



Community Equity Edge

Effective Date:
9/22/25

| Eligibility Matrix (Max CLTV) | | | | | Program Parameters | |
|---|--|-------------------|-------------|------------|---|-----------|
| Loan Amount | FICO | Primary Residence | Second Home | Investment | Limits | |
| ≤ \$350,000 | 700 | 90% | 85% | 80% | Minimum Loan Amount | \$50,000 |
| | 680 | 85% | 80% | 80% | Maximum Loan Amount | \$750,000 |
| | 660 | 80% | 70% | 70% | Maximum Cash Out | \$750,000 |
| ≤ \$500,000 | 720 | 90% | 80% | 80% | Maximum DTI | 50% |
| | 700 | 85% | 80% | 80% | Mortgage History | 0x30x12 |
| | 660 | 75% | 70% | 70% | BK / FC / SS / DIL Seasoning | 48 Months |
| ≤ \$750,000 | 720 | 80% | 75% | NA | Products | |
| | 700 | 75% | 70% | NA | 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 | | | | | |
| 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 | | | | | |
| Assets | No cash to close and/or reserves are required | | | | | |
| 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; Homegenius; 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 | 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 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 | | | | | |