

Harbor Plus Program Matrix														
Transaction Type	Occupancy	Harbor Program												
		Min FICO		Maximum LTV/CLTV				AUS						
Purchase	O/O	580		96.50%		96.50%		Approve or Accept/Eligible						
Rate and Term	O/O	580		97.75%		100.00% ¹		Approve or Accept/Eligible						
Streamline Refinance	O/O	580		97.75%		100.00% ¹		Not Applicable						
Cash Out	O/O	580		80.00%		80.00%		Approve or Accept/Eligible						
Required UFMIP Matrix ²						2023 Loan Limits Limits								
LTV	UFMIP	Annual	LTV	UFMIP	Annual	Region	1 Unit	2 Unit	3 Unit	4 Unit				
> 15 Year Term and Loan Amount ≤ \$726,200			≤ 15 Year Term and Loan Amount ≤ \$726,200			Low Cost Areas	\$472,030	\$604,400	\$730,525	\$907,900				
≤ 95%	1.75%	0.50%	≤ 90%	1.75%	0.15%		High Cost Areas	\$1,089,300	\$1,394,775	\$1,685,850	\$2,095,200			
> 95%	1.75%	0.55%	> 90%	1.75%	0.40%	A complete schedule of Harbor Mortgage limits for all areas is available at: https://entp.hud.gov/idapp/html/hicostlook.cfm								
> 15 Year Term and Loan Amount > \$726,200			≤ 15 Year Term and Loan Amount > \$726,200			2023 High Balance Loan Limits								
≤ 95%	1.75%	0.70%	≤ 78%	1.75%	0.15%									
> 95%	1.75%	0.75%	78.01 - 90%	1.75%	0.40%									
Simple Refi and Streamline Refinance: For loans endorsed on or before 5/31/09, the UFMIP will be .01% and Annual MIP will be .55%. For all other streamlines, please use grid above.						> 90%	1.75%	0.65%	High Balance		> \$726,200	> \$929,850	> \$1,123,900	> \$1,396,800
Program Guidelines														
Available Products	HF30P - Harbor Plus FHA 30-Year Fixed Rate HF30PHB - Harbor Plus FHA 30-Year Fixed Rate High Balance HF30PBD - Harbor Plus FHA 30-Year 2-1 Buydown Fixed Rate HF30PBDHB - Harbor Plus FHA 30-Year Fixed Rate 2-1 Buydown High Balance													
Borrower Eligibility	US Citizens Permanent Resident and Non-Permanent Resident Aliens Inter Vivos Revocable Trusts Non-Occupant Co-Borrowers													
Underwriting	580 Credit Score - WestGen Credit Report Required Current Paystub Covering 30-Days of Employment Broker provided TPVOE from Authorized Verification Report Distributor Minimum 2-Years on Current Job Wage Earners Only: Self-Employed and Investment Income Not Allowed					Minimum Loan Amount \$50,000 AUS Approve Eligible: Manual Underwrites and downgrades not allowed Departing Residence Income not allowed Downpayment Assistance Programs not allowed								
Authorized TPVOE Verification Report Distributors	ACRANet, Inc.		Clear Choice Credit Corp.		Informative Research									
	Advanced Data		Consolidated Information Services, Inc.		Lenderworks									
	Advantage Credit Bureau		CoreLogic		Meridian Link									
	Advantage Credit, Inc.		Covius		NCS (National Credit-reporting System, Inc.)									
	Advantage Plus Credit Reporting, Inc.		Credit Information Systems		One Source									
	Alliance 2020		Credit Plus		Partners Credit & Verification Solutions									
	American Reporting Company		Credit Technologies, Inc.		Premium Credit Bureau									
	Avantus Corp.		Credit Technology, Inc. (CTI)		Sarma									
	Birchwood Credit Services		DataVerify		SettlementOne Data, LLC									
	CBCInnovis		Equifax		Strategic Information Resources									
	Certified Credit Reporting, Inc.		Experian		Sharper Lending									
	CIC Mortgage Credit, Inc.		Factual Data		Universal Credit Services									
	CISCO Credit		First American Mortgage Solutions		Veri-Tax									
Residual Income	Residual Income Required for all loans with DTI in excess of 50% or loan decision credit score < 640: See Residual Income Matrix													

1. Unlimited CLTV is applicable to Government Entities or HUD Approved Non-Profit Subordinate Liens

2. MIP: LTV ≤90% will be assessed at 11 years and at an LTV >90%, MIP will apply for the duration of the loan term. All loans will have upfront and monthly premiums, except as noted above. Pricing and loan program eligibility are determined using the base loan amount prior to financing UFMIP. UFMIP must be 100% financed into the mortgage or paid entirely by cash: partial financing not allowed.

Program Guidelines	
Eligible Properties	<p>Single Family Detached Single Family Attached</p> <p>2-4 Unit Detached/Attached Planned Unit Developments</p> <p>Rural Properties Multi Wide Manufactured Homes (if located in flood zone - subject to elevation certification)</p> <p>FHA Project Approved Low-rise and High-rise Condominiums (including manufactured homes zoned as a condo)</p>
Ineligible Properties	<p>Condotels/Hotel Condominiums Timeshares Single Wide and Multi-Unit Manufactured Homes</p> <p>Mobile Homes Unimproved Land Income Producing Properties</p>
State Restrictions	Texas 50 (a) (6) Refinance Mortgages are NOT allowed.
2-1 Buydown	<p>2-1 Buydown Option Available for 30-Year Fixed Rate Standard and High Balance Loans</p> <p>Purchase Only: Seller or Builder paid buydowns allowed - borrower paid buydown are not permitted</p> <p>Buydown included in the 6% interested party contribution limit - borrower must meet MRI requirement of 3.5%</p> <p>Borrower must qualify at note rate</p>
Earnest Money Deposit	<p>Earnest Money that exceeds 1% of the sales price must be verified as by obtaining the following:</p> <ul style="list-style-type: none"> • Copy of borrower's cancelled check • Certified copy of receipt of funds by Settlement Agent • A verification of deposit or bank statement showing the average balance was sufficient to cover the amount of the earnest money deposit at the time of the deposit.
Cash On Hand	Not Allowed
Gift Funds	<p>Obtain a gift letter signed and dated by the donor and Borrower that includes all the following:</p> <ul style="list-style-type: none"> • The donor's name, address, telephone number • The donor's relationship to the Borrower - must be an eligible donor • The dollar amount of the gift <u>and</u> a statement that no repayment is required. <p>Verify and document the transfer of gifts from the donor to the Borrower in accordance with the following requirements:</p> <ul style="list-style-type: none"> • If the gift funds have been verified in the Borrower's account, obtain the donor's bank statement showing the withdrawal and evidence of the deposit into the Borrower's account • If the gift funds are not verified in the Borrower's account, obtain the certified check or money order or cashier's check or wire transfer or other official check evidencing payment to the Borrower or settlement agent, and the donor's bank statement evidencing sufficient funds for the gift amount • For gifts of land or equity, obtain proof of ownership by the donor and evidence of the transfer of title to the Borrower. <p>Cash on Hand is not an acceptable source of donor gift funds</p>
Eligible Gift Donors	<p>The following individuals are eligible to be gift donors</p> <ul style="list-style-type: none"> • Borrower's Family Member • Borrower's Employer or Labor Union • A close friend with a clearly defined and documented interest in the borrower • A charitable organization • A governmental agency or public entity that has a program providing homeownership assistance to low- or moderate-income families of first-time homebuyers. <p>Only Family Members can provide an equity credit as a gift on a property being sold to other Family Members</p>
Family Members	<p>Family Member is defined as follows, regardless of actual or perceived sexual orientation, gender identity, or legal marital status:</p> <ul style="list-style-type: none"> • Child, parent, or grandparent- a child is defined as a son, stepson, daughter, or stepdaughter- a parent or grandparent includes a stepparent/grandparent or foster parent/grand parent • Spouse or domestic partner • Legally adopted son or daughter, including a child who is placed with the borrower by an authorized agency for legal adoption • Foster child • Brother, Sister, Step-Brother, or Step-Sister • Uncle or Aunt • Son-in-Law, daughter-in-law, mother-in-law, father-in-law, brother-in-law, or sister-in-law <p>NOTE: A Cousin is NOT considered an eligible family member</p>

Residual Income Matrix									
Loan Amounts < \$80,000					Loan Amounts ≥ \$80,000				
Family Size	Northeast	Midwest	South	West	Family Size	Northeast	Midwest	South	West
1	\$390	\$382	\$382	\$425	1	\$450	\$441	\$441	\$491
2	\$654	\$641	\$641	\$713	2	\$755	\$738	\$738	\$823
3	\$788	\$772	\$772	\$859	3	\$909	\$889	\$889	\$990
4	\$888	\$868	\$868	\$967	4	\$1,025	\$1,003	\$1,003	\$1,117
5	\$921	\$902	\$902	\$1,004	5	\$1,062	\$1,039	\$1,039	\$1,158
Over 5	Add \$75 for each additional member up to a family of seven				Over 5	Add \$80 for each additional member up to a family of seven			
Northeast	CT, MA, ME, NH, NJ, NY, PA RI, VT								
Midwest	IL, IN, IA, KS, MI, MN, MO, NE, ND, OH, SD, WI								
South	AL, AR, DE, DC, FL, GA, KY, LA, MD, MI, NC, OK, PR, SC, TN, TX, VA, WV								
West	AK, AZ, CA, CO, HI, ID, MT, NV NM, OR, UT, WA WY								
Residual Income	<p>Calculating Residual Income:</p> <ul style="list-style-type: none"> Calculate the total gross monthly income of all occupying borrowers Deduct from gross monthly income the following items: <ul style="list-style-type: none"> Federal and State income taxes Debt showing on credit report (including NBS debt) Municipal or other income taxes Gross up of any Non-Taxable Income Proposed total monthly fixed payment (i.e. PITIA + MIP) Estimated maintenance and utilities Retirement or Social Security Subtract the sum of the deductions from the table above from the total gross monthly income of all members of the household of the occupying borrowers The balance is residual income <p>Calculating Gross Monthly Income:</p> <ul style="list-style-type: none"> Gross monthly income should be calculated only for the occupying borrowers consistent with the requirements of HUD Handbook. Do not include bonus, part-time or seasonal income that does not meet the requirements for effective income as stated in HUD Handbook. Do not include income from non-occupying co-borrowers, co-signers, non-borrowing spouses, or other parties not obligated on the mortgage. <p>Calculating Monthly Expenses:</p> <ul style="list-style-type: none"> If available, mortgagees must use Federal and state tax returns from the most recent tax year to document state and local taxes, retirement, Social Security and Medicare. If tax returns are not available, mortgagees may rely upon current pay stubs. For estimated maintenance and utilities in all states, mortgagees should multiply the living area of the property (square feet) by \$0.14. 								