Tax ID Max-Select Premier Matrix

Program Max LTV/FICO		Primary
Loan Amount	FICO	Purchase
150,000 - $650,000	725+	80%
	700-724	80%
	690-689	80%
	680-699	80%
$650,001 - $800,000	725+	75%
	700-724	75%
	690-699	75%
	680-689	75%

Amortization	
Max Terms	
SFOO	30 years
2-4 Unit	25 years
15, 20, 30 Year Fixed (Fully Amortizing)	

Income Types	
Full Doc ITIN	Alt Doc ITIN
1040's & WVOE; 1040's for SE	12 Month P&L
WVOE Only Program	12 Month Bank Statements

Ineligible Loans	Section 32; Section 35 without escrows; Blanket loans; more than 30 year term; HELOC; Interest only; ARMs; Bridge Loans; Contruction to perm; Cash Out
Ineligible Property Types	Co-Ops; Timeshares; Units with environmental hazards; Commercial; Multiple Dwellings on one lot; Condos; Farmland; Vacant Land; Homes on 3+ acres; Agricultural use; Leasehold Properties; Mobile/Manufactured Homes; Modular Home;
Credit	TU Score used for pricing; TriMerge acceptable for trade line qualification/eligibilty 3 tradelines of 12 months OR 2 tradelines for 24 months reporting open or closed showing 0x30x12 Minimum scredit score: 680
No Score	NA
DTI	1 Compensating Factor = 47% DTI 2 Compensating Factor = 50% DTI *See guidelines for more details
Assets	60 days of assets statements required
Gift Funds	99% Gift Funds allowed for Down Payment/Cash to Close up to 80LTV; Closing costs from borrowers' liquid assets
Gift of Equity	100% Gift of Equity allowed for Down Payment/Cash to Close; Closing costs from borrowers' liquid assets
Compliance	Escrows required for HPML Loans must comply with all applicable state and federal regulations
Deposit Sourcing	See guidelines for details
Prepayment Penalty	Not Allowed
Documentation Expiration	90 days = Credit Report, Income, Assets, and Title 180 days = Appraisal
Eligible States	AL, AR, AZ, CO, CT, DC, FL, GA, IA, IN, KS, KY, LA, MD, MI, MN, MS, MT, NC, NE, NM, NV, OK, RI, SC, TN, TX, UT, VA, WA WY
Non Occupying Coborrower	Must contribute income; 680 credit score or greater; see guidelines for more details 5% LTV reduction
Rental Income	All information must be on 1003; 25% vacancy factor (net rental cash flow can be uesed as income) Rental income from family member cannot be considered
Flip Rule	HPML Flip Rule may apply. See guidelines for details if property owned less than 180 days.
Seller Concessions	6% on 80LTV<
2-4 Units	Max LTV of 75%
Refinances - Rate and Term	Max LTV of 50%