

Community Equity Edge

Effective Date: 4/04/25

Eligibility Matrix	(Max CLTV)			
Loan Amount	FICO	Primary Residence	Second Home	Investment
≤ \$350,000	700	90%	85%	80%
	680	85%	80%	80%
	660	80%	70%	70%
≤\$500,000	720	90%	80%	80%
	700	85%	80%	80%
	660	75%	70%	70%
≤\$750,000	720	80%	75%	NA
	700	75%	70%	NA

Program Parameters	
Limits	
Minimum Loan Amount	\$50,000
Maximum Loan Amount	\$750,000
Maximum Cash Out	\$750,000
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
Property Types	Eligible: SFR, PUD, Townhome, 2-4 Units, Warrantable Condos, Non-Warrantable Condos
	Non-Warrantable Condos: Eligible w/ 75% CLTV Max
	Rural: Ineligible
	Ineligible: Condotels, Commercial/Agricultural, Leasehold Properties, Land Trusts, Age-Restricted Communities, Hobby Farms, Modular, Land Contract & Log Homes
Reserves	No Minimum Reserves
Cash Out Seasoning	Minimum 6 months ownership required (all occupancy types)
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+ mont 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
Assets	Sourced or seasoned for 30 days
Appraisal Requirements	For loan amounts ≤ \$400,000, <u>one</u> of:
	 AVM (see requirements below) + Property Condition Report (or) Full interior appraisal (Fannie Mae Form 1004, 1073 or 1025)
	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
AVM Requirements	Acceptable Vendors: ClearCapital; Collateral Analytics; CoreLogic; HouseCanary; Homegenuis; Quantarium; Veros
	Confidence Rating / FSD by Vendor: ClearCapital (≥ 90% / ≤ 0.10) 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 an Exterior-Only or Full Interior Appraisal is required.
Listed Properties	Properties listed for sale in prior 6 months from application are ineligible
Escrows	Flood Insurance is required to be escrowed if the first mortgage does not contain and subject is in a flood zone
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 which will include a UCC filing associated with the property and/or which create an easement on title will make the subject property ineligible 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 Limitations	TN - max 180 term; TX Cashout on Primary Residence Limited to 80% CLTV
Ineligible States	Primary & Second Home - NY; All Occupancies: HI - lava zones 1 & 2



Community Equity Edge Elite

Effective Date: 4/04/25

Eligibility Matrix (Max CLTV)		Primary Residence		Second Homes & Investment	
Loan Amount	FICO	Rate/Term	Cash Out	Rate/Term	Cash Out
≤ \$500,000	740	90%	90%	75%	75%
	720	90%	90%	75%	75%
	700	85%	85%	70%	70%
	680	75%	75%	65%	65%
Mortgage History		0x30x24			
BK / FC / SS / DIL Seas	oning	84 Months			

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	Pro	gram Param	eters	
		Limits		
Minimum Loan	Amount			\$50,000
Maximum Loan	Amount			\$500,000
Maximum Cash	Out			\$500,000
Maximum DTI				50%
		Products		_
10Y Fixed	15Y Fixed	20Y Fixed	25Y Fixed	30Y Fixed

Transaction Type Standations Second drows Coccupancy Primary, Second Hornes & Investment Properties Income Fill Documentation: 1 (or) 2 Yis W.2s or Tax Returns Property Types Eligible: SRR, PUD, Townhome, 2 d Units, Warrantable Condos Indiglible: Condotes, Commercial Agricultural, Leasehold Properties, Land Trusts, Age-Restricted Communities, Hobby Farms, Non-Warrantable Condos, Modular, Land Contracts, Rural & Log Homes Reserves No Minimum Reserves State of Minimum Reserves State	Other	
Property Types	Transaction Type	Standalone Second only
Property Types Eligible: SFR, PUD, Townhome, 2-4 Units, Warrantable Condos Ineligible: Condosies, Commercial/Agricultural, Leasehold Properties Reserves No Minimum Re	Occupancy	Primary, Second Homes & Investment Properties
Ineligible: Condotels, Commercial/Agricultural, Leasehold Properties, Land Trusts, Age-Restricted Communities, Hobby Farms, Non-Warrantable Condos, Modular, Land Contracts, Rural & Log Homes Reserves	Income	Full Documentation: 1 (or) 2 Yrs W-2s or Tax Returns
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State Limitations TN - max 180 term; TX Cashout on Primary Residence Limited to 80% CLTV		Leasehold estates are not eligible
	Hazard Coverage	100% replacement cost or updated coverage to cover both the 1st and 2nd lien required
Ineligible States Primary & Second Home - NY; All Occupancies: HI - lava zones 1 & 2	State Limitations	TN - max 180 term; TX Cashout on Primary Residence Limited to 80% CLTV
	Ineligible States	Primary & Second Home - NY; All Occupancies: HI - lava zones 1 & 2