



The Science of Doing Non-QM Right!™

DSCR

Effective 01/05/2026

Loan Amount	FICO	Reserves	DSCR	Purchase	Rate Term Refi	Cash Out Refi
$\leq 1,000,000$	700	2 Mos	≥ 1	80%	80%	75%
		2 Mos	0.75-0.99	75%	70%	70%
		2 Mos	0 – 0.74	75%	70%	70%
	680	2 Mos	≥ 1	75%	75%	70%
		2 Mos	0.75-0.99	70%	60%	60%
		2 Mos	0 – 0.74	70%		
	660	2 Mos	≥ 1	75%	75%	70%
		2 Mos	0.75-0.99	65%	60%	60%
		2 Mos	0 – 0.74	65%		
	640	2 Mos	≥ 1	75%	70%	
	Foreign National	6 Mos	≥ 1	75%	75%	65%
		6 Mos	0.75-0.99	70%	65%	65%
		6 Mos	0 – 0.74	70%	65%	65%
$\leq 1,500,000$	700	2 Mos	≥ 1	80	75%	75%
		2 Mos	0.75-0.99	75%	70%	70%
		2 Mos	0 – 0.74	75%	70%	70%
	680	2 Mos	≥ 1	75%	70%	70%
		2 Mos	0.75-0.99	70%	60%	60%
		2 Mos	0 – 0.74	70%		
	660	2 Mos	≥ 1	75%	70%	65%
	640	2 Mos	≥ 1	65%	60%	
	Foreign National	6 Mos	≥ 1	70%	60%	60%
		6 Mos	0.75-0.99	70%		
		6 Mos	0 – 0.74	70%		



The Science of Doing Non-QM Right!™

DSCR

Effective 01/05/2026

Loan Amount	FICO	Reserves	DSCR	Purchase	Rate Term Refi	Cash Out Refi
$\leq 2,000,000$	700	12 Mos	≥ 1	75%	70%	70%
		12 Mos	0.75-0.99	70%	65%	65%
		12 Mos	0 – 0.74	70%	65%	65%
	680	12 Mos	≥ 1	70%	65%	65%
		12 Mos	0.75-0.99	65%	60%	60%
		12 Mos	0 – 0.74	65%		
	660	12 Mos	≥ 1	70%	65%	65%
	640	12 Mos	≥ 1	65%		
$\leq 2,500,000$	700	12 Mos	≥ 1	70%	70%	65%
		12 Mos	0.75-0.99	65%	60%	60%
		12 Mos	0 – 0.74	65%		
	680	12 Mos	≥ 1	70%	65%	65%
		12 Mos	0.75-0.99	60%		
		12 Mos	0 – 0.74	60%		
	660	12 Mos	≥ 1	70%	65%	65%
	640	12 Mos	≥ 1	60%		



The Science of Doing Non-QM Right!™

DSCR

Effective 01/05/2026

Loan Amount	FICO	Reserves	DSCR	Purchase	Rate Term Refi	Cash Out Refi
$\leq 3,000,000$	700	12 Mos	≥ 1	70%	65%	65%
		12 Mos	0.75-0.99	60%		
		12 Mos	0 – 0.74	60%		
	680	12 Mos	≥ 1	65%		
		12 Mos	0.75-0.99	60%		
		12 Mos	0 – 0.74	60%		
	660	12 Mos	≥ 1	65%		
	640	12 Mos	≥ 1	60%		
$\leq 3,500,000$	700	12 Mos	≥ 1	70%	65%	

See next page for OVERLAYS

PROGRAM PARAMETERS		LINKS TO CONTENT	
Minimum Loan Amount	• \$150,000	Credit Requirements	Subject Property
Minimum DSCR	• 0.00	Borrowers	Vesting to Business Entity
Maximum Cash Out	• $\leq 65\%$ LTV: \$1,000,000 • $> 65\%$ LTV: \$500,000	Assets	Miscellaneous
Housing History	• 1 x 30 x 12 months: No LTV Reduction • 0 x 60 x 12 months: 70% LTV Purch, 65% LTV Refi	Long Term Rental	Eligible States & License Requirements
Bankruptcy & <u>Housing Event</u> Seasoning	• 36 Months: No LTV Reduction • 24 Months: 75% LTV Purch, 70% LTV Refi	Short Term Rental	
Installment & Revolving History	• Payment history not considered		

OVERLAYS		OVERLAYS	
First Time Homebuyer	<ul style="list-style-type: none"> Non-Foreign National: <ul style="list-style-type: none"> ✓ 700 minimum qualification score ✓ 1.0 Min DSCR ✓ 70% Max LTV ✓ Must have a verified housing history on primary residence ✓ ITIN borrowers not eligible Foreign National: <ul style="list-style-type: none"> ✓ Eligible with no restrictions 	Short Term Rental	<ul style="list-style-type: none"> 75% Max LTV Purch 70% Max LTV Refi
Non-Perm Resident Alien, Asylum & DACA Recipients	<ul style="list-style-type: none"> 75% Max LTV 	Vacant Unit(s) on Refinance	<ul style="list-style-type: none"> 70% Max LTV
ITIN	<ul style="list-style-type: none"> 75% Max LTV Purch 65% Max LTV Refi \$1,000,000 Max Loan Amt 1.0 Min DSCR First Time Homebuyers not eligible 	Non-Arm's Length	<ul style="list-style-type: none"> 5% LTV reduction required from maximum otherwise available.
Foreign National	<ul style="list-style-type: none"> Min 680 when borrower has US Credit 	Non-Warrantable Condos	<ul style="list-style-type: none"> 75% Max LTV Purch 70% Max LTV Refi
		Condotel	<ul style="list-style-type: none"> \$1,500,000 Max Loan Amount Non-Foreign National: <ul style="list-style-type: none"> ✓ 75% Max LTV Purch ✓ 65% Max LTV Refi Foreign National: <ul style="list-style-type: none"> ✓ 70% Max LTV Purch ✓ 65% Max LTV Refi
		Baltimore City & Baltimore County	<ul style="list-style-type: none"> Not Permitted
		Philadelphia County	<ul style="list-style-type: none"> Not Permitted
		Declining Market per Appraisal	<ul style="list-style-type: none"> 75% Max LTV Purch 70% Max LTV Refi \$2,000,000 Max Loan Amt
		Interest Only	<ul style="list-style-type: none"> 75% Max LTV Purch 75% Max LTV RT Refi 70% Max LTV CO Refi Non-Foreign National: <ul style="list-style-type: none"> ✓ 680 minimum qualification score Foreign National: <ul style="list-style-type: none"> ✓ No minimum qualification score

CREDIT REQUIREMENTS

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 • 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. • To qualify as a valid tradeline, the following requirements apply: <ul style="list-style-type: none"> ✓ Must be reflected on credit report. (An acceptable 12- or 24-month housing history, not reporting on credit, may also be used as a tradeline.) ✓ Must have activity in the past 12 months and may be open or closed. ✓ Max 0 x 60 x 12. • Credit lines on which the borrower is not obligated to make payments are not acceptable. Examples include loans in a deferment period, collection or charged-off accounts, accounts discharged through bankruptcy, and authorized user accounts. • Student loans can be counted as tradelines if they are in repayment and are not deferred. <p>Foreign National:</p> <ul style="list-style-type: none"> • No minimum tradelines required
Housing Events:	<ul style="list-style-type: none"> • A Housing Event is any one of the following events listed below: <ul style="list-style-type: none"> ✓ Foreclosure, Deed-in-Lieu, or Short Sale measured from the date of completed sale or final property transfer. The Housing Event must be completed prior to loan closing with no outstanding deficiency balance remaining. ✓ 1x120 mortgage late measured from the date the mortgage was brought current. ✓ Modification measured from the date the modification was executed which resulted in: <ul style="list-style-type: none"> • 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. • If the property was surrendered in a Chapter 7 bankruptcy, the bankruptcy discharge date is used for seasoning. Bankruptcy papers may be required to show the property was surrendered. The foreclosure action is not required to be fully complete.

CREDIT REQUIREMENTS (continued)

Housing History:	<ul style="list-style-type: none"> 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. Institutional housing payments not reflected on the credit report may be documented as follows: <ul style="list-style-type: none"> ✓ Verification of Rent (VOR) or Verification of Mortgage (VOM) form; OR ✓ Lender generated payment history showing paid dates and due dates; OR ✓ Mortgage statements for the review period if they indicate the due date which each payment was applied to; OR ✓ Credit supplement through the same credit reporting agency as the original credit report. Non-Institutional housing payments not reflected on the credit report may be documented as follows: <ul style="list-style-type: none"> ✓ Verification of Rent (VOR) or Verification of Mortgage (VOM) form; OR ✓ Lender generated payment history showing paid dates and due dates; OR ✓ Mortgage statements for the review period if they indicate the due date which each payment was applied to; OR ✓ Credit supplement through the same credit reporting agency as the original credit report; AND ✓ Most recent 12 months cancelled checks or bank statements. (Note, these must be accompanied with one of the items listed above they are not sufficient alone.) A combined total of all late mortgage and rental payments in the past 12 months must be used to determine the housing history. All mortgages and rental payments should be current at time of closing. If the credit report or VOR/VOM reflects a past-due status, updated documentation is required to verify account is current. All mortgages being paid off in a refinance or new-construction purchase transaction must have a verified, monthly payment history. Mortgages with deferred payments are not eligible. 1003 REO section at a minimum must include the borrower's primary residence (if owned) and subject property (if refinance). Other REO owned free and clear or with mortgages not reporting on credit are not required to be listed.
Charge-Offs & Collections:	<ul style="list-style-type: none"> Ignored unless title is impacted.
Judgments and Tax Liens:	<ul style="list-style-type: none"> All judgments or liens affecting title must be paid. Written explanation from the borrower for any judgments, garnishments, or liens less than 10 years old is required. Active court-ordered judgments may remain open when one of the following options are met: <ul style="list-style-type: none"> ✓ 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. All of the following requirements must be met: <ul style="list-style-type: none"> ▪ A copy of the repayment agreement is obtained, ▪ A minimum of 3 months has elapsed on the plan, ▪ 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 only (additional LTV reductions may be required based on the size of the lien). All the following requirements must be met: <ul style="list-style-type: none"> ✓ A copy of the repayment agreement is obtained, ✓ A minimum of 3 months has elapsed on the plan, ✓ Evidence of timely payments for the most recent 3 months is provided, ✓ The title company must provide written confirmation confirming they are aware of the outstanding tax lien, and there is no impact to first lien position.

BORROWERS

Eligibility:	Borrower Type	Eligible?	Borrower Type	Eligible?
	US Citizen	Yes	Foreign National	Yes
	Permanent Resident Alien	Yes	ITIN	Yes
	Non-Permanent Resident Alien	Yes	Business Entities	No
	Asylum Status	Yes	Diplomatic Immunity	No
	DACA	Yes		
OFAC Sanctioned Countries:	<ul style="list-style-type: none"> The list of OFAC Sanctioned Countries can be found at: https://ofac.treasury.gov/sanctions-programs-and-country-information Borrowers from China, Russia, Iran, and North Korea are ineligible and an exception cannot be made for subject properties in the states of Arizona and Texas. For subject properties in other states, they may be eligible exception basis as long as they do not personally appear on the OFAC Sanction List. Borrowers from other OFAC Sanctioned countries may be eligible on an exception basis as long as they do not personally appear on the OFAC Sanction List. 			
First Time Investor:	<ul style="list-style-type: none"> Eligible with no LTV restrictions 			
First Time Homebuyer:	<ul style="list-style-type: none"> Defined as: Borrower(s) who have not owned at least one residential property in the United States in the last 3 years. Non-Foreign National: Eligible with restrictions, see overlays Foreign National: Eligible with no restrictions 			
Occupancy:	<ul style="list-style-type: none"> Business purpose Investment Property only Subject property not permitted to be occupied by the borrower or the borrower's family. 			
Evidence of Primary Residence:	<ul style="list-style-type: none"> Evidence of primary occupancy is required for Non-Foreign National borrowers. Borrowers who own a primary residence must satisfactorily show proof of ownership of a primary home superior in value and/or appeal to subject. Borrowers who rent a primary residence must satisfactorily show that they an active lease in place. Borrowers living rent free is generally a red flag and <i>may</i> be considered on a case-by-case basis with compelling evidence of continued occupancy. <ul style="list-style-type: none"> ✓ Borrowers residing in a marital home owned solely by the non-borrowing spouse are acceptable with sufficient evidence of ownership. (i.e. fraud report, property report). ✓ Borrowers residing rent free with other relatives or domestic partners <i>may</i> be acceptable with compelling evidence of continued occupancy. ✓ Borrowers residing rent free not meeting one of the scenarios listed above are generally ineligible. 			
ITIN:	<ul style="list-style-type: none"> Individual Taxpayer Identification Number (ITIN) borrowers are individuals with an ITIN who reside and work within the United States but do not possess U.S. citizenship. The following documentation is required for all ITIN borrowers: <ul style="list-style-type: none"> ✓ ITIN card or letter from IRS assigning the ITIN number to the borrower. ✓ Unexpired government photo ID (driver's license, passport, visa, etc.) 			

BORROWERS (continued)

Perm Resident Alien:	<ul style="list-style-type: none"> A permanent resident alien is a non-U.S. citizen authorized to live and work in the U.S. on a permanent basis. Permanent resident aliens are eligible for financing. 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."
Non-Perm Resident Alien:	<ul style="list-style-type: none"> Lawful non-permanent residents are legally accorded the privilege of residing temporarily in the United States. 2 years US residency history required, with valid Social Security Number and US credit. Validation that borrower has employment authorization is required with <u>one</u> of the following: <ul style="list-style-type: none"> ✓ A valid current Form I-766 Employment Authorization Document (EAD) work permit/card. <ul style="list-style-type: none"> ▪ The EAD may not expire within 6 months of loan application date. ▪ The EAD documentation is acceptable up to 540 days if an automatic extension has been granted. ✓ Form I-765 Application for Employment Authorization. The form must reflect approval status in the Action Block (upper right-hand corner) ✓ Form I-797, I-797A, or I-797B or I-797C conveying approval status. ✓ Employment authorization may also be evidenced by certain VISA types. Some common VISAs allowing employment include E-3, H-1B, L, O, and P. Copy of borrower's passport is not required.
Asylum:	<ul style="list-style-type: none"> Individuals granted asylum are eligible for financing. 2 years US residency history required, with valid Social Security Number and US credit. Validation that borrower has employment authorization is required with <u>one</u> of the following: <ul style="list-style-type: none"> ✓ A valid current Form I-766 Employment Authorization Document (EAD) work permit/card referencing Category C08. <ul style="list-style-type: none"> ▪ The EAD may not expire within 6 months of loan application date. ▪ The EAD documentation is acceptable up to 540 days if an automatic extension has been granted. ✓ Form I-765 Application for Employment Authorization. The form must reflect approval status in the Action Block (upper right-hand corner) ✓ Form I-797, I-797A, or I-797B or I-797C conveying approval status. ✓ Form I-94 with a stamp or notation such as "asylum granted indefinitely". ✓ Form I-94 with an admission class of "AY" Copy of borrower's passport is not required.

BORROWERS (continued)

DACA:	<ul style="list-style-type: none"> Individuals who can provide documentation of current DACA status along with work authorization are eligible for financing under the same criteria as a non-permanent resident. 2 years US residency history required, with valid Social Security Number and US credit. Validation that borrower has employment authorization is required with one of the following: <ul style="list-style-type: none"> ✓ A valid current Form I-766 Employment Authorization Document (EAD) work permit/card referencing Category C33. <ul style="list-style-type: none"> ▪ The EAD may not expire within 6 months of loan application date. ▪ The EAD documentation is acceptable up to 540 days if an automatic extension has been granted. ✓ Form I-765 Application for Employment Authorization. The form must reflect approval status in the Action Block (upper right-hand corner) ✓ Form I-797, I-797A, or I-797B or I-797C conveying approval status. Copy of borrower's passport is not required.
Foreign National:	<ul style="list-style-type: none"> A Foreign National is a non-resident alien who is not authorized to live or work in the U.S. A Foreign National may periodically visit the U.S. for various reasons including vacation and/or business, however, they must live in another country. This must be evidenced on URLA Page 1 Current Address. Borrower must provide a third-party document with an address that matches the primary residence on the application e.g., lease agreement, utility bill, financial statement. A US Mailing address is required. Once obtained, ACC to update URLA Page 1 Mailing Address. Automatic Payment Authorization (ACH) is required from a US checking account and will be arranged through closing on ACC's form. Florida Foreign Interest Affidavit is required at closing for subject properties located in the state of Florida. Copy of the borrower's foreign issued passport must be obtained. Visa is not required.

ASSETS

Asset Verification:	<ul style="list-style-type: none"> Assets must be seasoned for 30 days or sourced. Assets must be verified with one of the following: <ul style="list-style-type: none"> ✓ Account statements for the most recent month or quarter indicating opening and closing balances. ✓ Written Verification of Deposit (VOD) completed by the financial institution. ✓ Statements provided by third-party asset verification companies (e.g., AccountChek, Finicity, Plaid) if the vendor participates in FNMA Day 1 Certainty.
Large Deposits:	<ul style="list-style-type: none"> Generally, not sourced. Sourcing may be necessary in some situations. Examples can include but are not limited to completing a full-30 days of asset verification for funds to close when moved from foreign accounts or documenting the minimum borrower contribution has been met from borrower's own funds.
Seller Concessions:	<ul style="list-style-type: none"> Percentage is based on of the lesser of the property's sales price or appraised value and may be applied towards the buyer's closing costs, prepaid expenses, discount points, and other financing concessions. Maximum 6%
Borrower Contribution:	<ul style="list-style-type: none"> Minimum 10% of sales price

ASSETS (continued)

Gift Funds:	<ul style="list-style-type: none"> US Citizens, ITIN & Permanent Resident Aliens: Permitted after the borrower has documented the minimum required borrower contribution. Foreign National, Non-Permanent Resident Aliens, Asylum & DACA: Not Permitted. Gift funds must be from a relative and can be used for down payment, closing costs and reserves. A signed gift letter is required and must provide donor's name, address, phone, and relationship to borrower, dollar amount of gift, and donor's statement that no repayment is expected. Gift funds must be sent <i>prior to CTC</i> in the following scenarios: <ul style="list-style-type: none"> ✓ If borrower(s) are ITIN, and the gift may be sent to the borrower or title agent. ✓ If being used for reserves, and the gift may only be sent to the borrower. Gifts needed for reserves may not be sent to the title agent. Sufficient funds to cover the gift must be verified as either currently in the donor's account or evidence of transfer into the borrower's account. Acceptable documentation includes any of the following: <ul style="list-style-type: none"> ✓ Copy of the donor's check or withdrawal slip and the borrower's deposit slip ✓ Copy of the donor's check to the closing agent ✓ Evidence of wire transfer from donor to borrower ✓ Settlement statement showing receipt of the donor's check When the funds are not transferred prior to closing, it must be documented that the donor gave the closing agent the gift funds in the form of a certified check, a cashier's check, money order, or wire transfer.
Gift of Equity:	<ul style="list-style-type: none"> Not Eligible
Reserves:	<ul style="list-style-type: none"> Reserves are measured by the number of months of housing expense a borrower could pay using his or her financial assets. The highest reserve requirement, rather than a cumulative total, should be used when a transaction has multiple required reserves. Reserve requirements limited to subject property only. Additional reserves for other REO not required. Cash out proceeds may be used to satisfy reserve requirements.
Spousal Accounts:	<ul style="list-style-type: none"> Accounts held solely in the name of a non-borrowing spouse may be used for down payment and closing costs only and are subject to the standard seasoning requirements. Accounts held solely in the name of a non-borrowing spouse may be used to meet minimum borrower contribution. Accounts held solely in the name of a non-borrowing spouse may not be used to meet reserve requirements.
Foreign Assets for Reserves:	<ul style="list-style-type: none"> Assets held in foreign accounts may be used for reserve requirements. 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.

ASSETS (continued)

Foreign Assets for Funds to Close:	<ul style="list-style-type: none"> Must be verified with most recent 2-months account statements, or most recent quarterly account statement, indicating opening and closing balances, and reflecting a consecutive 60 days of asset verification. A combination of foreign and US account(s) may be used to document the full 60 days. When funds are moved from a foreign account to a US account within the 60-day period, documentation to connect the movement must be provided. Accounts held in a foreign bank <i>with</i> FDIC insured U.S. branches must be: <ul style="list-style-type: none"> ✓ Transferred to a U.S. domiciled account in the borrower's name. OR ✓ Wired directly to the closing agent. Wire transfer to include bank name, accountholder name, and account number. Bank used as source of wire transfer must match the bank holding the assets verified in the loan file. ✓ Accounts held in a foreign bank <i>without</i> FDIC insured U.S. branches must be: <ul style="list-style-type: none"> ✓ Transferred to a U.S. domiciled account in the borrower's name at least ten (10) days prior to closing. (Exceptions not available) OR ✓ Wired directly to the closing agent. Wire transfer to include bank name, accountholder name, and account number. Bank used as source of wire transfer must match the bank holding the assets verified in the loan file. Accounts held in a Wise account: <ul style="list-style-type: none"> ✓ Transferred to a U.S. domiciled account in the borrower's name at least ten (10) days prior to closing. (Exceptions available) OR ✓ Wired directly to the closing agent. Wire transfer to include bank name, accountholder name, and account number. Bank used as source of wire transfer must match the bank holding the assets verified in the loan file.
---	---

LONG-TERM RENTAL

Appraisal / Market Rent:	<ul style="list-style-type: none"> A FNMA Form 1007 or 1025 Comparable Rent Schedule prepared by the appraiser is required to determine the market rent. If the subject property is currently tenant occupied, the 1007 or 1025 must also reflect the current monthly rent.
Vacant / Qualifying Rental Income:	<ul style="list-style-type: none"> If the subject property is currently vacant: <ul style="list-style-type: none"> ✓ Use 100% of the 1007/1025 estimated long term rent. (No vacancy factor applies) ✓ See OVERLAYS for LTV restrictions.
Tenant Occupied/ Qualifying Rental Income:	<ul style="list-style-type: none"> If the subject property is currently tenant occupied with a long-term or month-to-month lease: <ul style="list-style-type: none"> ✓ Copy of the Lease Agreement is required. ✓ Lease must cover the entire home. Leases which rent by the room are not eligible. ✓ Use the lower of the Lease Agreement or the 1007/1025 estimated long term rent for qualification.
Qualifying with Higher Lease Amount:	<ul style="list-style-type: none"> Qualifying with a lease amount higher than the market rent on FNMA Form 1007/1025 is allowed when the following requirements are met: <ul style="list-style-type: none"> ✓ Most recent three months proof of rent receipt is required.
Accessory Dwelling Unit (ADU):	<ul style="list-style-type: none"> Rental income may be used for accessory dwelling unit(s) (ADU) subject to the following: <ul style="list-style-type: none"> ✓ Appraisal must reflect zoning compliance is legal. Permit is not required to establish zoning compliance. ✓ Appraisal must include at least one comparable with an accessory unit. ✓ Market rent for the accessory unit must be documented on FNMA Form 1007. ✓ If leased, file must include a copy of the current lease agreement with two (2) months proof of current receipt. ✓ Use the lower of the market rent on FNMA Form 1007 or actual rent to calculate the DSCR.

SHORT-TERM RENTAL

Appraisal / Market Rent:	<p>One of the following methods may be used to determine the appraiser's market rent:</p> <ul style="list-style-type: none"> • A FNMA Form 1007 or 1025 Comparable Rent Schedule prepared by the appraiser. It is acceptable for the 1007 or 1025 to reflect long term or short term estimated market rent. • An alternative market rent analysis similar to Nationwide's "STR Pro" is also allowed, subject to the following: <ul style="list-style-type: none"> ✓ Analysis must be completed pursuant to the lender's appraisal management process. ✓ Must be completed by a licensed appraiser. ✓ Must include daily rental rate and occupancy percentage. • It is acceptable for the Occupancy on appraisal page 1 to indicate Vacant or Tenant, as appraisers vary on how they complete this field for short-term rentals.
Monthly Rent:	<p>One of the following methods may be used to determine the monthly rent:</p> <p><u>Property currently used as a short-term rental:</u></p> <ul style="list-style-type: none"> • Purchase <ul style="list-style-type: none"> ✓ The monthly rent can be determined by using a 12-month look back period to account for seasonality. (see next page for details) ✓ This documentation is obtained from the seller on a purchase. ✓ If the seller's lookback documentation cannot be obtained, the monthly rent can be determined by using an AIRDNA report. (see next page for details) • Refinance <ul style="list-style-type: none"> ✓ The monthly rent can be determined by using a 12-month look back period to account for seasonality. (see next page for details) ✓ This documentation is obtained from the borrower on a refinance. <p><u>Property not currently used as a short-term rental:</u></p> <ul style="list-style-type: none"> • Purchase <ul style="list-style-type: none"> ✓ The monthly rent can be determined by using an AIRDNA report. (see next page for details) • Refinance <ul style="list-style-type: none"> ✓ LOE from the borrower is required, stating their plans to use the property as a short-term rental in the future, and affirming that they have not used it as a short-term rental in the past. ✓ The appraisal photos should generally support staging or preparation for usage as a short-term rental. ✓ The monthly rent can be determined by using an AIRDNA report, on an exception basis. This option is otherwise reserved for purchases only. (see next page for details)

SHORT-TERM RENTAL (continued)

12-Month Lookback Period	<ul style="list-style-type: none"> Rents for the look back period must be documented with either 12-monthly statements or an annual statement provided by the on-line service. The statement(s) must identify: <ul style="list-style-type: none"> ✓ The subject property/unit. ✓ Rents collected for the previous 12 months. ✓ Vendor or management fees charged, if applicable. If the borrower owns a single rental property, 12-months bank statements with deposits clearly identified/sourced as rental income can be substituted for the above. If two or more rental properties are owned, the above is required. A screen shot of the online listing is required and must show the property currently marketed as a short-term rental. When short-term rental income is documented using multiple sources, the lowest source of monthly income is to be utilized for calculating DSCR.
AIRDNA	<ul style="list-style-type: none"> AirDNA Rentalizer (Property Earning Potential Report) <ul style="list-style-type: none"> ✓ Forecast period must cover 12-months and dated 90-days within the Note date ✓ Maximum occupancy limited to 2 individuals per bedroom ✓ Must have three (3) comparable properties similar in size, room count, amenities, availability, and occupancy ✓ Market score must be 60 or greater as reflected on the Property Earning Potential Report. The AirDNA report may be obtained internally by the ACC Underwriter.
Qualifying Rental Income:	<ul style="list-style-type: none"> When using 12-Month Lookback documentation, use the lower of these two figures: <ul style="list-style-type: none"> ✓ Appraiser's market rent. ✓ 75% of the net rental income after all vendor or management fees charged from the 12-month lookback documentation. When using AirDNA, use the higher of these two figures: <ul style="list-style-type: none"> ✓ Appraiser's market rent. ✓ 80% of the projected revenue from the Property Earning Potential Report.

SUBJECT PROPERTY

Eligibility:	Property Type	Eligible?	Property Type	Eligible?
	SFR Attached or Detached	Yes	Assisted living facilities	No
	PUD Attached or Detached	Yes	Boarding houses or bed/breakfast properties	No
	Warrantable Condominium	Yes	Properties with a C5 or C6 condition rating	No
	Non-Warrantable Condominium	Yes	Properties with zoning violations	No
	Townhomes	Yes	Vacant land or land development properties	No
	2-4 Unit	Yes	Homes on Native American Land (Reservations)	No
	Rural Properties	No	Hawaii properties in lava zones 1 and/or 2	No
	Log Homes	No	Houseboats	No
	Modular	Yes	Fractional ownership	No
	Condotel	Yes	Agricultural properties (including farms, ranches, or orchards)	No
	Manufactured or Mobile homes	No	Properties used for the cultivation, distribution, manufacture, or sale of marijuana	No
	Co-op/timeshare hotels	No	Properties not readily accessible by roads that meet local standards	No
	Cooperative share loans	No	Properties not suitable for year-round occupancy, regardless of location	No
	Dome or geodesic homes	No	Barn Conversions / Barndominiums	No
	Mixed Use	No		
Acreage:	<ul style="list-style-type: none"> Maximum 2 acres 			
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. 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. For rate-term refinances, no seasoning requirement is necessary. For both types of refinances, the lesser of the most recent list price or the current appraised value must be used to determine LTV. 			
Appraisal Review:	<ul style="list-style-type: none"> All loans require an appraisal review product as follows: <ul style="list-style-type: none"> ✓ Loan Amount \leq \$2M: FNMA Collateral Underwriter (CU) score of 2.5 or less or a Collateral Desktop Analysis (CDA). ✓ Loan Amount $>$ \$2M: Second 2nd full appraisal. If the CDA reflects a value more than 10% below the appraised value or cannot provide a validation, the file must include either a field review or a second appraisal. These may not be from the same appraiser or appraisal company as the original report. If two appraisals are required, the lower of the two values or the purchase price must be used. 			

SUBJECT PROPERTY (continued)

Appraisal Delivery/Receipt:	<ul style="list-style-type: none"> Not applicable, applies to Primary Residence HPML transactions only. Appraisal Waiver of 3-day Delivery will be executed at closing.
Property Flips & HPML Appraisal Rule:	<ul style="list-style-type: none"> Not applicable, applies to Primary Residence HPML transactions only.
Determining LTV:	<ul style="list-style-type: none"> Purchase – Lesser of appraised value or purchase price. Rate/Term Refinance – Current appraised value is used. Cash Out Refinance – <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"> ○ ≤ 75% LTV: Current appraised value can be used. ○ > 75% LTV: 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.
Non-Arm's Length:	<ul style="list-style-type: none"> Non-Arm's length transactions involve a direct relationship outside of the subject transaction between a borrower and a party to the loan. The appraiser must be informed of the relationship and address any impact on market value. Examples of Non-Arm's length transactions include, but are not limited to, the following: <ul style="list-style-type: none"> ✓ Family member sales. ✓ Buyer trading properties with the seller. ✓ Property seller foreclosure bailouts. ✓ Existing buyer relationship with loan officer, real estate agents, closing agent, appraiser, builder, or developer. Non-Arm's length transactions are subject to all the following requirements: <ul style="list-style-type: none"> ✓ Relationship must be fully disclosed. ✓ Borrower to provide a written explanation stating relationship to the seller and reason for purchase. ✓ Borrower to provide a copy of the canceled earnest money check paid to the property seller. ✓ ACC must be satisfied that the transaction makes sense. ✓ All liens on title to be paid in full and reflected on the settlement statement. ✓ Lesser of sales price or current appraised value to be used to calculate the LTV. ✓ Borrowers cannot provide services on transaction (closing agent, title agent, appraiser, etc.) ✓ The borrower may not be an owner of a business entity selling the subject property. The following additional requirements apply only to family sales: <ul style="list-style-type: none"> ✓ Payment history for the seller's mortgage on the subject property must be obtained and show no pattern of delinquency within the past 12 months (if applicable) ✓ Verification that the borrower has not been in title to the property in the past 24 months.

VESTING TO A BUSINESS ENTITY

General Requirements:	<ul style="list-style-type: none"> Investment Property Only. 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) Multi-level entity structures are not allowed. Entity must be domiciled in a U.S. State. Mandatory in the following states if the broker doesn't have an active NMLS license. <ul style="list-style-type: none"> ✓ FL, GA, IA, KS, MT, NE, NJ, TN, & VA.
Borrowers:	<ul style="list-style-type: none"> Any combination of member(s)/managers representing a cumulative total of at least 25% entity ownership must be borrowers on the subject transaction.
Personal Guarantee:	<ul style="list-style-type: none"> Personal Guarantees must be signed at closing by all entity member(s)/manager(s) acting as a borrower on the subject transaction. Personal Guarantees in community property states must be accompanied with a Spousal Consent to Pledge form.
Entity Documents:	<ul style="list-style-type: none"> LLC documentation requirements: <ul style="list-style-type: none"> ✓ Entity articles of organization or partnership (or equivalent) ✓ Evidence of good standing for the state in which the entity was formed (e.g., Certificate, screen shot from state website) ✓ Entity documents authorizing the guarantor to execute loan documents on behalf of the entity (e.g., Operating Agreement, Certificate of Authorization) <ul style="list-style-type: none"> ○ If not available for a single member LLC, a Single Member Limited Liability Company Borrowing Certificate is required ✓ Entity documents that include a list of members/managers and ownership percentage (e.g., organization structure) ✓ EIN/Tax Identification Number <ul style="list-style-type: none"> ○ Single member LLC may use EIN or the guarantor social security number ○ Multi-member LLCs require an EIN Corporation documentation requirements: <ul style="list-style-type: none"> ✓ Filed Certificate/Articles of Incorporation & By-Laws or equivalent. <ul style="list-style-type: none"> ○ Must include a list of owners and ownership percentages. ○ Must support the borrower(s) authorization to execute documents on behalf of the entity. ✓ Amendments if applicable. ✓ Certificate of Good Standing from the state in which the entity was formed. ✓ EIN / Tax Identification Number ✓ Borrowing Resolution/Corporate Resolution granting authority of signer to enter loan obligation ✓ Receipt of current year franchise tax payment or clear search Partnership documentation requirements: <ul style="list-style-type: none"> ✓ Filed Partnership Agreement. <ul style="list-style-type: none"> ○ Must include a list of owners and ownership percentages. ○ Must support the borrower(s) authorization to execute documents on behalf of the entity. ✓ Amendments if applicable. ✓ Certificate of Good Standing from the state in which the entity was formed. ✓ EIN / Tax Identification Number.

MISCELLANEOUS

Document Expiration:	<ul style="list-style-type: none"> Measured to closing date: <ul style="list-style-type: none"> ✓ Assets 60 days ✓ Income 60 days ✓ Appraisal 120 days ✓ ACC Credit Report 120 days ✓ Title Commitment and CPL 120 days
Amortization:	<ul style="list-style-type: none"> Non Foreign National: 15 yr. Fixed, 30 yr. Fixed, 30 yr. Fixed IO, 40 yr. Fixed IO Foreign National: 15 yr. Fixed, 30 yr. Fixed, 30 yr. Fixed IO
Multiple Properties and ACC Exposure:	<ul style="list-style-type: none"> There is no limit on the number of other properties borrowers may currently have financed. Multiple investment property transactions for one borrower may proceed as DSCR only. ACC Mortgage exposure may not exceed \$5M aggregate for each individual borrower. Exceptions to this policy will be reviewed on a case-by-case basis.
Acceptable Vesting Structures:	<ul style="list-style-type: none"> Acceptable forms of vesting are: <ul style="list-style-type: none"> ✓ Individuals ✓ Joint Tenants ✓ Tenants in Common ✓ Inter Vivos Revocable Trust ✓ Limited Liability Companies, Partnerships, Corporations, and S Corporations (Investment Property Only) Note: Only individuals can act as borrowers. The other entities listed above relate only to an ownership interest in the subject property.
Limited Power of Attorney:	<ul style="list-style-type: none"> A Limited Power of Attorney (POA) is acceptable when all the following requirements are met: <ul style="list-style-type: none"> ✓ It is specific to the transaction. ✓ It is recorded with the Mortgage/Deed of Trust. ✓ It contains an expiration date. ✓ It is used to execute only the final loan documents. ✓ The Borrower who executed the POA signed the initial 1003. ✓ An interested party to the transaction (such as seller, broker, loan officer, realtor, etc.) may not act as Power of Attorney. ✓ Not eligible for cash-out transactions. ✓ Not eligible for foreign national borrowers. ✓ Not eligible for Remote Online Notary closings.
Escrows:	<ul style="list-style-type: none"> Escrow funds/impound accounts can be waived (except for Flood Insurance Premium) when the following requirements are met: <ul style="list-style-type: none"> ✓ Loan is not HPML ✓ LTV less than 80% ✓ Minimum decision credit score of 720 ✓ Minimum 12-months of reserves Pricing adjustment may apply, see applicable loan program rate sheet.

MISCELLANEOUS (continued)

Prepayment Penalty:	<ul style="list-style-type: none"> 6 Months interest on 80% of original principal balance. 1, 2, 3, 4, and 5 year terms available State Overlays: <ul style="list-style-type: none"> ✓ AK: Not Allowed ✓ IL: Not allowed on loans vested to individuals ✓ KS: Not Allowed ✓ MI: Not Allowed ✓ MN: Not Allowed ✓ MS: Not Allowed ✓ NJ: not allowed on loans vested to individuals ✓ NM: Not Allowed ✓ OH: Maximum 1% of the balance ✓ PA: Not allowed on loans vested to individuals on loan amounts of \$319,777 or less (OK to close in business entity)
----------------------------	---

ELIGIBLE STATES & LICENSE REQUIREMENTS

ACC Licensed States:	<ul style="list-style-type: none"> AK, AL, AR, AZ, CA, CO, CT, DE, DC, FL, GA, IA, ID, IL, IN, KS, KY, LA, MD, ME, MI, MN, MS, MT, NC, ND, NE, NH, NJ, NM, NV, OH, OK, OR, PA, RI, SC, SD, TN, TX, UT, VA, VT, WA, WI, WV, WY
Expanded Eligibility for Non-Licensed Originators:	<p>State license not required</p> <ul style="list-style-type: none"> All Title Vesting Types: <ul style="list-style-type: none"> ✓ AK, AL, AR, CO, CT, DC, DE, GA, HI, IA, IL, IN, KS, KY, LA, MA, MD, ME, MO, MS, NC, NE, NH, NM, NY, OH, OK, PA, SC, TN, TX, VT, WA, WI, WV, & WY Business Entity Title Vesting Only: <ul style="list-style-type: none"> ✓ FL, MT, NJ & VA <p>Real Estate Broker State license required</p> <ul style="list-style-type: none"> All Title Vesting Types: <ul style="list-style-type: none"> ✓ CA, MI

