

**FlexGen Plus (Full and ALT Doc )**

| FICO & LTV/CLTV Grids          |               | Purchase / Rate & Term Refinance                        |             |            | Cash Out Refinance |             |            |
|--------------------------------|---------------|---|-------------|------------|--------------------|-------------|------------|
| Credit Score                   | Loan Amount   | Owner Occupied  | Second Home | Investment | Owner Occupied     | Second Home | Investment |
| 740                            | <=\$1,000,000 | 90  | 85          | 85         | 75                 | 75          | 75         |
|                                | <=\$1,500,000 | 85  | 80          | 80         | 75                 | 70          | 70         |
|                                | <=\$2,000,000 | 80  | 75          | 75         | 70                 | 70          | 70         |
|                                | <=\$2,500,000 | 75  | 75          | 75         | 65                 | 65          | 65         |
|                                | <=\$3,000,000 | 70  | 70          | 70         | 60                 | 60          | 60         |
| 720                            | <=\$1,000,000 | 85  | 80          | 80         | 75                 | 75          | 75         |
|                                | <=\$1,500,000 | 85  | 80          | 80         | 75                 | 70          | 70         |
|                                | <=\$2,000,000 | 80  | 75          | 75         | 70                 | 70          | 70         |
|                                | <=\$2,500,000 | 75  | 75          | 75         | 65                 | 65          | 65         |
|                                | <=\$3,000,000 | 70  | 70          | 70         | NA                 | NA          | NA         |
| 700                            | <=\$1,000,000 | 85  | 80          | 80         | 75                 | 70          | 70         |
|                                | <=\$1,500,000 | 80  | 80          | 80         | 75                 | 70          | 70         |
|                                | <=\$2,000,000 | 80  | 75          | 75         | 70                 | 65          | 65         |
|                                | <=\$2,500,000 | 75  | 70          | 70         | 65                 | NA          | NA         |
|                                | <=\$3,000,000 | 70  | NA          | NA         | NA                 | NA          | NA         |
| 680                            | <=\$1,000,000 | 80  | 80          | 80         | 75                 | 70          | 70         |
|                                | <=\$1,500,000 | 80  | 75          | 75         | 70                 | 65          | 65         |
|                                | <=\$2,000,000 | 75  | 70          | 70         | 65                 | NA          | NA         |
|                                | <=\$2,500,000 | 70  | 70          | 70         | 60                 | NA          | NA         |
|                                | <=\$3,000,000 | NA  | NA          | NA         | NA                 | NA          | NA         |
| 660                            | <=\$1,000,000 | 80  | 75          | 75         | 70                 | 65          | 65         |
|                                | <=\$1,500,000 | 75  | 75          | 75         | 65                 | 60          | 60         |
|                                | <=\$2,000,000 | 70  | 70          | 70         | 60                 | NA          | NA         |
|                                | <=\$2,500,000 | NA  | NA          | NA         | NA                 | NA          | NA         |
|                                | <=\$3,000,000 | NA  | NA          | NA         | NA                 | NA          | NA         |
| 640                            | <=\$1,000,000 | 75  | 70          | 65         | 65                 | 60          | 60         |
|                                | <=\$1,500,000 | 70  | 65          | 65         | NA                 | NA          | NA         |
|                                | <=\$2,000,000 | NA  | NA          | NA         | NA                 | NA          | NA         |
|                                | <=\$2,500,000 | NA  | NA          | NA         | NA                 | NA          | NA         |
|                                | <=\$3,000,000 | NA  | NA          | NA         | NA                 | NA          | NA         |
| 620                            | <=\$1,000,000 | 70  | 65          | 60         | NA                 | NA          | NA         |
|                                | <=\$1,500,000 | NA  | NA          | NA         | NA                 | NA          | NA         |
|                                | <=\$2,000,000 | NA  | NA          | NA         | NA                 | NA          | NA         |
|                                | <=\$2,500,000 | NA  | NA          | NA         | NA                 | NA          | NA         |
|                                | <=\$3,000,000 | NA  | NA          | NA         | NA                 | NA          | NA         |
| 600                            | <=\$1,000,000 | NA  | NA          | NA         | NA                 | NA          | NA         |
|                                | <=\$1,500,000 | NA  | NA          | NA         | NA                 | NA          | NA         |
|                                | <=\$2,000,000 | NA  | NA          | NA         | NA                 | NA          | NA         |
|                                | <=\$2,500,000 | NA  | NA          | NA         | NA                 | NA          | NA         |
|                                | <=\$3,000,000 | NA  | NA          | NA         | NA                 | NA          | NA         |
| Reserve Requirements           |               |   |             |            |                    |             |            |
| \$150,000 - \$500,000          |               | 6 Months  |             |            |                    |             |            |
| \$500,001 - \$1,000,000        |               | 6 Months  |             |            |                    |             |            |
| \$1,000,001 - \$2,000,000      |               | 9 Months  |             |            |                    |             |            |
| \$2,000,001 - \$3,000,000      |               | 12 Months   |             |            |                    |             |            |
| Additional Financed Properties |               | (2) Months Incremental PITIA/ITIA Per Financed Property |             |            |                    |             |            |
| Cash-Out Used as Reserves      |               | Allowable   |             |            |                    |             |            |

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| Income Qualifications           |   |  |  |
|---------------------------------|---|--|--|
| Grid                            | Documentation Type  | Income Requirements  | Considerations   |
| Full Doc                        | Full Documentation  | 2 Yrs. W2s or 1040 Tax Returns, YTD Paystub, VVOE or 2yrs 1099. For self-employed borrowers: 2 Yrs. Tax Returns (Business, Personal), K1s, YTD P&L or 1099 Qualification | -  |
|                                 | Streamlined Documentation                                   | 1 Yr. W2s or 1040 Tax Returns, W2 Transcripts, YTD Paystub, VVOE or 1099 Qualification. For self-employed borrowers, 1 Yr. Tax Return (Business, Personal), K1s, YTD P&L | -  |
|                                 | Asset Depletion / Qualifier / Related                       | Qualifying Assets, 84 Month Amortization for DTI if applicable   | Max 85% LTV, Min 700 FICO, No Cash Out, OO Only            |
| Alt Doc                         | 12 / 24 Month Bank Statement                                | Personal – 12/24 months consecutive bank statements<br>Business – 3 options to qualify: Expense Ratio (Fixed), Expense Ratio (3rd party), 3rd Party Prepared P&L         | -  |
|                                 | 12 Month P&L  | CPA/EA/CTEC Prepared (12M P&L)   | Max 75% LTV, Min 660 FICO                                  |
|                                 | WVOE  | FNMA Form 1005   | Max 75% LTV, Min 660 FICO                                  |
| General Requirements            |   |  |  |
| Product Type                    | 5/6 ARM, 15 Yr. Fixed, 30 Yr. Fixed, 40 Yr. Fixed (IO)      |  |  |
| Loan Amount                     | \$3.0mm max; \$150k min                                     |  |  |
| Occupancy                       | Owner Occupied, 2nd Home, Investment                        |  |  |
| Max LTV/Min FICO                | 90%/ 620  |  |  |
| Max DTI                         | 50%   |  |  |
| Payment History                 | 1x30x12, 0x60x24  |  |  |
| Housing Event Seasoning         | 3+ Years  |  |  |
| Interest Only                   | (10/20 IO & 10/30 IO), ARMs & Fixed                         |  |  |
| Interest Only Restrictions      | Min 700 FICO, Max 80% LTV                                   |  |  |
| Interest Only Cash-Out          | Permissible   |  |  |
| Borrower Eligibility            |   | Property Type  |  |
| First Time Homebuyer (FTHB)     | No Interest Only (IO)                                       | 2 - 4 Units  | Max 80% LTV  |
| Non-Occupant Co-Borrower        | 1 Unit, OO Only, Max 43% DTI, Max 75% LTV/CLTV, No Cash-Out | Warrantable Condos / Cooperatives  | Max 80% LTV  |
| Permanent Residential Alien     | Eligible, No Restrictions                                   | Non-Warrantable Condos   | Max 75% LTV  |
| Non-Permanent Residential Alien | Max 75% LTV/CLTV, No Cash-Out                               | Rural Properties   | Owner Occupied and 2nd Home, No Cash Out, Max 75% LTV/CLTV |
|                                 |   | Declining Markets / Rural Second Home  | 5% LTV Reduction   |
| ARM Information                 |   | Cash-Out Requirements  |  |
| ARM Margin                      | 4.50%   | LTV > 60%  | \$500k (Max Cash Out)                                      |
| ARM Caps (5/6m)                 | 2 / 1 / 5   |  |  |
| Reset Period                    | 6 Months  | LTV <= 60%   | Unlimited Cash Out   |
| Index                           | 30 Day Average SOFR   |  |  |
| ARM Floor                       | Floor = Margin  |  |  |

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| Product Description  | Product Code     |
|--|------------------|
| 15 Year Fixed Rate Alternative Documentation                 | AP15 ALT         |
| 15 Year Fixed Rate Full Documentation                        | AP15             |
| 30 Year Fixed Rate Alternative Documentation                 | AP30 ALT         |
| 30 Year Fixed Rate Full Documentation                        | AP30             |
| 40 Year Interest Only Fixed Rate Alternative Documentation   | AP40IOALT        |
| 40 Year Interest Only Fixed Rate Full Documentation          | AP40IO           |
| 5/6 ARM SOFR Alternative Documentation                       | AP5/6ARM ALT     |
| 5/6 ARM SOFR Full Documentation                              | AP5/6ARM         |
| 5/6 Interest Only 40 Year ARM SOFR Alternative Documentation | AP5/6IO40ARM ALT |
| 5/6 Interest Only 40 Year ARM SOFR Full Documentation        | AP5/6IO40ARM     |
| 5/6 Interest Only ARM SOFR Alternative Documentation         | AP5/6IOARM ALT   |
| 5/6 Interest Only ARM SOFR Full Documentation                | AP5/6IOARM       |