



## Prime Luzi – Standard Doc and Alt Doc

### Maximum LTV/CLTV – Primary Residence

Minimum Credit Score	Maximum Loan Amount	Standard, Bank Statement, 1099			P&L Statement Only, P&L Statement with 2 Mo Bank St, Written VOE, Asset Utilization		
		Purchase	Rate/Term	Cash-Out	Purchase	Rate/Term	Cash-Out
720	1,000,000	90	85	80	80	75	70
	1,500,000	90	85	80	80	75	70
	2,000,000	85	80	80	80	75	70
	2,500,000	80	75	75	75	70	70
	3,000,000	75	70	70	70	NA	NA
	3,500,000	70	65	NA	NA	NA	NA
700	1,000,000	90	85	80	80	75	70
	1,500,000	90	85	80	80	75	70
	2,000,000	85	75	70	80	75	70
	2,500,000	75	70	65	75	70	65
	3,000,000	75	70	65	70	NA	NA
	3,500,000	70	65	NA	NA	NA	NA
680	1,000,000	90	85	75	80	75	70
	1,500,000	85	80	75	80	75	70
	2,000,000	80	75	70	75	70	65
	2,500,000	75	70	65	70	65	60
	3,000,000	70	65	65	NA	NA	NA
660	1,000,000	80	80	75	NA	NA	NA
	1,500,000	80	75	75	NA	NA	NA
	2,000,000	75	70	65	NA	NA	NA
	2,500,000	70	65	65	NA	NA	NA
640	1,000,000	80	75	70	NA	NA	NA
	1,500,000	70	65	65	NA	NA	NA
	2,000,000	65	NA	NA	NA	NA	NA
620	1,000,000	70	70	NA	NA	NA	NA

### Maximum LTV/CLTV – Second Home / Investment

Minimum Credit Score	Maximum Loan Amount	Standard, Bank Statement, 1099			P&L Statement Only, P&L Statement with 2 Mo Bank St, Written VOE, Asset Utilization		
		Purchase	Rate/Term	Cash-Out	Purchase	Rate/Term	Cash-Out
720	1,000,000	85	80	75	80	75	70
	1,500,000	85	80	75	80	75	70
	2,000,000	85	80	75	80	75	70
	2,500,000	80	75	75	75	70	70
	3,000,000	75	70	70	NA	NA	NA
	3,500,000	70	65	NA	NA	NA	NA
700	1,000,000	85	80	75	80	75	70
	1,500,000	85	80	75	80	75	70
	2,000,000	85	75	70	80	75	70
	2,500,000	75	70	65	75	70	65
	3,000,000	75	70	65	NA	NA	NA
	3,500,000	70	65	NA	NA	NA	NA
680	1,000,000	85	80	75	80	75	70
	1,500,000	85	80	75	80	75	70
	2,000,000	80	75	70	75	70	65
	2,500,000	75	70	65	70	65	60
	3,000,000	70	65	65	NA	NA	NA
660	1,000,000	80	80	75	NA	NA	NA
	1,500,000	80	75	75	NA	NA	NA
	2,000,000	75	70	65	NA	NA	NA
	2,500,000	70	65	65	NA	NA	NA
640	1,000,000	80	75	70	NA	NA	NA
	1,500,000	70	65	65	NA	NA	NA
	2,000,000	65	NA	NA	NA	NA	NA
620	1,000,000	70	70	NA	NA	NA	NA



## Prime Luzi – Standard Doc and Alt Doc, continued

Property Type			
<ul style="list-style-type: none"> <li>Single Family: Attached, Detached</li> <li>2-4 Unit and Condominium: Max LTV/CLTV 85%</li> <li>Condo Hotel (Condotel): Max LTV/CLTV 85%, Max Loan Amount \$2,500,000</li> <li>Rural: Max LTV/CLTV 80% Purchase, 75% Refinance</li> </ul>			
Housing History			
Housing History:	1x30x12	0x60x12	0x90x12
Max LTV/CLTV: Purchase	See matrix above	80	70
Max LTV/CLTV: Refinance	See matrix above	75	NA
Max Loan Amt:	See matrix above	\$1,500,000	\$1,000,000
Credit Event Seasoning			
BK/FC/SS/DIL/PreFC/MC:	>= 36 Mo	>= 24 Mo	>= 12 Mo
Max LTV/CLTV: Purchase	See matrix above	80	70
Max LTV/CLTV: Refinance	See matrix above	75	NA
Max Loan Amt:	See matrix above	\$1,500,000	\$1,000,000
<b>Forbearance, Modification, or Deferral: &lt;= 12 Mo to be treated as 0x90x12</b>			
State Eligibility			
<ul style="list-style-type: none"> <li>Ineligible Locations:               <ul style="list-style-type: none"> <li>Investor occupancy in Baltimore City, MD, and <b>Philadelphia County, PA</b></li> <li>Puerto Rico, Guam, &amp; the US Virgin Islands</li> </ul> </li> <li>State Overlays for CT, FL, IL, NJ, NY: Max LTV/CLTV limited to 85% for purchase and 80% for refinance, max loan amount limited to \$2.0MM</li> </ul>			
Declining Market			
If appraisal report identifies the property in declining market, max LTV/CLTV is limited to 85% for purchase and 80% for refinance, max loan amount limited to \$2.0MM			
General Requirements			
Product Type	<ul style="list-style-type: none"> <li>Fixed Rate Terms: 15, 30, 40 years</li> <li>5/6 ARM, 7/6 ARM, 10/6 ARM with 30 and 40-year terms; ARM 40-year term must be combined with interest only feature</li> </ul>		
Interest Only	<ul style="list-style-type: none"> <li>Min Credit Score: 660</li> <li>Max LTV: 90%</li> <li>30 and 40-year total loan terms, qualification based upon remaining term (amortized) after expiration of interest only period</li> </ul>		
Loan Amounts	<ul style="list-style-type: none"> <li>Min: 150,000</li> <li>Max: 4,000,000</li> </ul>		
Loan Purpose	<ul style="list-style-type: none"> <li>Purchase, Rate/Term, and Cash-Out</li> </ul>		
Occupancy	<ul style="list-style-type: none"> <li>Primary, Second Home, Investment</li> </ul>		
Eligible Borrower	<ul style="list-style-type: none"> <li>U.S. Citizen</li> <li>Permanent Resident Alien</li> <li>Non-Permanent Resident Alien: <b>Max LTV/CLTV 80%</b></li> </ul>		
Acreage	<ul style="list-style-type: none"> <li>Property up to 20-acres</li> </ul>		
Cash-In-Hand	<ul style="list-style-type: none"> <li>Max: Unlimited</li> </ul>		
Appraisals	<ul style="list-style-type: none"> <li>FNMA Form 1004, 1025, 1073 with interior/exterior inspection. Appraisal review product required unless 2<sup>nd</sup> appraisal obtained.</li> <li>2<sup>nd</sup> Appraisal required for loans &gt; \$2,000,000.</li> </ul>		
Income Requirements			
Standard Doc or AUS Findings	<ul style="list-style-type: none"> <li>Standard Doc:               <ul style="list-style-type: none"> <li>Wage/Salary: Paystubs, W-2's, 1-year or 2-years of Tax Returns, IRS Form 4506-C, Verbal VOE</li> <li>Self-Employed: 1-year or 2-years of Personal and Business Tax Returns, YTD P&amp;L, IRS Form 4506-C</li> </ul> </li> <li>AUS Findings:               <ul style="list-style-type: none"> <li>Findings permitted to be used for income documentation relief only, refer to Non-Agency Seller Guide for details.</li> <li>Final AUS findings must be included in the loanfile with Fannie Mae DU Approve/Eligible or Freddie Mac LPA Accept/Eligible.                   <ul style="list-style-type: none"> <li>Fannie Mae DU Approve/Ineligible or Freddie Mac LPA Accept/Ineligible allowed subject to restrictions, refer to Non-Agency Seller Guide.</li> </ul> </li> </ul> </li> </ul>		
Personal Bank Statements	<ul style="list-style-type: none"> <li>12- or 24-months of personal and 2-months of business bank statements.</li> <li>Qualifying income is determined by the total eligible deposits from the 12- or 24-months of personal statements divided by the number of statements.</li> <li>The business bank statements must reflect business activity and transfers to the personal account.</li> </ul>		
Business Bank Statements	<ul style="list-style-type: none"> <li>12- or 24-months of business bank statements. Qualifying income is determined by one of the following analysis methods:               <ul style="list-style-type: none"> <li>Fixed Expense Ratio (50%)</li> <li>Expense ratio provided by a Third party (CPA, EA, or tax preparer) min ratio of 10%</li> <li>Third party prepared Profit &amp; Loss Statement (CPA, EA, or tax preparer)</li> </ul> </li> </ul>		
Profit & Loss Statement Only	<ul style="list-style-type: none"> <li>12- or 24-months CPA/EA/CTEC/Tax Attorney prepared Profit &amp; Loss Statement</li> <li>CPA/EA/CTEC/Tax Attorney must attest they have completed or filed the borrower's most recent business tax return</li> <li>Max 1x30x12 housing</li> <li>Min 36 months credit event seasoning</li> </ul>		
P&L Statement with Two Months Bank Statements	<ul style="list-style-type: none"> <li>12- or 24-months CPA/EA/CTEC/Tax Attorney prepared Profit &amp; Loss Statement</li> <li>CPA/EA/CTEC/Tax Attorney must attest they have completed or filed the borrower's most recent business tax return</li> <li>Two (2) months business bank statements for the most recent two (2) months reflected on the P&amp;L Statement</li> <li>Max 1x30x12 housing</li> <li>Min 36 months credit event seasoning</li> </ul>		
Written VOE	<ul style="list-style-type: none"> <li>FNMA Form 1005, Two (2) most recent months of personal bank statements reflecting deposit(s) from employer on each of the statements</li> <li>Max 1x30x12 housing</li> <li>Min 36 months credit event seasoning</li> </ul>		
IRS Form 1099	<ul style="list-style-type: none"> <li>1-year or 2-years 1099</li> <li>Fixed Expense Ratio of 10%</li> <li>YTD Documentation to support continued receipt of income from same source</li> </ul>		
Asset Utilization	<ul style="list-style-type: none"> <li>Eligible assets divided by 84 to determine a monthly income stream</li> <li>Max 1x30x12 housing</li> <li>Min 36 months credit event seasoning</li> </ul>		



## Prime Luzi – Standard Doc and Alt Doc, continued

Underwriting Requirements			
<b>Credit Score</b>	<ul style="list-style-type: none"> <li>Use representative credit score of the borrower with the highest qualifying income               <ul style="list-style-type: none"> <li>Representative score for each borrower is the lower of two (2) or middle of three (3) credit scores</li> </ul> </li> </ul>	<b>Tradelines</b>	<ul style="list-style-type: none"> <li>Min: 2 reporting 24-months w/activity in last 12-months or 3 reporting 12-months w/recent activity.</li> <li>If the primary borrower has three (3) credit scores, the minimum tradeline requirement is waived</li> </ul>
<b>Assets</b>	<ul style="list-style-type: none"> <li>Min of 30-days asset verification required; any large deposit must be sourced</li> </ul>	<b>Reserves</b>	<ul style="list-style-type: none"> <li>LTV &lt;= 80%: 3-months of PITIA</li> <li>LTV 80.01 to 85%: 6-months of PITIA</li> <li>LTV &gt; 85%: 12-months of PITIA</li> <li>Loan Amount &gt; \$1.5M: 9-months of PITIA</li> <li>Loan Amount &gt; \$2.5M: 12-months of PITIA</li> <li>Cash-out may be used to satisfy requirement</li> </ul>
<b>Gift Funds</b>	<ul style="list-style-type: none"> <li>Min contribution: 5% primary/second home, 10% investment</li> <li>Primary/Second Home Only:               <ul style="list-style-type: none"> <li>100% gift funds allowed when using Standard Doc 12- or 24- months and Alt Doc Bank Statement 12- or 24- months</li> <li>Max 80% LTV/CLTV</li> <li>Borrowers must meet reserve and residual income requirements</li> </ul> </li> </ul>	<b>DTI Requirements</b>	<ul style="list-style-type: none"> <li>Max: 50%               <ul style="list-style-type: none"> <li>See FTHB guidelines for DTI restrictions</li> </ul> </li> <li>Primary Residence - Up to 55% allowed:               <ul style="list-style-type: none"> <li>Min residual income of \$3,500</li> <li>Max LTV/CLTV &lt;= 80%</li> <li>Standard Doc 2-years</li> <li>Minimum 6- months reserves</li> <li>First time homebuyer not eligible</li> <li>Min credit score: 660</li> </ul> </li> </ul>
		<b>Document Age</b>	<ul style="list-style-type: none"> <li>120-days</li> </ul>
<b>Prepayment Penalty – Investment Only</b>	<ul style="list-style-type: none"> <li>Acceptable structures include the following:               <ul style="list-style-type: none"> <li>Fixed percentage of no less than 3%</li> <li>Declining structures that do not exceed 5% and do not drop below 3% in the first 3 years Example: (5%/4%/3%/3%/3%) or (5%/4%/3%/2%/1%)</li> <li>Six (6) months of interest on prepayments that exceed 20% of the original principal balance in a given 12-month time period</li> </ul> </li> <li>Prepayment periods up to 5-Years eligible, see rate sheet</li> </ul>	<ul style="list-style-type: none"> <li><b>AK, KS, MI, MN, NM, OH, RI:</b> Penalties not allowed</li> <li><b>IL, NJ:</b> Penalties not allowed on loans vested to individuals</li> <li><b>MS:</b> Only declining prepayment penalty structures are allowed</li> <li><b>PA:</b> Penalties not allowed on 1-2 unit loans with a loan amount less than or equal to the base figure (\$329,411 for 2026; adjusted annually). This restriction applies to business purpose loans whether vested to an individual or an entity. 3+ unit loans, or with a loan amount greater than \$329,411 are not subject to prepayment restrictions.</li> </ul>	
<b>Escrows</b>	<ul style="list-style-type: none"> <li>HPML loans require escrows for property taxes, hazard insurance, and flood insurance (if applicable)</li> <li>See waiver options in Section 2.5.5 – Escrow/Impounds for non-HPML and Business Purpose loans</li> </ul>		