



**Premium Easy Doc - Bank statements / P & L / WVOE**

**MATRIX**

Primary								
Primary		Min FICO	Max LTV / CLTV / HCLTV					
Units	Max. Loan Amount		BK Statements / WVOE			P & L		
			Pur.	R & T	C/O	Pur.	R & T	C/O
1 - 4	\$1,000,000	660	80	80	75	75	70	N/A
		680	80	80	75	80	75	70
	\$1,500,000	700	80	80	80	80	75	70
		680	80	80	75	80	75	70
	\$2,000,000	720	80	80	80	80	75	70
		680	80	75	70	80	75	70
	\$2,500,000	660	75	70	65	N/A	N/A	N/A
		720	80	75	75	80	75	70
	\$3,000,000	680	75	70	65	75	70	65
		660	70	65	65	N/A	N/A	N/A
	\$3,500,000	720	75	70	70	N/A	N/A	N/A
		700	75	70	65	N/A	N/A	N/A
	\$4,000,000	680	70	65	65	N/A	N/A	N/A
		700	70	N/A	N/A	N/A	N/A	N/A

**2nd Home & Investment**

2nd Home & Investment								
2nd Home & Investment		Min FICO	Max LTV / CLTV / HCLTV					
Units	Max. Loan Amount		BK Statements / WVOE			P & L		
			Pur.	R & T	C/O	Pur.	R & T	C/O
1 - 4	\$1,000,000	660	80	80	75	75	70	N/A
	\$1,500,000	680	80	80	75	80	75	70
		660	80	75	75	75	70	N/A
	\$2,000,000	680	80	75	70	80	75	70
		660	75	70	65	N/A	N/A	N/A
	\$2,500,000	720	80	75	75	80	75	70
		680	75	70	65	75	70	65
	660	70	65	65	N/A	N/A	N/A	

**General Guideline**

<b>Credit</b>	<ul style="list-style-type: none"> <li>- 3 tradelines with 12 months rating (may be open or closed) or if the primary borrower has 3 credit scores, the min. tradeline requirement is waived</li> <li>- Non-traditional credit is NOT ALLOWED</li> </ul>							
<b>BK / FC / SS / DIL</b>	BK Statement & WVOE: 3 yrs / 4 yrs / 2 yrs P & L : 3 yrs / 3 yrs / 3yrs							
<b>Loan Mod.</b>	- Eligible when loan modification has been seasoned for at least 24 months							
<b>Qualifying rate</b>	- Greater of fully indexed rate or note rate					<b>Max DTI</b>	<b>50%</b>	
<b>Income Documents</b>	Self-employed	<ul style="list-style-type: none"> <li>- CPA / CTEC / EA prepared most recent 12 month</li> <li>- CPA letter</li> </ul>						
	Wage Earner	- VOE form filled out by the employer						
<b>Asset</b>	<ul style="list-style-type: none"> <li>- Most recent 1 month bank statement</li> <li>- VOD allowed</li> <li>- Business funds may be used if the borrower is 100% owner of the business</li> </ul>							
<b>Foreign Asset</b>	<ul style="list-style-type: none"> <li>- Must be held in a US account prior to closing</li> <li>- The sale of the foreign assets and conversion of foreign currency must be fully documented and verified</li> </ul>							
<b>Gift</b>	<ul style="list-style-type: none"> <li>- 100% gift funds allowed</li> <li>- Gift can be used for down payment, closing cost, reserves</li> </ul>							
<b>Reserves</b>	Primary	Loan amt. =< \$1 mil. & LTV =< 75% : No reserves LTV > 75% : 4 month PI						
	Investment	Loan amt. =< \$1 mil. : 6 month PI Loan amt. \$1,000,001 - \$2,000,000 : 9 month PI Loan amt. over \$2 mil. : 12 month PI						
<b>Cash-Out Seasoning</b>	<ul style="list-style-type: none"> <li>- 6 month ownership</li> <li>- Properties listed for sale in the last 6 months are NOT eligible</li> </ul>							
<b>Appraisal</b>	<ul style="list-style-type: none"> <li>- Loan amt. =&lt; \$2 mil. : One full appraisal and desk review</li> <li>- Loan amt. &gt; \$2 mil. : Two full appraisal and desk review</li> </ul>							
<b>State</b>	State of IL : Max. Cash-out loan amount of \$2.0 mil.							