

FICO/LTV Grids		PURCHASE, RATE/TERM, & CASHOUT	
Occupancy	Loan Size	Minimum FICO	Max CLTV
Owner Occupied	\$50–\$250k	740	85
	\$50–\$500k	700	80
		680	75
2 nd Home	\$50–\$500k	740	80
		680	75
Investor	\$50–\$500k	740	75
		700	70

General Requirements

Product Type	10 Year Fixed, 15 Year Fixed, 20 Year Fixed, 30 Year Fixed
Loan Amount	\$50k Min, 500k Max
Occupancy	Primary Residence, 2nd Home & Investment
Max LTV/Min FICO	85%/680
Max DTI	Max of 50% (Primary), 45% (2nd/Investor) or Fannie Mae/Freddie Mac Guide
Payment History	0x30x12
Housing Event Seasoning	4+ Years
Interest Only	Not Eligible

Borrower Eligibility

Power of Attorney	Not Eligible
Non-Occupant Co-Borrower	Not Eligible
Permanent Resident Alien	Per Fannie Mae Guide or Freddie Mac Guide
Non-Permanent Resident Alien	Primary Residency Only

Property Type

2-4 Units	Max 65% CLTV
Warrantable Condos	Max 80% CLTV
Non-Warrantable Condos/Cooperatives	Not Eligible
Declining Markets	10% LTV Reduction

Cash-Out Requirements

Eligibility	Unlimited Cash Out
-------------	--------------------