



Community Edge

Eligibility Matrix (Max CLTV)		Primary Residence		Second Homes & Investment	
Loan Amount	FICO	Rate/Term	Cash Out	Rate/Term	Cash Out
≤ \$500,000	740	85%	85%	70%	70%
	720	80%	80%	70%	70%
	700	80%	75%	70%	65%
	680	75%	70%	65%	60%

Eligibility	
AUS	Manual Underwriting only
Age of Documentation	Credit documentation used to determine eligibility must be no more than 120 days from the Note Date
Appraisal	<p>For loan amounts ≤ \$400,000, <u>one</u> of the following is required:</p> <ul style="list-style-type: none"> • AVM from an approved provider with acceptable FSD; Drive-by appraisal (Fannie Mae Form 2055 or 1075); or • Full interior appraisal (Fannie Mae Form 1004, 1073 or 1025) <p>For loan amounts > \$400,000:</p> <ul style="list-style-type: none"> • Full interior appraisal (Fannie Mae Form 1004, 1073 or 1025); <p>Other Requirements:</p> <ul style="list-style-type: none"> • 1073 required on all Condo's regardless of loan amount • Appraisal Waivers are not acceptable • High Priced Mortgage Loans (HPML) require full interior appraisal • Declining Markets: <ul style="list-style-type: none"> ○ If property is located in a declining market as indicated by the appraisal, Max LTV is reduced by 5%

	<p>AVM Requirements: Confidence rating \geq 90%. Forecast standard deviation score based upon approved vendors below: Clear Capital \leq 0.10; Black Knight \leq 0.08; Collateral Analytics House Canary Red Bell Estate, LLC Veros \leq 0.10</p> <ul style="list-style-type: none"> • Acceptable for SFR, PUDs and 2-4 Units • Not acceptable for condominiums and townhomes <p>If the AVM does not provide the required FSD score or confidence rating, the AVM is considered ineligible and an Exterior-Only or Full Interior Appraisal is required.</p>
Assets	Sourced or seasoned for 30 days
Borrower Eligibility	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.
Cash Out	\$500,000 Max Cash-Out; Minimum 6 mos seasoning (note date to note date)
Compliance	Compliance with all applicable federal and state regulations
Credit	<p>Standard:</p> <ul style="list-style-type: none"> • 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 <ul style="list-style-type: none"> ○ (36+ month tradeline must be a mortgage or installment account). • Acceptable tradelines must show 0x60 in most recent 12 months from application date • Qualifying FICO: Lower mid score of all borrowers <p>BK/FC/SS/DIL Seasoning:</p> <ul style="list-style-type: none"> • 84 months
Debt Ratio	Max 50%
Escrow	Flood Insurance is required to be escrowed if the first mortgage does not contain and subject is in a flood zone
Geographic Restrictions	<p>TN - max 180 term; TX Cashout on Primary Residence Limited to 80% CLTV Ineligible States: Delegated: Primary & Second Home - NY; All Occupancies: HI - lava zones 1 & 2 Non-Delegated: Primary & Second Home - NY; All Occupancies: HI - lava zones 1 & 2</p>
Hazard Insurance	100% replacement cost or updated coverage to cover both the 1st and 2nd lien required
Income	Full Documentation: 1 (or) 2 Yrs W-2s or Tax Returns; Bank Statement: 12 Months Personal (or) Business Bank Statements Max CLTV 80% / Min FICO 700
Loan Amount	<p>Minimum loan amount</p> <ul style="list-style-type: none"> • \$75,000.00

	<p>Maximum loan amount</p> <ul style="list-style-type: none"> • \$500,000.00
Loan Features	<p>Ineligible:</p> <ul style="list-style-type: none"> • Interest Only loans
Mortgage History	0x30x24
Occupancy	<p>Primary, Second Homes & Investment Properties</p> <p>Primary & Second Homes:</p> <ul style="list-style-type: none"> • Benefit to Borrower Worksheet required on all loans <p>Investment Properties:</p> <ul style="list-style-type: none"> • Business Occupancy & Affidavit required on all loans
Properties	<p>Eligible:</p> <ul style="list-style-type: none"> • SFR • PUD • Townhome • 2-4 Units • Warrantable Condos <p>Ineligible:</p> <ul style="list-style-type: none"> • Condotels • Commercial/Agricultural • Leasehold Properties • Land Trusts • Age-Restricted Communities • Hobby Farms • Non-Warrantable Condos • Modular • Land Contracts, • Rural & Log Homes • Solar Panels with UCC or Easement on Title
Reserves	No Minimum Reserves
Residual Income	\$1,500.00
Terms	10 yr; 15 yr; 20 yr; 25 yr; 30 yr – Fixed rate only
Title Policy	<p>ALTA Standard Coverage Policy insuring the second lien amount for loan amounts >\$250,000</p> <p>ALTA Residential Limited Coverage Junior Loan Policy or ALTA Standard Coverage Policy insuring the second lien amount for loan amounts <=\$250,000</p>
Transaction Type	Standalone Second only