfiles/19489/HighCost_PL111-242.pdf</p>						Units	Continental US	Permanent High Cost	1	\$417,000	\$625,500	2	\$533,850	\$800,775	3	\$645,300	\$967,950	4	\$801,950	\$1,202,925																																	
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<p>3. Financing Types</p>	<p>Cash-Out</p> <ul style="list-style-type: none"> • Subject property must have been purchased within the past 6 months from the application date. • The preliminary title search or report must not reflect any existing liens on the subject property. If the source of funds to acquire the property was an unsecured loan or HELOC, secured by another property, the new HUD-1 must reflect that source being paid off with the proceeds of the new refinance transaction. • The new loan amount can be no more than the actual documented amount of the borrower's initial investment in purchasing the property plus the financing of closing costs, prepaid fees, and points; subject to Section 1 Loan Amount & LTV/ CTLV/HCTLV Limitations • The purchase transaction of the subject property must have been an arms-length transaction • The source of funds for the purchase of the subject property must be documented (i.e., bank statements, personal loan documents, HELOC funds from another property) 																																																					



Portfolio Product – Conforming

	<ul style="list-style-type: none"> The transaction must be documented by the HUD-1, confirming no mortgage financing was used to obtain the subject property Taking equity out of the subject property to use for any purpose.
4. Qualifying Rate and Ratios	<p>Qualifying Rate</p> <ul style="list-style-type: none"> Qualify at note rate, refer to Section 1 Loan Amount & LTV Limitations for minimum credit score <p>Ratios</p> <ul style="list-style-type: none"> DU Approve Eligible loans – Ratios evaluated by DU Out of scope and manually underwritten loans ineligible
5. Geographic Location	<ul style="list-style-type: none"> Loans for properties in Illinois, IA, KS, Kentucky, Minnesota, Mississippi, Nebraska, South Dakota, West Virginia, and Wisconsin are not eligible. Texas loans must be purchase money, refinances in Texas are prohibited.
6. Occupancy	<p>Primary Residence (1-4 units) Second Homes (1 unit) Investment Properties (1-4 units)</p>
7. Property Types	<p>Eligible</p> <ul style="list-style-type: none"> 1 -4 units Modular Pre-Cut/Panelized Housing PUDs – Fannie Mae Condos – Fannie Mae warrantable projects (including Limited Project Review) <ul style="list-style-type: none"> Florida Condos <ul style="list-style-type: none"> Second homes and investment properties ineligible Primary Residence – full project warranty required <ul style="list-style-type: none"> Eligible Project Warranty <ul style="list-style-type: none"> New and newly converted Attached Condominium projects – Must have PERS Final Project Approval issued by Fannie Mae (posted on eFanniemae.com) Established Attached Condominium projects full lender review required Ineligible Project Warranty – FHA Approved Project, CPM Expedited, Limited Project Review <p>Ineligible</p> <ul style="list-style-type: none"> Condo Hotels Co-ops Manufactured Housing
8. Borrower Eligibility	<p>Eligible</p> <ul style="list-style-type: none"> Permanent resident alien Non-permanent resident alien (must be legally present in the US; if income is used for qualifying, the lender must document the likelihood of continuance for at least 3 years; various documentation applies) Inter Vivos Revocable Trust Agreement <p>Ineligible</p> <ul style="list-style-type: none"> Foreign Nationals
9. Co-Borrowers	<p>Non-occupant co-borrowers are ineligible</p>
10. Assets	<p>The source of the Borrower’s funds for the purchase transaction must be documented (e.g., bank statements, personal loan documents, HELOC on another property).</p> <p>Reserves</p> <ul style="list-style-type: none"> Additional reserves may be required by DU based on risk <p>Primary Residence</p> <ul style="list-style-type: none"> 1 – 4 units – Per DU <p>Second Homes (all transaction types)</p> <ul style="list-style-type: none"> Per DU, typically 2 months PITIA



Portfolio Product – Conforming

	Investment Properties (all transaction types) <ul style="list-style-type: none"> Per DU, typically 6 months PITIA Refer to Section 13 Limitation of Other Real Estate Owned for additional reserve requirements.										
11. Credit	DU Approve/Eligible <ul style="list-style-type: none"> Refer to Loan Amount and LTV Limitations for minimum credit score requirements Housing (Mortgage/Rental) Payment History (PITIA) is inclusive of all liens regardless of position, as well as all occupancy types. <ul style="list-style-type: none"> Mortgage history evaluated by DU Mortgage/Rental Delinquencies – Loans are ineligible with one or more mortgage/rental delinquencies of 60, 90, 120, 150 days or greater reported within 12 months of the date of the credit report. Ineligible <ul style="list-style-type: none"> Out of scope 										
12. Underwriting	DU Approve/Eligible Ineligible <ul style="list-style-type: none"> Manual underwriting Out of scope 										
13. Limitations on Other Real Estate Owned	The 10 financed property limit is cumulative for all borrowers. These limitations apply to the total number of properties financed, not to the number of mortgages on the property. Multiple Loans to the Same Borrower <ul style="list-style-type: none"> Maximum 20% concentration in any one project or subdivision Up to 10 financed properties, including the subject property or \$2 million whichever is less regardless of occupancy Second Homes & Investment Properties <ul style="list-style-type: none"> 2 months PITIA if subject property is a second home 6 months PITIA if subject property is investment property 2 months PITIA on each additionally financed second home or investment property New multiple loans must be underwritten simultaneously NOTE: DU is not able to determine the exact number of financed properties the borrower owns or is obligated on, but does issue a message on second home and investment property transactions when the borrower appears to have other financed properties. The lender must apply the eligibility and underwriting requirements, including reserves, manually to investment property and second home transactions that are underwritten through DU.										
14. Appraisal 15. Requirements	Standard appraisal requirements apply, except: <ul style="list-style-type: none"> One-Unit Residential Appraisal Field Review Report (Form 2000) also required if: the property value is \geq \$1million and the LTV/CLTV/HCLTV $>$ 75% For high balance loans, condominiums require two comparable sales from projects other than the subject loan project, in addition to the standard comparable sale requirements per FNMA guidelines. 										
16. Mortgage Insurance	N/A										
17. Assumptions	Not permitted										
18. Escrow Waivers	Property tax and insurance escrows may be waived when LTV requirements are as follows: <ul style="list-style-type: none"> \leq90% LTV for properties located in California \leq80% LTV for properties located in other states 										
19. Prepayment Penalty	None										
20. Product Codes	<table border="0"> <tr> <td>\leq \$417K</td> <td>High Balance \leq \$625,500</td> </tr> <tr> <td>P-CF10 Portfolio Cnv FRM10</td> <td>P-CF15HB Portfolio Cnv FRM15 HiBal</td> </tr> <tr> <td>P-CF15 Portfolio Cnv FRM15</td> <td>P-CF30HB Portfolio Cnv FRM30 HiBal</td> </tr> <tr> <td>P-CF20 Portfolio Cnv FRM20</td> <td></td> </tr> <tr> <td>P-CF30 Portfolio Cnv FRM30</td> <td></td> </tr> </table>	\leq \$417K	High Balance \leq \$625,500	P-CF10 Portfolio Cnv FRM10	P-CF15HB Portfolio Cnv FRM15 HiBal	P-CF15 Portfolio Cnv FRM15	P-CF30HB Portfolio Cnv FRM30 HiBal	P-CF20 Portfolio Cnv FRM20		P-CF30 Portfolio Cnv FRM30	
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