



**CRA - Self-prepared P & L / WVOE**

**MATRIX**

Units	Max Loan Amount	Min FICO	Max LTV / CLTV / HCLTV	
			Purchase / R & T	
			Primary/2nd Home	Investment Prop.
1-4 units & PUD	\$1,500,000	680	80%	80%
Condo	\$1,000,000	680	75%	75%
	\$1,500,000	700	70%	70%

**General Guideline**

Eligible States CA, IL, TX, WA

**Income Documents**

**Self-Employed**

- > For application received on or before 6/30: YTD and full year of interim Profit & Loss Statement completed and signed by independent 3rd party. **\*\*Self-prepared P&L is available with add-on to rate\*\***
- > For application received on or after 7/1: YTD Profit & Loss Statement completed and signed by an independent third-party. **\*\*Self-prepared P&L is available with add-on to rate\*\***
- > CPA Letter (from CPA that prepared previous 2 years tax returns) verifying prepared business ownership and same location for at least 2 year & 2years business

**Wage Earner**

- > Written VOE form (FNMA Form 1005) completed by employer.

**General Requirements**

- > CRA Portfolio Product must be located in a low / moderate income census tract or have low / moderate income for the given census tract.
- > Census tract income level as determined on the FFIEC website.
- > Must be in Assigned Bank service area: CA, IL, TX, WA
- > Low income must be below 50% of the median family income, and moderate income must be below 80% of the median family income as detailed on the FFIEC Website.
- > Max DTI allowed: 45%/50%
- > Qualifying Interest Rate: the greater of start rate or fully-indexed rate.
- > Condo must be warrantable by Fannie Mae; non-warrantable condominiums will be reviewed on an individual basis.
- > No minimum borrower contribution on Owner Occupied and Second Homes
- > Gift is allowed for 100% of down payment for all occupancies and properties.
- > No gift funds may be used for reserves.
- > Subject property cannot be listed for sale at the application date.

**Credit**

Mortgage / Rent

Max 1x30 in past 12 months

<b>Tradelines</b>	<b>3 tradelines seasoned for at least 12 months</b>
<b>Bankruptcy / SS &amp; DIL / Foreclosure</b>	<b>3 years / 2 years / 5 years</b>
<b>Loan Modification</b>	<b>5 years</b>
<b>Reserves</b>	
<b>Max Loan Amount</b>	<b>All Reserves Must be in US Financial Institution</b>
<b>\$1,500,000</b>	<b>2 month P&amp;I</b>
*All Cash-Out Assets must be Liquid – Checking, Savings, or MMA. Cash-Out funds can only be used for reserves if deposited into Assigned Account with ACH.	
<b>Asset</b>	
<ul style="list-style-type: none"> <li>&gt; Most recent 2 months bank statement required</li> <li>&gt; Business funds may be used up to 100% if borrower has 100% ownership and transferred into personal account</li> </ul>	
<b>Gift</b>	
<ul style="list-style-type: none"> <li>&gt; No minimum borrower contribution on Owner Occupied and Second Homes</li> <li>&gt; Gift is allowed for 100% of down payment for all occupancies and properties.</li> <li>&gt; No gift funds may be used for reserves.</li> </ul>	
<b>Appraisal</b>	
One full appraisal and a desk review	