COMMUNITY WHOLESALE LENDING

Community Equity Edge

Effective Date:
10/13/2026

Eligibility Matrix (Max CLTV)				
Loan Amount	**FICO**	**Primary Residence**	**Second Home**	**Investment**
≤ $500,000	700	90%	85%	80%
	680	85%	80%	80%
	660	80%	70%	70%
≤ $750,000	720	80%	75%	70%
	700	80%	70%	65%
	680	75%	65%	60%
≤ $1,000,000	720	65%	N/A	NA
	700	60%	N/A	NA

Program Parameters	
Limits	
Minimum Loan Amount	$50,000
Maximum Loan Amount	$1,000,000
Maximum Cash Out	$1,000,000
Maximum DTI	50%
Mortgage History	0x30x12
BK / FC / SS / DIL Seasoning	48 Months
Products	
10Y Fixed 15Y Fixed 20Y Fixed 20Y Fixed-IO 25Y Fixed 30Y Fixed 30Y Fixed-IO	

Other	
Transaction Type	Standalone Second only
Occupancy	Primary, Second Homes & Investment Properties
Income	**Full Documentation:** 1 (or) 2 Yrs W-2s or Tax Returns **Bank Statement:** 12 Months Personal (or) Business Bank Statements **1099 Income:** 12 months (with 2 months bank statement & Must be S/E for 2 years) **Asset Utilization:** Allowed with 10% LTV reduction when used as primary income source; Primary Residence Only; Debt Ratio Calculation; Income Calc=Net Qualified Assets/84 months: Borrower must have (a) 1.5 times loan balance or (b) $500,000 in qualified assets
Property Types	Eligible: SFR, PUD, Townhome, 2-4 Units, Warrantable Condos, Non-Warrantable Condos | Non-Warrantable Condos: Eligible w/ 75% CLTV Max | Rural: Eligible - see below for overlays Ineligible: Condotels, Row Homes, Commercial/Agricultural, Leasehold Properties, Land Trusts, Age-Restricted Communities, Hobby Farms, Modular, Land Contract & Log Homes
Rural Property Overlays	Max CLTV 70% w/ 720+ FICO; Max CLTV 60% w/ 700+ FICO | Primary only | 500k Loan Amount Max | Max 10 acres | Full Appraisal required SFR/PUDs only; No Agricultural features (e.g. Barns, Stables, Farmland, Livestock, Workshops)
2nd Lien Non-Borrowers	Borrower's on the 2nd lien are not required to be on the 1st lien; however any borrowers that are on the 1st lien and/or hold title to the subject property that is not a borrower on the 2nd lien will need to provide an acknowledgement disclosure indicating they are aware of the transaction, and they will be required to execute the security instrument as a non-borrowing owner
Loan Amount > $750,000	Primary occupancy only; SFR or PUD only; Max 43% DTI; Full Doc or Bank Statements only; Fully Amortizing only
Assets / Reserves	No Minimum Reserves | No cash to close and/or reserves are required
Prior Mortgage / Ownership Seasoning Requirements	No Ownership seasoning is required for Primary Residence. If less < 6 months seasoning, 10% CLTV reduction. Ownership seasoning of 6 months is required for Second Home & Investment. The appraised value may be used to determine loan-to-value as established by the required appraisal product. Purchase date to note date is used to calculate the 6 months. On Primary Residence, if less < 6 months seasoning - 10% CLTV reduction from matrix applies Min 6 months must have elapsed since the most recent mortgage transaction on 2nd Homes & Investment (either the original purchase transaction or subsequent refinance)
Citizenship	US Citizens; Permanent Resident Aliens; Non-Permanent Resident Aliens (w/ a SSN); Foreign Nationals & ITIN are ineligible; Borrowers w/o a valid SSN are ineligible.
Title Policy	Loan Amounts ≤ $400,000 - Owner and Encumbrance Property Report | Loan Amounts > $400,000 - Full Title Policy
Interest Only	Max CLTV 70%; FICO 700+; Primary only; 1st Lien must be fully amortizing
Credit	Standard: 3 tradelines reporting for 12+ months or 2 tradelines reporting for 24+ months with activity in the last 12 months or 1 tradeline reporting for 36+ months with activity in the last 12 months (36+ month tradeline must be a mortgage or installment account). Acceptable tradelines must show 0x60 in most recent 12 months from application date Limited Tradelines Allowed - Primary only; Max CLTV of 75% Qualifying FICO: Mid score of primary wage earner
Appraisal Requirements	For loan amounts ≤ $400,000, one of: ▪ AVM (see requirements below) + Property Condition Report (or) Full interior appraisal (Fannie Mae Form 1004, 1073 or 1025) (or) BPO For loan amounts > $400,000: ▪ Full interior appraisal (Fannie Mae Form 1004, 1073 or 1025); Other Requirements: ▪ Appraisal Waivers are not acceptable | ▪ High Priced Mortgage Loans (HPML) require full interior appraisal ▪ Rural designated properties require full interior appraisal
AVM Requirements	Acceptable Vendors: ClearCapital; Collateral Analytics; CoreLogic; HouseCanary; Homegenuis; Quantarium; Veros Confidence Rating / FSD by Vendor: ClearCapital (≥ 87% / ≤ 0.13) | Collateral Analytics (≥ 90% / ≤ 0.10) | CoreLogic (≥ 90% / ≤ 0.10) | Homegenius (≥ 90% / ≤ 0.10) | HouseCanary (≥ 90% / ≤ 0.10) ▪ If the AVM does not provide the required FSD score or confidence rating, the AVM is considered ineligible and a Clear Capital Residential Evaluation is required RicherValues Oversight Report w/ FSD score of ≤ 13% w/ appraisal variance of ≤ 10%
Listed Properties	Properties listed for sale in prior 6 months from application are ineligible
Escrows	Sufficient flood insurance coverage required - defined as lessor of first lien unpaid balance + 2nd lien UPB or 250,000 - documentation of sufficient coverage required
Declining Markets	If property is located in a declining market as indicated by the appraisal, Max LTV is reduced by 5%
Compliance	Compliance with all applicable federal and state regulations
Other	The presence of solar panels / solar panel agreements are allowed with adherence to FNMA guidelines; properties where solar panels carry a lien against the subject are not eligible for financing Leasehold estates are not eligible
Hazard Coverage	100% replacement cost or updated coverage to cover both the 1st and 2nd lien required
State/Geographic Limitations	TN - max 180 term; TX Cashout on Primary Residence Limited to 80% CLTV; Philadelphia, PA-Max CLTV is reduced by 10% for all occupancies
Ineligible States	Primary & Second Home – NY & WV; All Occupancies: HI - lava zones 1 & 2; All Occupancies: Baltimore, MD; Baltimore City, MD: Texas Second Home and Investment

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