

Foreign National - 2nd Home and Investment

Maximum LTV/CLTVs			24 Month Standard Doc/Asset Depletion - 2nd Home (Investment Full Doc Reduce 5% LTV)		
Credit Score	Loan Amount		Purchase	R/T Refinance	Cash-Out Refinance
700+	≥ 1,500,000		75	70	65
	1,500,001 - 2,500,000		70	70	65
	2,500,001 – 3,000,000		65	65	60
Foreign Credit	≥ 1,000,000		70	70	65
	1,000,001 - 1,500,000		70	70	65
	1,500,001 – 2,500,000		65	65	60
	2,500,001 – 3,000,000		60	60	55
Housing History			First Time Investor	Unleased Properties	
0x30x12			Allowed	Not allowed on Refinances	
Housing Event Seasoning			Property Restrictions	State Restrictions	
BK/FC/SS/DIL/Mod: ≥ 48 Months			Condo and 2-4 Units - Max 70% LTV	FN from China ineligible, Fla	
Maximum LTV/CLTVs			DSCR (Investment Only)		
DSCR	Credit Score	Loan Amount	Purchase	R/T Refinance	Cash-Out Refinance
≥ 1.00	700+	≤ 2,000,000	70	70	65
		2,000,001 - 2,500,000	65	65	60
		2,500,001 – 3,000,000	60	60	55
	Foreign Credit	≤ 2,000,000	70	70	65
		2,000,001 - 2,500,000	65	65	60
		2,500,001 – 3,000,000	55	55	50
Housing History			First Time Investor	Unleased Properties	
0x30x12			Allowed	Not allowed on Refinances	
Housing Event Seasoning			State Restrictions		
BK/FC/SS/DIL/Mod: ≥ 36 Months			LTVs reduced by 5% in MS. Second homes not permitted in following IL counties: Kane, Peoria		

### Foreign National Credit Matrix - Full Doc, Asset Depletion, and DSCR

General Requirements	
<b>Product Types</b>	<ul style="list-style-type: none"> <li>• 30-Year Fixed, 15-Yr Fixed, 30 Year I/O</li> </ul>
<b>Interest Only</b>	<ul style="list-style-type: none"> <li>• 30 year Interest Only Available</li> </ul>
<b>Loan Amounts</b>	<ul style="list-style-type: none"> <li>• Min: 150,000</li> <li>• Max: 3,000,000</li> </ul>
<b>Occupancy</b>	<ul style="list-style-type: none"> <li>• Full Doc/Asset Depletion- 2nd Home and Investment (Business Purpose)</li> <li>• DSCR - Investment Properties Only (Business Purpose)</li> </ul>
<b>Loan Purpose</b>	<ul style="list-style-type: none"> <li>• Purchase, Rate/Term, and Cash Out</li> </ul>
<b>Cash Out</b>	<ul style="list-style-type: none"> <li>• If LTV ≤ 50% - Unlimited Cash-in-Hand</li> <li>• If LTV &gt; 50% - Maximum \$750K</li> </ul>
<b>Property Type</b>	<ul style="list-style-type: none"> <li>• Single Family, Attached, Detached, Condominiums, 2-4 Unit</li> <li>• C4 Condition rating or better. Condo &amp; 2-4 Units: Max LTV/CLTV - Purchase &amp; R/T 70% Cash-Out 65%</li> <li>• Condotels</li> <li>• Rural Properties not Eligible</li> </ul>
<b>Appraisals</b>	<ul style="list-style-type: none"> <li>• FNMA Form 1004, 1025, 1073 with interior/exterior inspection</li> <li>• 2nd Full Appraisal Required for loans &gt; \$2,000,000</li> <li>• Appraisal Review Product to be ordered on all loans with an SSR over 2.5 with the exception of those with a full second appraisal.</li> </ul>
<b>Condotel</b>	<ul style="list-style-type: none"> <li>• <u>Full Doc NOO Purchase or Rate/Term:</u> <ul style="list-style-type: none"> <li>• Maximum Loan Amount: \$750K</li> <li>• Minimum 400 Square Feet</li> </ul> </li> <li>• Max 70% LTV</li> <li>• Maximum Cash Out: \$250K</li> <li>• Must have a kitchen and 1 full separate bedroom</li> <li>• <u>DSCR Purchase or Rate/Term:</u> <ul style="list-style-type: none"> <li>• If Free &amp; Clear: Max 50% LTV</li> <li>• Must be in a resort area or affiliated with a national hotel chain</li> </ul> </li> <li>• Max 65 % LTV</li> <li>• 6 Months Reserves Required</li> <li>• No Short Term Rental AirDNA</li> <li>• <u>Full Doc or DSCR NOO Cash-Out:</u> <ul style="list-style-type: none"> <li>• Max 60% LTV</li> </ul> </li> </ul>
<b>Declining Markets</b>	<ul style="list-style-type: none"> <li>• Declining markets, as identified by the appraiser, require a 5% LTV reduction</li> </ul>
<b>ACH Form</b>	<ul style="list-style-type: none"> <li>• Automatic Payment Authorization (ACH) Form is required for set-up along with a copy of a cancelled check</li> </ul>
<b>Rural Property</b>	<ul style="list-style-type: none"> <li>• Rural properties (as defined in the Guides) NOT permitted</li> </ul>
Income Guidelines	
<b>Standard (Full) Doc Salary/Wage</b>	<ul style="list-style-type: none"> <li>• Paystubs covering a minimum of 30-days (which include YTD income) and ONE of the following: <ul style="list-style-type: none"> <li>o W-2 equivalent; OR</li> <li>o Two (2) years tax returns from borrower country of origin; OR</li> <li>o A letter from employer on company letter head providing current monthly salary, YTD earnings and total earnings for the past 2-years. Letter from employer must be on company letterhead, including address and company web address, Employer to be independently verified (LexisNexis, D&amp;B, Google, other). All docs must be translated by an independent certified translator.</li> </ul> </li> </ul>
<b>Standard (Full) Doc Self Employed</b>	<ul style="list-style-type: none"> <li>• Must be self-employed for a minimum of 2 years evidenced by a letter from the borrower's CPA or local equivalent (the "Accountant") on Accountant letterhead. The letter must include income figures for each of the last 2 years and YTD income. A business license (where required) and organization documents should be provided; and</li> <li>• A copy of the Accountant's current license is required. The Business &amp; Accountant must be independently verified; and</li> <li>• All documents must be translated by an independent certified translator.</li> </ul>
<b>Asset Depletion</b>	<ul style="list-style-type: none"> <li>• Eligible assets divided by 60 to determine a monthly income stream</li> </ul>
<b>DSCR Income</b>	<ul style="list-style-type: none"> <li>• Use lower of Estimated market rent from 1007/1025 or lease agreement</li> <li>• Two months proof of receipt of existing lease amount required only when using higher amount of rental income from lease to qualify.</li> <li>• All refinance transactions require the property to be leased. Vacant property not eligible unless history of Air BNB</li> <li>• Minimum &gt;= 75 DSCR required</li> </ul>

### Foreign National Credit Matrix - Full Doc, Asset Depletion, and DSCR

Underwriting Guidelines	
<b>Credit Score</b>	<ul style="list-style-type: none"> <li>Lowest Middle of 3 scores or lower of 2 for all borrowers</li> </ul>
<b>Tradelines</b>	<ul style="list-style-type: none"> <li>Min: 2 open and reporting 24-months or 3 open and reporting 12-months</li> </ul>
<b>Investor Experience</b>	<ul style="list-style-type: none"> <li>Not Required</li> </ul>
<b>DTI Requirements</b>	<ul style="list-style-type: none"> <li>Standard Max 50% (does not apply to DSCR)</li> </ul>
<b>Assets</b>	<ul style="list-style-type: none"> <li>30-days asset verification required for US Based Accounts; 60-days for Foreign Assets</li> <li>Deposits &gt; 50% of gross income must be documented on purchases</li> </ul>
<b>Reserves</b>	<ul style="list-style-type: none"> <li>12-months of PITIA</li> <li>Cash Out may be used to satisfy the requirement</li> <li>6-months with 5% LTV reduction and price adjustment</li> </ul>
<b>Gift Funds</b>	<ul style="list-style-type: none"> <li>Allowed after min 10% borrower contribution</li> <li>Gift funds not permitted to be used towards reserves</li> </ul>
<b>ACH</b>	<ul style="list-style-type: none"> <li>Automatic Payment Authorization (ACH) Form is required to be executed at closing.</li> </ul>
<b>Document Age</b>	<ul style="list-style-type: none"> <li>90-Days</li> </ul>
<b>Prepayment Penalty (PPP) - Investment Property Only</b>	<ul style="list-style-type: none"> <li>PPP periods up to 5-Years eligible, see rate sheet</li> <li>PPP not allowed in AK, DE, KS, MI, MN, NM, OH, and RI</li> <li>PPP not allowed on loans vested to individuals in MD and NJ</li> <li>IL, Cook County. Permitted when vested in an entity and rate is &lt; 8% AND loan amount &gt; \$250K. All other counties permitted when vested in an entity and rate is &lt; 8%.</li> <li>PA: Allowed regardless of loan size when closing in the name of an entity/LLC. When closing in the borrower's name: Penalties not allowed on loan amounts less than \$301,022</li> </ul> <p>Declining prepayment penalty structures not allowed</p>

### Foreign National Credit Matrix - Full Doc, Asset Depletion, and DSCR

Product Description	Product Code
Foreign National 30 Year Fixed Rate Alternative Documentation	FN30
Foreign National 15 Year Fixed Rate Alternative Documentation	FN15
Foreign National 30 Year Fixed Rate Alternative Documentation	FNIO30