

# Easy Doc

## Program Codes: EZ -30 & 7/6

Units	Max Loan Amt	Min FICO	Max LTV/CLTV/HCLTV	
			Primary / 2nd Home / Investment	
			Purchase & R/T	Cash-Out
1 units, PUD, 2-4 Units, & Unit + ADU's ≤ 4	≤ \$2,000,000	680	70%	70%
	\$2,000,001 - \$2,500,000	700	60%	60%
Condo	≤ \$2,000,000	680	70%	70%
Units + ADUs > 4	≤ \$2,000,000	680	60%	60%
	\$2,000,001 - \$2,500,000	700	60%	60%
Foreign Nationals	≤ \$2,500,000	NA	60%	60%
<b>General Underwriting Guidelines</b>				
DTI	38/43%			
Income	<b>Self Employed</b> - For application received on or before 6/30: YTD and one full year of interim Profit & Loss Statement completed by an independent third-party. - For application received on or after 7/1: YTD Profit & Loss Statement completed by an independent third-party. - CPA Letter (from CPA that prepared previous 2 yrs tax returns) verifying prepared business ownership and same location for at least 2 yrs & 2 yrs business lic. - Borrower Prepared P&L option available (Add-on will apply).			
	<b>Salary or Wage-Earning Employees</b> - Written VOE form (FNMA Form 1005) completed by employer. - Employed by a family member or related individuals are not eligible for qualification			
Asset	- Most recent 2 months bank statement or VOD with 60 day average balance - Business Funds may be used up to 100% of current balance if borrower can demonstrate 100% ownership of the business. If used for reserves, funds from business account must be transferred into borrower's personal account. - For Cash-Out, Assets must be Liquid - Checking, Savings, or MMA - Foreign assets used for down payment, closing costs, and/or reserves must be transferred to US. Institutional account prior to ordering loan docs.			
Reserves	- Loan Amt ≤ \$2M      2 Mo in US Financial Institution			
	- Loan Amt > \$2M      6 Mo in US Financial Institution			
	- Units + ADU's      6 Mo in US Financial Institution			
	- Foreign National      12 Mo required, 6 Mo deposited in Investor's Acct prior to funding.			
- Cash-Out Refinance ( <i>Net proceeds from the transaction can NOT be used for reserves.</i> )				
Loan Amt ≤ \$2M      6 Mo in US Financial Institution Loan Amt > \$2M      6 Mo in Investor's Acct prior to funding.				
- Must be own fund (No gift allowed)				
Minimum Contribution	- 50% minimum borrower contribution required on down payment for Foreign Nationals			
Gift	- Gift is allowed for down payment and closing cost			
Tradelines	3 open tradelines seasoned for at least 12 months required (Non traditional tradeline allowed)			
Housing History	Max 1x30x12			
Housing Event Seasoning	BK	3 years		
	SS / DIL	2 years		
	FC / Mod	5 years		
Acceptable Number of Late Payment	<b>Mortgage/Rent</b>			
	Maximum Allowed	Past 12 month	Past 24 months	Past 36 months
	x30	1	2	4
	x60	0	1	2
	x90	0	0	0
	No Limit if past 36 months			
	<b>Installment/Revolving Debt</b>			
	Maximum Allowed	Past 12 month	Past 24 months	Past 36 months
	x30	3	4	4
	x60	0	1	2
x90	0	1	1	
No Limit if past 36 months				
<b>General Requirements</b>				
Product Type	30Yr Fixed, 7/6 ARM			
Loan Amount	Max: \$2,500,000			
Loan Purpose	Purchase, Rate/Term, and Cash Out			
Occupancy	Primary, Second Home, Investment			
Property Type	Single Family   Attached   Detached   2-4 Units   Condo   PUD   Units + ADUs > 4			
Escrow Impound	No Impound			
Cash-Out	6 month seasoning required. Delayed Financing is Acceptable Subject to UW Guidelines.			
Appraisal	One Full Appraisal and one Desk Review			
Qualifying Rate	The Greater of start rate or fully-indexed rate			
Interested Party Contributions (IPC)	- Primary & Second Home: 6% - Investment : 2%			
Listing History	Subject property cannot be listed for sale at the application date for R&T and C/O.			
Condo	Must be warrantable by Fannie Mae			
ADU	- ADU's must be permitted - Allow ADU's on 2-4 Unit properties including multiple ADU's - ADU's + Units > 4: Limited to 60% LTV <i>Example:</i> a) 3 Units with 2 ADU's = 5 b) 4 Units with 1 ADU's = 5			
	- ADU's + Units ≤ 4: No LTV restriction			
	- Rental income from ADU is not acceptable and cannot be used toward qualification			
Foreign Nationals	- Copy of passport, I-94 and valid VISA (F-1 and F-2 type are not allowed).			
	- Copy of passport and either I-94W or proof of ESTA Approval required for borrowers on VISA Waiver Program.			
	- Borrower must have U.S. address when applying for loan.			
	- Foreign assets used for down payment, closing costs, and/or reserves must be transferred to US. Institutional account prior to ordering loan docs.			
- Automatic debit payment required from U.S. banking institution.				
- 12 Mo P&I reserves required for subject property.				
- 6 Mo P&I to be deposited into Investor's Acct prior to funding.				
- Minimum 50% own contribution for down payment required.				
Ineligible Transaction	- Non-arm's length transactions			
	- For sale by owner transactions			
	- Employed by a family member or related individuals are not eligible for qualification - Borrowers vesting on title with undivided % of ownership or as tenants in common			