

Harbor Plus Program Matrix																																																	
Transaction Type	Occupancy	Harbor Program																																															
		Min MDCS		Maximum LTV/CLTV			AUS																																										
Purchase	O/O	580		96.50%		100.00% <sup>1</sup>		Approve or Accept/Eligible																																									
Rate and Term	O/O	580		97.75%		100.00% <sup>1</sup>		Approve or Accept/Eligible																																									
Streamline Refinance	O/O	580		97.75%		100.00% <sup>1</sup>		Not Applicable																																									
Cash Out	O/O	580		80.00%		80.00%		Approve or Accept/Eligible																																									
Required UFMIP Matrix <sup>2</sup>						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 ≤ \$625,500			≤ 15 Year Term and Loan Amount ≤ \$625,500			Low Cost Areas	\$472,030	\$604,400	\$730,525	\$907,900																																							
≤ 95%	1.75%	0.80%	≤ 90%	1.75%	0.45%																																												
> 95%	1.75%	0.85%	> 90%	1.75%	0.70%	High Cost Areas	\$1,089,300	\$1,394,775	\$1,685,850	\$2,095,200																																							
> 15 Year Term and Loan Amount > \$625,500			≤ 15 Year Term and Loan Amount > \$625,500																																														
≤ 95%	1.75%	1.00%	≤ 78%	1.75%	0.45%	A complete schedule of Harbor Mortgage limits for all areas is available at: <a href="https://entp.hud.gov/idapp/html/hicostlook.cfm">https://entp.hud.gov/idapp/html/hicostlook.cfm</a>																																											
> 95%	1.75%	1.05%	78.01 - 90%	1.75%	0.70%																																												
			> 90%	1.75%	0.95%																																												
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.						2023 High Balance Loan Limits																																											
							1 Unit	2 Unit	3 Unit	4 Unit																																							
						High Balance	> \$726,200	> \$929,850	> \$1,123,900	> \$1,396,800																																							
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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	<table border="0"> <tr> <td>ACRAnet, Inc.</td> <td>Clear Choice Credit Corp.</td> <td>Informative Research</td> </tr> <tr> <td>Advanced Data</td> <td>Consolidated Information Services, Inc.</td> <td>Lenderworks</td> </tr> <tr> <td>Advantage Credit Bureau</td> <td>CoreLogic</td> <td>Meridian Link</td> </tr> <tr> <td>Advantage Credit, Inc.</td> <td>Covius</td> <td>NCS (National Credit-reporting System, Inc.)</td> </tr> <tr> <td>Advantage Plus Credit Reporting, Inc.</td> <td>Credit Information Systems</td> <td>One Source</td> </tr> <tr> <td>Alliance 2020</td> <td>Credit Plus</td> <td>Partners Credit &amp; Verification Solutions</td> </tr> <tr> <td>American Reporting Company</td> <td>Credit Technologies, Inc.</td> <td>Premium Credit Bureau</td> </tr> <tr> <td>Avantus Corp.</td> <td>Credit Technology, Inc. (CTI)</td> <td>Sarma</td> </tr> <tr> <td>Birchwood Credit Services</td> <td>DataVerify</td> <td>SettlementOne Data, LLC</td> </tr> <tr> <td>CBCInnovis</td> <td>Equifax</td> <td>Strategic Information Resources</td> </tr> <tr> <td>Certified Credit Reporting, Inc.</td> <td>Experian</td> <td>Sharper Lending</td> </tr> <tr> <td>CIC Mortgage Credit, Inc.</td> <td>Factual Data</td> <td>Universal Credit Services</td> </tr> <tr> <td>CISCO Credit</td> <td>First American Mortgage Solutions</td> <td>Veri-Tax</td> </tr> </table>										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
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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 &gt;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	
<b>Eligible Properties</b>	Single Family Detached 2-4 Unit Detached/Attached Rural Properties FHA Project Approved Low-rise and High-rise Condominiums (including manufactured homes zoned as a condo)
<b>Ineligible Properties</b>	Single Family Attached Planned Unit Developments Multi Wide Manufactured Homes (if located in flood zone - subject to elevation certification)
<b>State Restrictions</b>	Texas 50 (a) (6) Refinance Mortgages are NOT allowed.
<b>2-1 Buydown</b>	2-1 Buydown Option Available for 30-Year Fixed Rate Standard and High Balance Loans Purchase Only: Seller or Builder paid buydowns allowed - borrower paid buydown are not permitted Buydown included in the 6% interested party contribution limit - borrower must meet MRI requirement of 3.5% Borrower must qualify at note rate
<b>Earnest Money Deposit</b>	<b>Earnest Money that exceeds 1% of the sales price must be verified as by obtaining the following:</b> <b>Calculating Residual Income:</b> <ul style="list-style-type: none"> <li>▪ Calculate the total gross monthly income of all occupying borrowers</li> <li>▪ Deduct from gross monthly income the following items:               <ul style="list-style-type: none"> <li>▫ Federal and State income taxes</li> <li>▫ Debt showing on credit report (including NBS debt)</li> <li>▫ Municipal or other income taxes</li> <li>▫ Gross up of any Non-Taxable Income</li> <li>▫ Proposed total monthly fixed payment (i.e. PITIA + MIP)</li> <li>▫ Estimated maintenance and utilities</li> <li>▫ Retirement or Social Security</li> </ul> </li> </ul>
<b>Cash On Hand</b>	<ul style="list-style-type: none"> <li>▪ 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</li> <li>▪ The balance is residual income</li> </ul>
<b>Gift Funds</b>	<b>Calculating Gross Monthly Income:</b> <ul style="list-style-type: none"> <li>▪ Gross monthly income should be calculated only for the occupying borrowers consistent with the requirements of HUD Handbook.</li> <li>▪ Do not include bonus, part-time or seasonal income that does not meet the requirements for effective income as stated in HUD Handbook.</li> <li>▪ Do not include income from non-occupying co-borrowers, co-signers, non-borrowing spouses, or other parties not obligated on the mortgage.</li> </ul> <b>Calculating Monthly Expenses:</b> <ul style="list-style-type: none"> <li>▪ 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.</li> <li>▪ For estimated maintenance and utilities in all states, mortgagees should multiply the living area of the property (square feet) by \$0.14.</li> </ul>
<b>Eligible Gift Donors</b>	<ul style="list-style-type: none"> <li>• Borrower's Employer or Labor Union</li> <li>• A close friend with a clearly defined and documented interest in the borrower</li> <li>• A charitable organization</li> <li>• A governmental agency or public entity that has a program providing homeownership assistance to low- or moderate-income families of first-time homebuyers.</li> </ul> <p><b>Only Family Members can provide an equity credit as a gift on a property being sold to other Family Members</b></p>
<b>Family Members</b>	<p><b>Family Member is defined as follows, regardless of actual or perceived sexual orientation, gender identity, or legal marital status:</b></p> <ul style="list-style-type: none"> <li>• 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</li> <li>• Spouse or domestic partner</li> <li>• Legally adopted son or daughter, including a child who is placed with the borrower by an authorized agency for legal adoption</li> <li>• Foster child</li> <li>• Brother, Sister, Step-Brother, or Step-Sister</li> <li>• Uncle or Aunt</li> <li>• Son-in-Law, daughter-in-law, mother-in-law, father-in-law, brother-in-law, or sister-in-law</li> </ul> <p><b>NOTE: A Cousin is NOT considered an eligible family member</b></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			
<b>Northeast</b>	CT, MA, ME, NH, NJ, NY, PA RI, VT								

<b>Midwest</b>	IL, IN, IA, KS, MI, MN, MO, NE, ND, OH, SD, WI
<b>South</b>	AL, AR, DE, DC, FL, GA, KY, LA, MD, MI, NC, OK, PR, SC, TN, TX, VA, WV
<b>West</b>	AK, AZ, CA, CO, HI, ID, MT, NV NM, OR, UT, WA WY
<b>Residual Income</b>	<p><b>Calculating Residual Income:</b></p> <ul style="list-style-type: none"> <li>▪ Calculate the total gross monthly income of all occupying borrowers</li> <li>▪ Deduct from gross monthly income the following items: <ul style="list-style-type: none"> <li>▫ Federal and State income taxes</li> <li>▫ Debt showing on credit report (including NBS debt)</li> <li>▫ Municipal or other income taxes</li> <li>▫ Gross up of any Non-Taxable Income</li> <li>▫ Proposed total monthly fixed payment (i.e. PITIA + MIP)</li> <li>▫ Estimated maintenance and utilities</li> <li>▫ Retirement or Social Security</li> </ul> </li> <li>▪ 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</li> <li>▪ The balance is residual income</li> </ul> <p><b>Calculating Gross Monthly Income:</b></p> <ul style="list-style-type: none"> <li>▪ Gross monthly income should be calculated only for the occupying borrowers consistent with the requirements of HUD Handbook.</li> <li>▪ Do not include bonus, part-time or seasonal income that does not meet the requirements for effective income as stated in HUD Handbook.</li> <li>▪ Do not include income from non-occupying co-borrowers, co-signers, non-borrowing spouses, or other parties not obligated on the mortgage.</li> </ul> <p><b>Calculating Monthly Expenses:</b></p> <ul style="list-style-type: none"> <li>▪ 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.</li> <li>▪ For estimated maintenance and utilities in all states, mortgagees should multiply the living area of the property (square feet) by \$0.14.</li> </ul>