



# Community Equity Edge Elite

Effective Date:

04/14/26

| 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  | 80%               | 80%      | 65%                       | 65%      |
| Mortgage History              |      | 0x30x12           |          |                           |          |
| BK / FC / SS / DIL Seasoning  |      | 84 Months         |          |                           |          |

| Program Parameters  |           |           |           |           |
|---------------------|-----------|-----------|-----------|-----------|
| 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 |

| Other   |   |
|---|---|
| Transaction Type                                  | Standalone Second only  |
| Occupancy   | Primary, Second Homes & Investment Properties   |
| Income  | Full Documentation: 1 (or) 2 Yrs W-2s or Tax Returns  |
| Property Types                                    | Eligible: SFR, PUD, Townhome, 2-4 Units, Warrantable Condos<br>Ineligible: Condotels, <b>Row Homes</b> , Commercial/Agricultural, Leasehold Properties, Land Trusts, Age-Restricted Communities, Hobby Farms, Non-Warrantable Condos, Modular, Land Contracts, Rural & Log Home   |
| Reserves  | No Minimum Reserves   |
| 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.<br>On Primary Residence, if less < 6 months seasoning - 10% CLTV reduction from matrix applies<br>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<br>Loan Amounts > \$400,000 - Full Title Policy  |
| Interest Only                                     | Not Allowed   |
| 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<br>Qualifying FICO: Mid score of primary wage earner  |
| Assets  | No cash to close and/or reserves are required   |
| Appraisal Requirements                            | For loan amounts ≤ \$400,000, <u>one</u> of:<br>• AVM (see requirements below) + Property Condition Report (or) Full interior appraisal (Fannie Mae Form 1004, 1073 or 1025) <b>(or) BPO</b><br>For loan amounts > \$400,000:<br>• Full interior appraisal (Fannie Mae Form 1004, 1073 or 1025); Other<br>Requirements:<br>• Appraisal Waivers are not acceptable<br>• High Priced Mortgage Loans (HPML) require full interior appraisal  |
| AVM Requirements                                  | Acceptable Vendors: ClearCapital; Collateral Analytics; CoreLogic; HouseCanary; Homegenius; Quantarium; Veros<br>Confidence Rating / FSD by Vendor: ClearCapital (≥ 87% / ≤ 0.13)   Collateral Analytics (≥ 87% / ≤ 0.133)   CoreLogic (≥ 87% / ≤ 0.13)   Homegenius (≥ 87% / ≤ 0.13)   HouseCanary (≥ 87% / ≤ 0.13)<br>• 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   | 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<br>Leasehold estates are not eligible  |
| Hazard Coverage                                   | 100% replacement cost or updated coverage to cover both the 1st and 2nd lien required   |
| <b>State/Geographic Limitations</b>               | TN - max 180 term; TX Cashout on Primary Residence Limited to 80% CLTV; <b>Philadelphia, PA-Max CLTV is reduced by 10%.</b>   |
| Ineligible States                                 | Delegated: Primary & Second Home - NY; All Occupancies: HI - lava zones 1 & 2; <b>All Occupancies: Baltimore, MD; Baltimore City, MD</b>  |

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