



Revised: November 7, 2022

The Science of Doing Non-QM Right!™

DSCR SILVER

NON-FOREIGN NATIONAL

Residential 1-4 Unit

Loan Amount	FICO	DSCR	Purchase	Rate Term Refi	Cash Out Refi
</= 1,000,000	700	>/= 1	80%	75%	75%
		0 – 0.99	75%	70%	70%
	660	>/= 1	75%	70%	70%
		0 – 0.99	70%	65%	65%
	620	>/= 1	70%	65%	65%
	</= 1,500,000	660	>= 1	75%	70%
0 – 0.99			70%	65%	65%
620		>/= 1	65%		
</= 2,000,000	660	>= 1	70%	65%	65%
		0 – 0.99	65%	60%	60%
	620	>/= 1	65%		
</= 3,000,000	700	>/= 1	70%		
		0 – 0.99	60%		
	660	>/= 1	65%		
		0 – 0.99	60%		
	620	>/= 1	60%		
	</= 3,500,000	700	>/= 1	70%	

Residential 5-8 Unit or Mixed Use 2-8 Unit

Loan Amount	FICO	DSCR	Purchase	R/T Refi	C/O Refi
</= 1,500,000	700	>/= 1	75%	70%	70%
	660	>/= 1	70%	65%	65%
</= 2,000,000	700	>/= 1	70%	65%	65%
	660	>/= 1	65%	60%	60%

continued on next page...

FOREIGN NATIONAL

Residential 1-4 Unit

Loan Amount	FICO	DSCR	Purchase	R/T Refi	C/O Refi
<= 1,000,000	680 with US Credit	>= 1	75%	65%	65%
		0 – 0.99	65%	60%	60%
	None without US Credit	>= 1	75%	65%	65%
		0 – 0.99	65%	60%	60%
<= 1,500,000	680 with US Credit	>= 1	70%	60%	60%
		0 – 0.99	65%		
	None without US Credit	>= 1	70%	60%	60%
		0 – 0.99	65%		

PROPERTY TYPE OVERLAYS

2-4 Unit	Non-Foreign National <ul style="list-style-type: none"> 75% LTV Purchase, 70% LTV Refi Foreign National <ul style="list-style-type: none"> 65% LTV
Condotel	Non-Foreign National <ul style="list-style-type: none"> 75% LTV Purchase, 65% LTV Refi Foreign National <ul style="list-style-type: none"> 65% LTV
Warrantable Condo	Non-Foreign National <ul style="list-style-type: none"> 75% LTV Purchase, 70% LTV Refi Foreign National <ul style="list-style-type: none"> 65% LTV
Non-Warrantable Condo	Non-Foreign National <ul style="list-style-type: none"> 75% LTV Purchase, 70% LTV Refi Foreign National <ul style="list-style-type: none"> 65% LTV

OTHER OVERLAYS

Interest Only	No Overlays
Entire States of: AZ, CT, ID, IL, NJ, OR, TN & UT	5% LTV reduction required Max Loan Amt \$2,000,000
Certain Zip Codes in: CA, CO, FL, NV, NC, TX & WA (See Appendix)	5% LTV reduction required Max Loan Amt \$2,000,000

PROGRAM PARAMETERS

Minimum Loan Amount	Residential 1-4 Unit: <ul style="list-style-type: none"> \$150,000 Residential 5-8 Unit or Mixed Use 2-8 Unit: <ul style="list-style-type: none"> \$400,000
Maximum Loan Amount	Residential 1-4 Unit: <ul style="list-style-type: none"> \$3,500,000 Non-Foreign National (<i>differs from gold</i>) \$1,500,000 Foreign National (<i>differs from gold</i>) Residential 5-8 Unit or Mixed Use 2-8 Unit: <ul style="list-style-type: none"> \$2,000,000
Maximum Cash Out	Residential 1-4 Unit: <ul style="list-style-type: none"> \$500,000 Residential 5-8 Unit or Mixed Use 2-8 Unit: <ul style="list-style-type: none"> \$1,000,000

PROGRAM PARAMETERS (cont)

Minimum PITIA Reserves

Residential 1-4 Unit:

- Non-Foreign National
 - ✓ Loan Amt \leq \$1.5M: 2 Months
 - ✓ Loan Amt $>$ \$1.5M: 6 Months
 - ✓ Loan Amt $>$ \$2.5M 12 Months
- Foreign National
 - ✓ 12 Months or 6 Months with a 5% LTV reduction

Residential 5-8 Unit or Mixed Use 2-8 Unit:

- Loan Amt \leq \$1.5M: 6 Months
- Loan Amt $>$ \$1.5M: 9 Months

DSCR

DSCR:

- Fully Amortizing = Gross Rents \div PITIA
- Interest Only = Gross Rents \div ITIA

Long Term Rental Income:

Residential 1-4 Unit:

- Use the lower of the Lease Agreement or the FNMA 1007 Rent Schedule.
- Higher Lease/Rent allowed with 3 months receipt.
- Use 100% of market rents for all vacant units.

Residential 5-8 Unit or Mixed Use 2-8 Unit:

- Use the lower of the Lease Agreement or the FNMA 1007 Rent Schedule.
- Higher Lease/Rent allowed with 3 months receipt.
- Use 75% of market rents for all vacant units.
- Reduce qualifying rents by any management fee reflected on appraisal report.
- Income from commercial space must not exceed 49% of the total property income.

Short Term Rental Income:

Residential 1-4 Unit:

- Short-term rental income received directly from a home-sharing service may be used when the following requirements are met:
 - ✓ 12 months evidence of receipt via the home-sharing service or bank statement deposits
 - ✓ Property ownership report obtained and proof of property listing on service provider website
 - ✓ Income limited to 125% of market rents schedule for long-term tenancy

Residential 5-8 Unit or Mixed Use 2-8 Unit:

- Not Eligible

Unleased Properties:

- If appraisal reflects any unit vacant:
 - ✓ Purchase: No LTV reduction
 - ✓ Refinance: Max 70%
- Maximum vacancy:
 - ✓ Residential 1-4 Unit properties : No restrictions
 - ✓ Mixed Use 2-4 Unit properties: 1 vacant unit
 - ✓ Mixed Use & Residential 5-8 Unit properties: 2 vacant units

ASSETS

Asset Seasoning:	<ul style="list-style-type: none"> • 60 days sourced & seasoned
Large Deposits:	<ul style="list-style-type: none"> • Not sourced
Seller Concessions:	<ul style="list-style-type: none"> • Maximum 2%
Borrower Contribution:	<ul style="list-style-type: none"> • Minimum 10% (<i>differs from gold</i>)
Gift Funds:	<p>Non-Foreign National:</p> <ul style="list-style-type: none"> • Permitted after minimum borrower contribution met. (<i>differs from gold</i>) <p>Foreign National:</p> <ul style="list-style-type: none"> • Not Permitted
Gift of Equity:	<ul style="list-style-type: none"> • Not Eligible
Reserves:	<p>Residential 1-4 Unit:</p> <ul style="list-style-type: none"> • Reserve requirements limited to subject property only. Additional reserves for other REO not required. • Cash out proceeds may be used to satisfy reserve requirements. <p>Residential 5-8 Unit or Mixed Use 2-8 Unit:</p> <ul style="list-style-type: none"> • Reserve requirements limited to subject property only. Additional reserves for other REO not required. • Cash out proceeds may NOT be used to satisfy reserve requirements.
Foreign Assets:	<ul style="list-style-type: none"> • Assets held in foreign accounts may be used for funds to close and reserve requirements. • Funds must be transferred to a US account in the borrower's name and/or the title/closing agent at least 10 days prior to closing. • Assets must be verified in U.S. Dollar equivalency at the current exchange rate via either www.xe.com or the Wall Street Journal conversion table. • A copy of the most recent 30-day statement is required.

CREDIT

Qualifying Credit Score:	<ul style="list-style-type: none"> • A credit report must be obtained for all borrowers who have a valid Social Security Number. • Each individual borrower's qualification score is determined as follows: <ul style="list-style-type: none"> ✓ 3 scores: Middle score ✓ 2 scores: Lowest score ✓ 1 score: Borrower is not eligible • Lowest qualification score of all borrowers is used for overall loan qualification.
Tradelines:	<p>Non-Foreign National:</p> <ul style="list-style-type: none"> • All borrowers must be evaluated individually. • Borrowers with 3 credit scores: <ul style="list-style-type: none"> ✓ No minimum tradelines required (<i>differs from gold</i>) • Borrowers with 2 credit scores: <ul style="list-style-type: none"> ✓ 3 tradelines reporting for 12+ months all with activity in the last 12 months; OR ✓ 2 tradelines reporting for 24+ months all with activity in the last 12 months. • Max 0 x 60 x 12 months reporting on acceptable tradelines. • Authorized user accounts are not acceptable. <p>Foreign National:</p> <ul style="list-style-type: none"> • No minimum tradelines required

CREDIT (cont.)

Housing History:

Residential 1-4 Unit:

- A 12-month history is required for borrower’s primary residence if in United States, and subject property if a refinance transaction.
- A housing history is not required for other REO not reporting on credit.
- Any housing event reported on credit for any property must be included in housing history eligibility.
- Eligibility is determined as follows: *(differs from gold)*
 - ✓ 1 x 30 x 12 months: No LTV Reduction
 - ✓ 0 x 60 x 12 months: LTV Overlay as follows
 - Purchase Max 70% LTV
 - R/T or C/O Refi Max 65% LTV

Residential 5-8 Unit or Mixed Use 2-8 Unit:

- A 24-month history is required for borrower’s primary residence and subject property if a refinance transaction.
- A housing history is not required for other REO not reporting on credit.
- Any housing event reported on credit for any property must be included in housing history eligibility.
- Eligibility is determined as follows:
 - ✓ 0 x 30 x 24 months

Bankruptcy & Housing Events:

Residential 1-4 Unit:

- > 36 Months: No LTV Reduction
- > 24 Months: LTV Overlay as follows:
 - ✓ Purchase Max 75% LTV
 - ✓ R/T or C/O refi Max 70% LTV

Residential 5-8 Unit or Mixed Use 2-8 Unit:

- > 24 Months

Housing Events:

• A Housing Event is defined as:

- ✓ Foreclosure
- ✓ Deed-in-Lieu
- ✓ Short Sale
- ✓ 1x120 mortgage history
- ✓ Non-COVID Related Modification which resulted in:
 - Forgiveness of a portion of principal and/or interest on either the first or second mortgage
 - Application of a principal curtailment by or on behalf of the investor to simulate principal forgiveness
 - Conversion of any portion of the original mortgage debt to a “soft” subordinate mortgage
 - Conversion of any portion of the original mortgage debt from secured to unsecured

Charge-Offs & Collections:

- Ignored unless title is impacted.

Judgments and Liens:

- All judgments or liens affecting title must be paid.
- Active court-ordered judgments may remain open when one of the following options is met:
 - ✓ The amount is the lesser of \$5,000 per occurrence or 2% of the loan amount: OR
 - ✓ The borrower is currently in a repayment agreement with the creditor, a minimum of 3 months has elapsed on the plan, and evidence of timely payments for the most recent 3 months is provided.
- Outstanding state and federal tax liens or delinquent obligations may remain open on purchase transactions when all the following requirements are met:
 - ✓ A copy of the repayment agreement is obtained; AND
 - ✓ A minimum of 3 months has elapsed on the plan and evidence of timely payments for the most recent 3 months is provided; AND
 - ✓ The title company must provide written confirmation confirming
 - the title company is aware of the outstanding tax lien, and
 - there is no impact to first lien position.

BORROWERS

<p>Occupancy:</p>	<ul style="list-style-type: none"> • Business purpose Investment Property only • Residential unit(s) not permitted to be occupied by the borrower or the borrower’s family. • Commercial unit(s) may be occupied by the borrower’s business.
<p>Primary Residence Attributes:</p>	<ul style="list-style-type: none"> • Non-Foreign National borrowers should currently own or rent a primary residence with an associated housing expense. Living rent free will be considered on a case-by-case basis. • Primary residence should be superior to the subject property in value, design and appeal.
<p>First Time Investor:</p>	<p>Defined as: Borrower(s) who have not owned and managed commercial or non-owner occupied residential real estate in the United States for at least 1 year in the last 3 years.</p> <p>Residential 1-4 Unit:</p> <ul style="list-style-type: none"> • Non-Foreign National: Eligible up to max 75% LTV • Foreign National: Eligible with no LTV restrictions <p>Residential 5-8 Unit or Mixed Use 2-8 Unit:</p> <ul style="list-style-type: none"> • Not Eligible
<p>First Time Homebuyer:</p>	<p>Defined as: Borrower(s) who have not owned at least one residential property in the United States in the last 3 years.</p> <p>Residential 1-4 Unit:</p> <ul style="list-style-type: none"> • Non-Foreign National: Not Eligible • Foreign National: Eligible with no LTV restrictions <p>Residential 5-8 Unit or Mixed Use 2-8 Unit:</p> <ul style="list-style-type: none"> • Not Eligible
<p>Non-Occupant Co-Borrowers:</p>	<ul style="list-style-type: none"> • Not Eligible
<p>Non-Arms Length:</p>	<ul style="list-style-type: none"> • Not Eligible
<p>Multiple Financed Properties:</p>	<ul style="list-style-type: none"> • There is no limit on the number of other properties borrowers may currently have financed. • ACC Mortgage exposure may not exceed \$5M aggregate for each individual borrower.
<p>Eligible Borrowers:</p>	<p>Residential 1-4 Unit:</p> <ul style="list-style-type: none"> • U.S. Citizens • Permanent Resident Aliens • Non-Permanent Resident Aliens (with U.S. credit) • Foreign National <p>Residential 5-8 Unit or Mixed Use 2-8 Unit:</p> <ul style="list-style-type: none"> • U.S. Citizens • Permanent Resident Aliens • Non-Permanent Resident Aliens (with U.S. credit)

BORROWERS (cont.)

<p>Ineligible Borrowers:</p>	<ul style="list-style-type: none"> • ITIN • LLCs, partnerships, or corporations (may qualify for vesting only) • Borrowers with diplomatic immunity or otherwise excluded from U.S. jurisdiction • Citizens of Russia, Belarus and Venezuela • Borrowers from OFAC sanctioned countries: https://home.treasury.gov/policy-issues/financial-sanctions/sanctions-programs-and-country-information
<p>Perm Resident Alien:</p>	<ul style="list-style-type: none"> • Acceptable evidence of lawful permanent residency must be documented and meet one of the following criteria: <ul style="list-style-type: none"> ✓ I-151 – Permanent Resident Card (Green Card) that does not have an expiration date ✓ I-551 – Permanent Resident Card (Green Card) issued for 10 years that has not expired ✓ I-551 – Conditional Permanent Resident Card (Green Card) issued for 2 years that has an expiration date and is accompanied by a copy of USCIS Form I-751 requesting removal of the conditions ✓ Un-expired Foreign Passport with an un-expired stamp reading as follows: “Processed for I-551 Temporary Evidence of Lawful Admission for Permanent Residence. Valid until mm-dd-yyyy. Employment Authorized.”
<p>Non-Perm Resident Alien:</p>	<ul style="list-style-type: none"> • Copies of the borrower’s passport and unexpired visa must be obtained. • The following visa classifications are allowed as Non-Permanent Resident Aliens: <ul style="list-style-type: none"> ✓ E-1, E-2, E-3, G-1 through G-5, H-1B & C, H-2 through H-4, L-1B, L-2, NATO 1 through 6, O-1, R-1, TN-1 & 2 (NAFTA) • Acceptable alternative documentation to verify visa classification is an I-797 form (Notice of Action) with valid extension dates and an I-94 form (Arrival/Departure Record).
<p>Foreign National:</p>	<ul style="list-style-type: none"> • Copies of the borrower’s passport and unexpired visa must be obtained. • A list of permissible nonimmigrant Visa types is located on the U.S. Department of State web site. https://travel.state.gov/content/travel/en/us-visas/visa-information-resources/all-visa-categories.html • Canadian citizens are not required to provide a valid visa. • Borrowers who are residents of countries which participate in the State Department’s Visa Waiver Program (VWP) will not be required to provide a valid visa. Participating countries can be verified through the U.S. Department of State website at https://travel.state.gov/content/travel/en/us-visas/tourism-visit/visa-waiver-program.html

SUBJECT PROPERTY

<p>Eligible Property Types:</p>	<p>Residential 1-4 Unit:</p> <ul style="list-style-type: none"> • SFR Attached or Detached • PUD Attached or Detached • Modular • Townhomes • 2-4 Unit • Warrantable Condominium • Non-Warrantable Condominium • <i>Condotel (differs from gold)</i> <p>Residential 5-8 Unit or Mixed Use 2-8 Unit:</p> <ul style="list-style-type: none"> • Residential 5 – 8 Units • Mixed use 2 – 8 Units <ul style="list-style-type: none"> ✓ Commercial usage limited to Retail/Office. Residential or Commercial Zoning acceptable. <ul style="list-style-type: none"> ○ 2-3 Units: Max 1 commercial Unit ○ 4-5 Units: Max 2 commercial Units ○ 6-8 Units: Max 3 commercial Units ○ Commercial space must not exceed 49% of the total building area
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SUBJECT PROPERTY (cont.)

<p>Ineligible Property Types:</p>	<ul style="list-style-type: none"> • Vacant land or land development properties • Properties not readily accessible by roads that meet local standards • Properties not suitable for year-round occupancy, regardless of location • Agricultural properties (including farms, ranches, or orchards) • Manufactured or Mobile homes • Co-op/timeshare hotels • Cooperative share loans • Boarding houses or bed/breakfast properties • Properties with zoning violations • Dome or geodesic homes • Assisted living facilities • Homes on Native American Land (Reservations) • Hawaii properties located in lava zones 1 and/or 2 • Houseboats • Fractional ownership • Properties used for the cultivation, distribution, manufacture, or sale of marijuana • Log Homes • Rural Properties • Properties subject to rent control
<p>Acreage:</p>	<ul style="list-style-type: none"> • Maximum 2 acres
<p>Appraisal:</p>	<p>Residential 1-4 Unit:</p> <ul style="list-style-type: none"> • A full interior inspection with photos is required for all units. • A 1007 or 1025 Comparable Rent Schedule is required on all transactions. • Appraisal Transfers are eligible, see ACC's Appraisal Transfer Policy for details <p>Residential 5-8 Unit or Mixed Use 2-8 Unit:</p> <ul style="list-style-type: none"> • A full interior inspection with photos is required for all units. • 5-8 Residential: A FHLMC 71A, FNMA 1050 or similar short form required. Narrative report can be utilized but not required. • 2-8 Mixed Use: General Purpose Commercial Form required. (i.e., GP Commercial Summary Form available from CoreLogic a la mode) • The following attachments are required for all 5-8 Residential and 2-8 Mixed Use appraisal reports: <ul style="list-style-type: none"> ✓ Rent Roll ✓ Income and Expense Statement ✓ Photos of subject including exterior/interior and street scene ✓ Aerial photo ✓ Sketch or floor plan of typical units ✓ Map ✓ Plot plan or survey ✓ Appraiser qualifications
<p>Appraisal Review:</p>	<p>Residential 1-4 Unit:</p> <ul style="list-style-type: none"> • Loan Amount <= \$2M: <ul style="list-style-type: none"> ✓ FNMA Collateral Underwriter (CU) score of 2.5 or less or a Collateral Desktop Analysis (CDA). • Loan Amount > \$2M: <ul style="list-style-type: none"> ✓ Second full appraisal. <p>Residential 5-8 Unit or Mixed Use 2-8 Unit:</p> <ul style="list-style-type: none"> • A commercial BPO required for all loans. • In Pennsylvania, a commercial evaluation product is used instead of a commercial BPO.

SUBJECT PROPERTY (cont.)	
Property Flips:	<ul style="list-style-type: none"> • Period is measured from the date the seller became legal owner of the property to the date all parties executed the sales contract. • The following transactions require a 2nd full appraisal: <ul style="list-style-type: none"> ✓ Prior sale less than 90 days and > 10% increase in sales price ✓ Prior sale 91-180 days and > 20% increase in sales price • For properties with a prior sale in the last 365 days and >10% increase in sales price, the following additional requirements apply: <ul style="list-style-type: none"> ✓ Must be ARMs length ✓ No pattern of previous flipping ✓ Must have been marketed openly and fairly ✓ No assignments of the contract to another buyer ✓ If sales price exceeds appraised value by more than 5% a signed letter of acknowledgement from borrower is required
Properties Listed for Sale:	<ul style="list-style-type: none"> • To be eligible for either a rate/term or a cash-out refinance, the subject property must be taken off the market on or before application date. • The borrower must confirm in writing the reason for the prior listing and intent to occupy the subject property. • For cash-out refinances, 6 months seasoning from listing contract expiration date to application date is required. <ul style="list-style-type: none"> ✓ A listing expiration of less than 6 months is permitted with the addition of a prepayment penalty on investment properties only. <i>(differs from gold)</i> • The lesser of the most recent list price or the current appraised value should be used to determine loan-to-value for both rate/term and cash-out transactions.
Refinance Seasoning:	<ul style="list-style-type: none"> • Rate/Term Refinance – No seasoning requirement. • Cash Out Refinance – 6 Months required from Purchase date to ACC Note date. • No waiting period for properties obtained through inheritance, divorce or separation.
Determining LTV Cash Out Refi:	<ul style="list-style-type: none"> • Property acquired > 12 months from application date: <ul style="list-style-type: none"> ✓ Current appraised value is used. • Property acquired 6 - 12 months from application date: <ul style="list-style-type: none"> ✓ Lesser of current appraised value or the previous purchase price plus documented improvements (if any) is used. The purchase settlement statement and any invoices for materials/labor will be required.
Lease with Option to Purchase:	<ul style="list-style-type: none"> • Not Eligible
Land Contracts / Contract for Deed:	<ul style="list-style-type: none"> • Not Eligible

MISCELLANEOUS

Document Expiration:	<ul style="list-style-type: none"> • Assets 60 days • Appraisal 120 days • ACC Credit Report 120 days • Title Commitment and CPL 120 days
Amortization Types:	<ul style="list-style-type: none"> • 15- & 30-Year Fixed Rate
Interest Only:	<ul style="list-style-type: none"> • Eligible with no LTV restrictions (<i>differs from gold</i>)
Secondary Financing:	<ul style="list-style-type: none"> • Not permitted
Power of Attorney:	<p>Non-Foreign National:</p> <ul style="list-style-type: none"> • Not Permitted for Cash-Out Transactions <p>Foreign National:</p> <ul style="list-style-type: none"> • Not Permitted
Vesting Structures:	<ul style="list-style-type: none"> • Natural persons • Limited Liability Companies, Partnerships, Corporations, and S Corporations • Inter vivos revocable trusts (case-by-case basis)
Vesting to Business Entity:	<ul style="list-style-type: none"> • To vest ownership in an Entity, the following requirements must be met: <ul style="list-style-type: none"> ✓ Business purpose and activities are limited to ownership and management of real estate. ✓ Entity limited to a maximum of 4 owners (aka members, partners, or shareholders) ✓ Each Entity owner must apply as the borrower and complete a I003 as an individual applicant. ✓ The loan application, credit report, and assets for each individual owner will be used to determine qualification and pricing. ✓ Each Entity owner must receive notice of the loan and its terms prior to closing. • The following Entity documentation must be provided: <ul style="list-style-type: none"> ✓ Articles of Organization, Partnership, Incorporation, and/or Operating Agreements as applicable based on organizational structure. ✓ Tax Identification Number (EIN). A non-Foreign National single member LLC may use the guarantor's social security number in lieu of EIN. ✓ Certificate of Good Standing. ✓ Certificate of Authorization for the person executing all documents on behalf of the Entity.
Document Signatures:	<ul style="list-style-type: none"> • Documents signed by Borrowers outside of the US must be notarized by a US embassy or consular official. The certificate of acknowledgment must meet the standard notarial requirements and must include the embassy or consular seal. If the US embassy or consular official is unavailable, a notary is acceptable if the country, where signing is taking place, is part of the Hague Convention and the signed documents are accompanied by an Apostille.
Automatic Payment Authorization (ACH):	<p>Non-Foreign National:</p> <ul style="list-style-type: none"> • Not Required <p>Foreign National:</p> <ul style="list-style-type: none"> • Required. Funds must be from a US Bank. Form must include the bank routing number, account number, and account type. Borrowers may select a date within the grace period stated on the Note.

MISCELLANEOUS (cont.)	
Escrows:	<ul style="list-style-type: none"> • Escrow funds/impound accounts can be waived (except for Flood Insurance) when the following requirements are met: <ul style="list-style-type: none"> ✓ Loan is not HPML ✓ LTV less than or equal to 80% ✓ Minimum decision credit score of 720 ✓ Minimum 12-months of reserves • Pricing adjustment may apply, see rate sheet
Compliance:	<ul style="list-style-type: none"> • Compliance with all applicable federal and state regulations • No Section 32 or state high cost
Prepayment Penalty:	<ul style="list-style-type: none"> • 6 Months Interest on 80% of original principal balance. • 3 years standard term. • Not allowed in KS, MI, MN, and MS. • State Overlays: <ul style="list-style-type: none"> ✓ IL, MD, and NJ: not allowed on loans vested to individuals ✓ PA: not allowed on loan amounts < \$278,204
Eligible States:	<ul style="list-style-type: none"> • AR, AZ, CA, CO, CT, DE, DC, FL, GA, ID, IL, IN, KS, MD, MI, MN, MS, NC, NJ, NV, OK, OR, PA, SC, TN, TX, UT, VA & WA
Eligible States (Non-Licensed Originators):	<ul style="list-style-type: none"> • AR, CO, CT, DE, DC, FL, GA, IN, MD, MS, OK, PA, SC, TN, TX, VA & WA
Eligible States (Real Estate Broker State License Required):	<ul style="list-style-type: none"> • CA, MI, MN & NJ



APPENDIX

CALIFORNIA											
94002	94103	94140	94516	94552	94604	94707	94940	94042	95037	95121	95161
94005	94104	94141	94517	94553	94605	94708	94941	94043	95038	95122	95164
94010	94105	94142	94518	94555	94606	94709	94942	94085	95042	95123	95170
94011	94107	94143	94519	94556	94607	94710	94945	94086	95043	95124	95172
94014	94108	94144	94520	94557	94608	94712	94946	94087	95044	95125	95173
94015	94109	94145	94521	94560	94609	94720	94947	94088	95045	95126	95190
94016	94110	94146	94522	94561	94610	94801	94948	94089	95046	95127	95191
94017	94111	94147	94523	94563	94611	94802	94949	94301	95050	95128	95192
94018	94112	94151	94524	94564	94612	94803	94950	94302	95051	95129	95193
94019	94114	94158	94525	94565	94613	94804	94956	94303	95052	95130	95194
94020	94115	94159	94526	94566	94614	94805	94957	94304	95053	95131	95196
94021	94116	94160	94527	94568	94615	94806	94960	94305	95054	95132	95001
94025	94117	94161	94528	94569	94617	94807	94963	94306	95055	95133	95003
94026	94118	94163	94529	94570	94618	94808	94964	94309	95056	95134	95005
94027	94119	94164	94530	94572	94619	94820	94965	95002	95070	95135	95006
94028	94120	94172	94531	94575	94620	94850	94966	95008	95071	95136	95007
94030	94121	94177	94536	94577	94621	94901	94970	95009	95075	95138	95010
94037	94122	94188	94537	94578	94622	94903	94971	95011	95101	95139	95017
94038	94123	94401	94538	94579	94623	94904	94973	95013	95103	95140	95018
94044	94124	94402	94539	94580	94624	94912	94974	95014	95106	95141	95019
94060	94125	94403	94540	94582	94649	94913	94976	95015	95108	95148	95041
94061	94126	94404	94541	94583	94659	94914	94977	95020	95109	95150	95060
94062	94127	94497	94542	94586	94660	94915	94978	95021	95110	95151	95061
94063	94128	94501	94543	94587	94661	94920	94979	95023	95111	95152	95062
94064	94129	94502	94544	94588	94662	94924	94998	95024	95112	95153	95063
94065	94130	94505	94545	94595	94666	94925	94022	95026	95113	95154	95064
94066	94131	94506	94546	94596	94701	94929	94023	95030	95115	95155	95065
94070	94132	94507	94547	94597	94702	94930	94024	95031	95116	95156	95066
94074	94133	94509	94548	94598	94703	94933	94035	95032	95117	95157	95067
94080	94134	94511	94549	94601	94704	94937	94039	95033	95118	95158	95073
94083	94137	94513	94550	94602	94705	94938	94040	95035	95119	95159	95076
94102	94139	94514	94551	94603	94706	94939	94041	95036	95120	95160	95077
COLORADO											
80025	80301	80304	80307	80310	80466	80501	80510	80540	80435	80498	
80026	80302	80305	80308	80314	80471	80502	80516	80544	80443		
80027	80303	80306	80309	80455	80481	80503	80533	80424	80497		

APPENDIX

FLORIDA											
33901	33914	33932	33976	34105	34137	34205	34220	34237	34272	34289	33951
33902	33915	33936	33990	34106	34138	34206	34221	34238	34274	34290	33952
33903	33916	33945	33991	34107	34139	34207	34222	34239	34275	34291	33953
33904	33917	33956	33993	34108	34140	34208	34223	34240	34276	34292	33954
33905	33918	33957	33994	34109	34141	34209	34228	34241	34277	34293	33955
33906	33919	33965	34133	34110	34142	34210	34229	34242	34280	34295	33980
33907	33920	33966	34134	34112	34143	34211	34230	34243	34281	33927	33981
33908	33921	33967	34135	34113	34145	34212	34231	34249	34282	33938	33982
33909	33922	33970	34136	34114	34146	34215	34232	34250	34284	33946	33983
33910	33924	33971	34101	34116	34201	34216	34233	34251	34285	33947	34224
33911	33928	33972	34102	34117	34202	34217	34234	34260	34286	33948	
33912	33929	33973	34103	34119	34203	34218	34235	34264	34287	33949	
33913	33931	33974	34104	34120	34204	34219	34236	34270	34288	33950	
NORTH CAROLINA											
28605	28607	28608	28618	28679	28691	28692	28698				
NEVADA											
89402	89431	89435	89440	89451	89503	89507	89511	89519	89533	89595	
89405	89432	89436	89441	89452	89504	89508	89512	89520	89555	89599	
89412	89433	89437	89442	89501	89505	89509	89513	89521	89557	89704	
89424	89434	89439	89450	89502	89506	89510	89515	89523	89570		
TEXAS											
73301	78613	78630	78651	78666	78701	78714	78725	78736	78749	78760	78774
73344	78615	78633	78652	78667	78702	78715	78726	78737	78750	78761	78778
76527	78616	78634	78653	78669	78703	78716	78727	78738	78751	78762	78779
76530	78617	78640	78655	78673	78704	78717	78728	78739	78752	78763	78783
76537	78619	78641	78656	78674	78705	78718	78729	78741	78753	78764	78799
76573	78620	78642	78659	78676	78708	78719	78730	78742	78754	78765	78953
76574	78621	78644	78660	78680	78709	78720	78731	78744	78755	78766	78957
76578	78622	78645	78661	78681	78710	78721	78732	78745	78756	78767	
78602	78626	78646	78662	78682	78711	78722	78733	78746	78757	78768	
78610	78627	78648	78664	78683	78712	78723	78734	78747	78758	78772	
78612	78628	78650	78665	78691	78713	78724	78735	78748	78759	78773	
WASHINGTON											
98520	98535	98537	98547	98552	98559	98563	98568	98571	98583	98595	
98526	98536	98541	98550	98557	98562	98566	98569	98575	98587		