

ACCMortgage

1801 Research Blvd., Suite 410 · Rockville, MD 20850
www.accmortgage.com | Toll Free: 877.349.0501



CLOSED-END SECONDS

Effective 11/02/2026

MAXIMUM CLTV		PRIME			PRIME PLUS			DSCR
Loan Amount	FICO	Primary Residence	Second Home	Investment	Primary Residence	Second Home	Investment	Investment
≤ $500,000	720	90%	85%	80%	90%	75%	75%	80%
	700	90%	85%	80%	85%	70%	70%	75%
	680	85%	80%	80%	80%	65%	65%	65%
	660	80%	70%	70%	N/A	N/A	N/A	N/A
≤ $750,000	720	80%	75%	70%	N/A	N/A	N/A	N/A
	700	80%	70%	65%	N/A	N/A	N/A	N/A
	680	75%	65%	60%	N/A	N/A	N/A	N/A
≤ $1,000,000	720	65%	N/A	N/A	N/A	N/A	N/A	N/A
	700	60%	N/A	N/A	N/A	N/A	N/A	N/A

LINKS TO CONTENT

Program Parameters	Credit Requirements	Subject Property
Location Overlays	Borrowers	Vesting to Business Entity
Overlays	Assets	Miscellaneous
		Eligible States & License Requirements

MBA MORTGAGE BANKERS ASSOCIATION

Information is intended solely for mortgage bankers, mortgage brokers, financial institutions and correspondent lenders. Not intended for distribution to consumers, as defined by Section 1026.2 of Regulation Z, which implements the Truth-In-Lending Act. This information is subject to change at any time without notice. Please contact your Account Executive for full details.

2020 Top Mortgage Workplaces PRESENTED BY MPA EQUAL HOUSING OPPORTUNITY

We have home lending down to a science

ACCMortgage

CLOSED-END SECONDS *Effective 11/02/2026*

PROGRAM PARAMETERS	PRIME	PRIME PLUS	DSCR
Available Doc Types	• Full Doc • Bank Statement • P&L Only • 1099 • Asset Depletion	• Full Doc	• DSCR
Min DSCR	• N/A	• N/A	• 1.0
Maximum DTI	• 50%	• 50%	• N/A
Minimum Reserves	• $0	• $0	• $0
Minimum Loan Amount	• $150,000	• $150,000	• $150,000
Maximum Loan Amount	• $1,000,000	• $500,000	• $500,000
Maximum Cash Out	• $1,000,000	• $500,000	• $500,000
Minimum Residual Income	• $0	• $0	• N/A
Loan Purpose	• Standalone Second only • Simultaneous Close not permitted	• Standalone Second only • Simultaneous Close not permitted	• Standalone Second only • Simultaneous Close not permitted
Housing History	• 0x30x12	• 0x30x12	• 0x30x12
Bankruptcy Seasoning	• 48 months	• 84 months	• 48 months
Housing Event Seasoning	• 48 months	• 84 months	• 48 months
Maximum Acreage	• 5 Acres	• 5 Acres	• 5 Acres

LOCATION OVERLAYS	PRIME	PRIME PLUS	DSCR
Baltimore City	• Not Permitted	• Not Permitted	• Not Permitted
Philadelphia, PA	• Max CLTV is reduced by 10%	• Max CLTV is reduced by 10%	• Max CLTV is reduced by 10%
State of NY	• Investment Property ✓ Permitted with No Restrictions • Primary & Second Home ✓ Not Permitted	• Investment Property ✓ Permitted with No Restrictions • Primary & Second Home ✓ Not Permitted	• Permitted with No Restrictions
State of TN	• Max 180 Month Term	• Max 180 Month Term	• Max 180 Month Term
State of TX	• Primary Residence ✓ Max 80% CLTV • Investment Property & Second Home ✓ Permitted with No Restrictions	• Primary Residence ✓ Max 80% CLTV • Investment Property & Second Home ✓ Permitted with No Restrictions	• Permitted with No Restrictions

MBA MORTGAGE BANKERS ASSOCIATION

Information is intended solely for mortgage bankers, mortgage brokers, financial institutions and correspondent lenders. Not intended for distribution to consumers, as defined by Section 1026.2 of Regulation Z, which implements the Truth-In-Lending Act. This information is subject to change at any time without notice. Please contact your Account Executive for full details.

2020 Top Mortgage Workplaces PRESENTED BY MPA EQUAL HOUSING OPPORTUNITY

We have home lending down to a science

ACCMortgage

CLOSED-END SECONDS *Effective 11/02/2026*

OVERLAYS	PRIME	PRIME PLUS	DSCR
Limited Tradelines	• Max 75% CLTV • Primary Residence Only	• Not Permitted	• Not Permitted
Loan Amount > $750,000	• Max 43% DTI • Full Doc or Bank Statements only • SFR or PUD only	• Not Permitted	• Not Permitted
P&L Only Doc Type	• Max CLTV is reduced by 5% • Max 80% CLTV • Primary & Second Home ✓ Max $750,000 Loan Amount • Investment Property ✓ Max $500,000 Loan Amount	• Not Permitted	• N/A
Asset Depletion Doc Type	• Primary Residence Only • Max CLTV is reduced by 10% when used as the primary income source	• Not Permitted	• N/A
Declining Market per Appraisal	• Max CLTV is reduced by 5%	• Max CLTV is reduced by 5%	• Max CLTV is reduced by 5%
Rural	• Primary Residence only • 1-Unit SFR only • No agricultural features • Max $500,000 Loan Amount • Min 700 Qual Score • Max 70% CLTV with a 720 Qual Score • Max 60% CLTV with a 700 Qual Score	• Not Permitted	• Not Permitted
2-4 Units	• Permitted with No Restrictions	• Permitted with No Restrictions	• Max CLTV is reduced by 5%
Non-Warrantable Condo	• Max 75% CLTV	• Not Permitted	• Not Permitted
Warrantable Condo	• Permitted with No Restrictions	• Permitted with No Restrictions	• Not Permitted
Interest Only	• Max 70% CLTV • Min 700 Qual Score • Primary Residence only • Max $750,000 Loan Amount • 1st Lien must be fully amortizing	• Not Permitted	• Not Permitted

MBa MORTGAGE BANKERS ASSOCIATION

Information is intended solely for mortgage bankers, mortgage brokers, financial institutions and correspondent lenders. Not intended for distribution to consumers, as defined by Section 1026.2 of Regulation Z, which implements the Truth-In-Lending Act. This information is subject to change at any time without notice. Please contact your Account Executive for full details.

2020 Top Mortgage Workplaces PRESENTED BY MPA EQUAL HOUSING OPPORTUNITY

CREDIT REQUIREMENTS

Senior Lien:

- Ineligible Senior Lien terms include, but are not limited to:
  - ✓ Loans in active forbearance or deferment
  - ✓ Negative amortization
  - ✓ Balloon, if the balloon payment becomes due during the amortization period of the new 2nd lien
  - ✓ Reverse mortgages
  - ✓ Private mortgages opened within the past 12 months
  - ✓ Tax and judgment liens
  - ✓ In Texas, any active Section 50(a)(6) cash-out or home equity loan/line
- The following documentation is required:
  - ✓ Copy of the most recent monthly mortgage statement.
- For all senior liens that are determined to be ARM loans, the greater of the note rate or the fully indexed rate is used to determine the qualifying PITIA. The fully indexed rate is calculated by adding the margin to the index.

Qualifying Credit Score:

PRIME & PRIME PLUS:

- Primary wage earner is used to determine the overall loan qualifying credit score.
  - ✓ If three scores are provided, use middle score
  - ✓ If two scores are provided, use lowest score
  - ✓ If one score is provided, the borrower is not eligible
- Each additional borrower must have at least one score.
  - ✓ If three scores are provided, at least one must be 620+
  - ✓ If two scores are provided, at least one must be 620+
  - ✓ If one score is provided, it must be 620+
- When qualifying income is equal for all borrowers the highest representative score is used to determine the loan qualifying score.
- For Asset Depletion doc type, the highest overall borrower representative score is used to determine the loan qualifying score.

DSCR:

- Each individual borrower's qualification score is determined as follows:
  - ✓ 3 scores: Middle score
  - ✓ 2 scores: Lowest score
  - ✓ 1 score: Borrower is not eligible
- Highest qualification score of all borrowers is used for overall loan qualification.

MBa MORTGAGE BANKERS ASSOCIATION

Information is intended solely for mortgage bankers, mortgage brokers, financial institutions and correspondent lenders. Not intended for distribution to consumers, as defined by Section 1026.2 of Regulation Z, which implements the Truth-In-Lending Act. This information is subject to change at any time without notice. Please contact your Account Executive for full details.

2020 Top Mortgage Workplaces PRESENTED BY MPA EQUAL HOUSING OPPORTUNITY

CREDIT REQUIREMENTS *(continued)*	
Tradelines:	• All borrowers must meet the minimum tradeline requirements • Standard: ✓ 3 tradelines reporting for 12+ months or ✓ 2 tradelines reporting for 24+ months with activity in the last 12 months or ✓ 1 mortgage or installment tradeline reporting for 36+ months with activity in the last 12 months • Limited: ✓ Allowed on PRIME only, see Overlays • To qualify as a valid tradeline, the following requirements apply: ✓ The credit line must be reflected on the borrower's credit report. ✓ The account must have activity in the past 12 months and may be open or closed. ✓ Tradelines used to qualify may not exceed 0x60 in the most recent 12 months. ✓ An acceptable 12- or 24-month housing history not reporting on credit may also be used as a tradeline. • 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.
Housing History:	• A 12-month mortgage history is required for all financed properties owned by the borrower. • A 12-month rental history is required when the borrower is renting their current primary residence. • Institutional housing payments not reflected on the credit report may be documented as follows: ✓ 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: ✓ 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.

MBa MORTGAGE BANKERS ASSOCIATION

Information is intended solely for mortgage bankers, mortgage brokers, financial institutions and correspondent lenders. Not intended for distribution to consumers, as defined by Section 1026.2 of Regulation Z, which implements the Truth-In-Lending Act. This information is subject to change at any time without notice. Please contact your Account Executive for full details.

2020 Top Mortgage Workplaces PRESENTED BY MPA EQUAL HOUSING OPPORTUNITY

CREDIT REQUIREMENTS *(continued)*	
Housing Events:	• A Housing Event is any one of the following events listed below: ✓ 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: • 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.
Charge-Offs and Collections:	• The following accounts may remain open: ✓ Collections and charge-offs < 24 months old with a maximum cumulative balance of $2,000 ✓ Collections and charge-offs ≥ 24 months old with a maximum of $2,500 per occurrence ✓ All medical collections • Collection and charge-off balances exceeding the amounts listed above must be paid in full.
Judgments and Tax Liens:	• 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: ✓ The amount is the lessor 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: ▪ 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, and ▪ The maximum payment required under the plan is included in the DTI.
IRS Installment Agreements:	• IRS Installment Agreements may remain open when the borrower is currently in repayment. • All of the following requirements must be met: ✓ A copy of the installment agreement is obtained, ✓ A minimum of 2 months has elapsed on the plan, ✓ Evidence of timely payments for the most recent 2 months is provided, and ✓ The maximum payment required under the plan is included in the DTI.
ASSETS	
General Requirements:	• No cash to close and/or reserves are required.

MBa MORTGAGE BANKERS ASSOCIATION

Information is intended solely for mortgage bankers, mortgage brokers, financial institutions and correspondent lenders. Not intended for distribution to consumers, as defined by Section 1026.2 of Regulation Z, which implements the Truth-In-Lending Act. This information is subject to change at any time without notice. Please contact your Account Executive for full details.

2020 Top Mortgage Workplaces PRESENTED BY MPA EQUAL HOUSING OPPORTUNITY

BORROWERS

Eligibility:

Borrower Type	Eligible?	Borrower Type	Eligible?
US Citizen	Yes	Foreign National	No
Permanent Resident Alien	Yes	ITIN	No
Non-Permanent Resident Alien	Yes	Business Entities	No
Asylum Status	No	Diplomatic Immunity	No
DACA	No		

Non-Borrowers

- Borrowers on the second lien are not required to be a borrower on the senior lien.
- Borrowers on the senior lien and/or on title who is not a borrower on the second lien must:
  - ✓ Provide written acknowledgement that they're aware of the transaction, and
  - ✓ Execute the security instrument as a non-borrowing owner

Non-Occupant Co-Borrowers:

- Not permitted

OFAC Sanctioned Countries:

- 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 if they do not personally appear on the OFAC Sanction List.

Perm Resident Alien:

- A permanent resident alien is a non-U.S. citizen authorized to live and work in the U.S. on a permanent basis.
- Acceptable evidence of lawful permanent residency must be documented and meet one of the following criteria:
  - ✓ 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. Note, the PRA cannot file USCIS Form I-751 requesting removal of the conditions until 90 days prior to expiration.
  - ✓ 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."

MBA MORTGAGE BANKERS ASSOCIATION

Information is intended solely for mortgage bankers, mortgage brokers, financial institutions and correspondent lenders. Not intended for distribution to consumers, as defined by Section 1026.2 of Regulation Z, which implements the Truth-In-Lending Act. This information is subject to change at any time without notice. Please contact your Account Executive for full details.

2020 Top Mortgage Workplaces PRESENTED BY MPA EQUAL HOUSING OPPORTUNITY

BORROWERS *(continued)*	
Non-Perm Resident Alien:	• 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 **one** of the following: ✓ Valid, current EAD work permit/card (Form I-766 Employment Authorization Document). The EAD may not expire within 6 months of application date. ✓ 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. ✓ Valid, current Visa permitting employment authorization. The following VISA types are acceptable: E-1, E-2, E-3, G-1 through G-5, H-1B, L-1A, L-1B, O-1, R-1. Other VISA types permitting employment may be considered, see the U.S. Dept of State Website at Directory of Visa Categories (state.gov). • For residents of Canada or Mexico, H-1B status stamped on an unexpired passport is acceptable documentation. • Copy of borrower's passport is not required.
Temporary Protected Status (TPS):	• The EAD category codes for Temporary Protected Status (TPS) are A12 for approved beneficiaries and C19 for initial applicants. • ACC will monitor the USCIS website (www.uscis.gov) to ensure temporary immigration benefits are still in effect and have not been vacated. • If Temporary Protected Status (TPS) or other types of temporary status, temporary stay, or parole of the country of origin has been vacated or shortened, the borrower is ineligible.
DSCR	
Market Rent:	• A FNMA Form 1007 or 1025 Comparable Rent Schedule prepared by a licensed appraiser is required on all files. • If the subject property is currently tenant occupied, the 1007 or 1025 must also reflect the current monthly rent.
Vacant Unit(s):	• All subject properties must be tenant occupied with a lease in place. • 2–4-unit properties may have a maximum of 1 vacant unit allowed.
Qualifying Rental Income:	• A copy of the current Lease Agreement is required. • Use the lower of the Lease Agreement or the 1007 or 1025 estimated long term rent for qualification.
Qualifying with Higher Lease Amount:	• Qualifying with a lease amount higher than the market rent on FNMA Form 1007/1025 is allowed when the most recent three months proof of rent receipt is obtained.
Short Term Rental	• Not Permitted

MBa MORTGAGE BANKERS ASSOCIATION

Information is intended solely for mortgage bankers, mortgage brokers, financial institutions and correspondent lenders. Not intended for distribution to consumers, as defined by Section 1026.2 of Regulation Z, which implements the Truth-In-Lending Act. This information is subject to change at any time without notice. Please contact your Account Executive for full details.

2020 Top Mortgage Workplaces PRESENTED BY MPA EQUAL HOUSING OPPORTUNITY

BANK STATEMENT DOCUMENTATION

General Requirements:	• Self Employed for a minimum of 2 years. • Business being used to source income must be in existence for a minimum of 2 years. • See Underwriting Guidelines for additional information.
Statement Types:	• The first step in evaluating bank statements is determining which of these three classifications applies: • Personal: ✓ Used **exclusively** for personal banking and reflects the name of the borrower as completed on the URLA. ✓ Evidence of business receipt and expense activity is not permitted in personal bank accounts. Evidence of such activity will require the loan to be qualified as a Co-Mingled Bank Statement Documentation loan. ✓ In addition to 12 or 24 months consecutive personal statements, 2 months BUSINESS bank statements are required. The 2 months business statements must reflect activity to support business operations and transfers to the personal account being used for qualification. An inability to meet this requirement will require the loan to be qualified as a Co-Mingled Bank Statement Documentation loan. ✓ Only transfers or deposits from the business account to the personal account are eligible deposits for qualification. • Co-Mingled: ✓ A co-mingled bank account is a personal account used by a borrower for **both** business and personal use. ✓ Although the statement reflects the borrower's name, these are treated as a business statements for qualification purposes. • Business: ✓ A business bank account is used for ongoing operations of the business and reflects the name of the business as completed on the URLA.
Documentation:	• 12 or 24 Months consecutive personal or business bank statements. • ACC Self-Employed Business Narrative form completed by the borrower. • ACC Tax Preparer Attestation form completed by an eligible tax preparer. • If the ACC Tax Preparer Attestation form cannot be obtained, borrower may provide acceptable entity documents such as an Operating Agreement, or equivalent. The entity documents must outline the ownership structure, percentage, etc. • ACC will perform an independent verification of the business existence within 10 business days of closing.
Tax Preparer Eligibility:	• Certified Public Accountant (CPA) • Eligible • IRS Enrolled Agent (EA) • Eligible • California Tax Education Council (CTEC) • Eligible • Preparer Tax Identification Number (PTIN) • Ineligible unless acceptable entity documents such as an Operating Agreement, or equivalent are also provided. The entity documents must outline the ownership structure, percentage, etc. Borrower must be qualified with standard 50% expense factor.
Large Deposits:	• Defined as Any single deposit greater than 100% of the borrower's monthly gross qualifying income prior to reductions for ownership or expense factor. • Large deposits as defined above must be sourced or excluded from the income calculation.

MBa MORTGAGE BANKERS ASSOCIATION

Information is intended solely for mortgage bankers, mortgage brokers, financial institutions and correspondent lenders. Not intended for distribution to consumers, as defined by Section 1026.2 of Regulation Z, which implements the Truth-In-Lending Act. This information is subject to change at any time without notice. Please contact your Account Executive for full details.

2020 Top Mortgage Workplaces PRESENTED BY MPA EQUAL HOUSING OPPORTUNITY

BANK STATEMENT DOCUMENTATION *(continued)*	
Expense Factor:	• Personal: ✓ An expense factor is not applied to files meeting the definition of a personal bank statement. • Co-Mingled & Business: ✓ A standard 50% expense factor will be applied to the total of eligible deposits. • If necessary for qualification, an expense factor letter may be used to determine qualifying income. ✓ Underwriter will request the Expense Factor Statement of the ACC Tax Preparer Attestation Form be completed via the loan conditions. As a reminder, PTIN tax preparers are not eligible on this program. • Minimum expense factor percentage is 10%.
Qualifying Income:	• Gross qualifying income is calculated using total deposits from the statements, minus any inconsistent or large deposits not justified. • Net qualifying income is calculated using gross income multiplied by the borrower's ownership percentage, then reduced by the applicable expense factor.
Minimum Business Ownership:	• Personal & Business: ✓ 25% minimum borrower ownership percentage. • Co-Mingled: ✓ Borrower must be sole owner of the business (borrower and spouse with combined 100% ownership eligible).
Jointly Owned Accounts:	• Personal & Co-Mingled:: ✓ If the account is jointly owned, and the joint owner is not an owner of the business, deposits that are not readily identifiable as transfers from the business accounts or business deposits must be excluded unless sourced. • Business: ✓ All other business owners who are not borrowers on the loan must provide a signed and dated letter acknowledging the borrower's access to the business account for loan qualification.
FULL DOCUMENTATION	
Wage Earner:	• YTD Paystubs • 1- or 2-Years W-2s • 1- or 2-Years Year IRS Wage & Income Transcripts • Verbal VOE within 10 business days of closing • See Underwriting Guidelines for additional information.
Self Employed:	• Self Employed for a minimum of 2 years and the business must be in existence for at least 2 years. • 1- or 2-Years personal Tax Returns • 1- or 2-Years Business Tax Returns (if applicable) • YTD Borrower Prepared P&L • 1- or 2-Years Year IRS 1040 Transcripts • Business Return Transcripts are not required • Verification of business existence within 10 business days of closing. • See Underwriting Guidelines for additional information.

MBA MORTGAGE BANKERS ASSOCIATION

Information is intended solely for mortgage bankers, mortgage brokers, financial institutions and correspondent lenders. Not intended for distribution to consumers, as defined by Section 1026.2 of Regulation Z, which implements the Truth-In-Lending Act. This information is subject to change at any time without notice. Please contact your Account Executive for full details.

2020 Top Mortgage Workplaces PRESENTED BY MPA EQUAL HOUSING OPPORTUNITY

P&L ONLY DOCUMENTATION	
General Requirements:	• Self Employed for a minimum of 2 years. • Business being used to source income must be in existence for a minimum of 2 years. • 25% minimum borrower ownership percentage. • Eligible with restrictions – see OVERLAYS
Documentation:	• ACC Self-Employed Business Narrative form. • A fully completed ACC P&L Tax Preparer Packet containing: ✓ Tax Preparer Questionnaire ✓ Profit & Loss Statement • Most recent 2 months bank statements if: • Qual score < 700; OR • CLTV > 70%
Tax Preparer Packet:	• Must be prepared by an eligible tax preparer. • The tax preparer must have reviewed or filed the borrower's self-employed tax returns for a minimum of 1 year. • Documentation showing the tax preparer is currently licensed is required. • The Tax Preparer Questionnaire and Profit & Loss Statement must be wet signed by the tax preparer. Esignatures are not acceptable. • The Profit & Loss Statement must also be wet signed by the borrower at or before closing. Esignatures are not acceptable. • ACC will complete the P&L Verification Form prior to closing.
Tax Preparer Eligibility:	• Certified Public Accountant (CPA) • Eligible • IRS Enrolled Agent (EA) • Eligible • California Tax Education Council (CTEC) • Eligible • Preparer Tax Identification Number (PTIN) • Ineligible, exceptions are not permitted.
Qualifying Income:	• The monthly net income average from the P&L may be used for qualifying income when ALL these requirements are met: ✓ Qual score ≥ 700; AND ✓ CLTV ≤ 70% • Files not meeting this criteria are subject to the following: ✓ The most recent 2 months bank statements are required. ✓ The average deposits must support the P&L Gross income within a 35% tolerance. ✓ If validated within 35%, the monthly net income average from the P&L may be used for qualifying income.

MBa MORTGAGE BANKERS ASSOCIATION

Information is intended solely for mortgage bankers, mortgage brokers, financial institutions and correspondent lenders. Not intended for distribution to consumers, as defined by Section 1026.2 of Regulation Z, which implements the Truth-In-Lending Act. This information is subject to change at any time without notice. Please contact your Account Executive for full details.

2020 Top Mortgage Workplaces PRESENTED BY MPA EQUAL HOUSING OPPORTUNITY

ASSET DEPLETION	
General Requirements:	• Asset Depletion may be used as the sole source of income for loan qualification or to supplement other income sources. • Minimum eligible assets is the lower of $1,000,000 or 150% of the loan balance. When asset depletion is being used to supplement other income sources, these minimum asset requirements are waived. • All individuals listed on the asset account(s) must be on the Note and Mortgage. • Assets must be seasoned 120-days in a U.S. bank account. • Assets considered for this program must be verified with most recent four (4) monthly account statements, quarterly statements, or a VOD. • Assets must be liquid and available with no penalty; additional documentation may be requested to validate the origin of the funds. • Eligible with restrictions – see OVERLAYS
Eligible Assets:	• Checking, Savings, Money Market Accounts, Certificates of Deposit (CD), and US Treasuries with maturity < 1 year. • Proceeds from the sale of borrower-owned real estate, no seasoning is required • Stocks, Bonds, and Mutual Funds. • Retirement Accounts & Borrower at least 59.5 years old. • Retirement Accounts & Borrower less than 59.5 years old. • Eligible trust assets include: ✓ Assets held in a revocable trust where the trustee to the trust is the borrower. ✓ Assets in an irrevocable trust where the borrower is the sole beneficiary, and the borrower has immediate access to the assets of the trust. ✓ Based upon the asset held in the trust, the above asset percentages apply.
Ineligible Assets:	• Cryptocurrency • Equity in Real Estate • Privately traded or restricted/non-vested stocks • Any asset which produces income already included in the income calculation • Any assets held in the name of a business • Assets held in an irrevocable trust where the beneficiary of the trust is not the borrower • Assets held in a charitable giving trust, donor advised fund, or similar entity where the intended beneficiary is not the borrower
Total Assets Eligible for Depletion:	• 100% of Checking, Savings, Money Market Accounts, Certificates of Deposit (CD), and US Treasuries with maturity < 1 year. • 100% of Proceeds from the sale of borrower-owned real estate. • 70% of Stocks, Bonds, and Mutual Funds. • 70% of Retirement Accounts & Borrower at least 59.5 years old. • 60% of Retirement Accounts & Borrower less than 59.5 years old. • Apply appropriate percentages for the assets noted above for eligible trust assets.
Qualifying Income:	• Qualifying income based upon Total Assets Eligible for Depletion, less down payment, less out of pocket closing costs, less required reserves, divided by 84.

MBa MORTGAGE BANKERS ASSOCIATION

Information is intended solely for mortgage bankers, mortgage brokers, financial institutions and correspondent lenders. Not intended for distribution to consumers, as defined by Section 1026.2 of Regulation Z, which implements the Truth-In-Lending Act. This information is subject to change at any time without notice. Please contact your Account Executive for full details.

2020 Top Mortgage Workplaces PRESENTED BY MPA EQUAL HOUSING OPPORTUNITY

We have home lending down to a science

ACCMortgage

CLOSED-END SECONDS *Effective 11/02/2026*

1099 DOCUMENTATION

General Requirements:	• Permitted for individual(s) earning 100% commission, independent contractors and/or sole proprietors who receive IRS Form 1099. • Minimum 2-year self-employment history is required (e.g., 1099 income).
Documentation:	• 1-year or 2-years 1099s • Current YTD earnings must be documented to support the ongoing receipt of 1099 income with one of the following: ✓ YTD bank statements ✓ Check stub(s) with YTD totals • ACC Self-Employed Business Narrative form. • When utilizing 1-year 1099 option, verification that the borrower has been self employed for a minimum of 2 years with a Tax Preparer letter prepared by a Certified Public Accountant, an IRS Enrolled Agent, or a CTEC registered tax preparer. • Tax returns and 4506-C transcripts are not required.
Qualifying Income:	• A standard 10% expense factor will be applied. • Qualifying income is the 12 or 24 monthly 1099 average minus the expense factor . • The YTD earnings from the total of check stubs or the tally of deposits from bank statements must be within 10% or greater than prior year earnings.

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	See OVERLAYS	Properties with a C5 or C6 condition rating	No
Non-Warrantable Condominium	See OVERLAYS	Properties with zoning violations	No
Townhomes	Yes	Vacant land or land development properties	No
2-4 Unit	See OVERLAYS	Homes on Native American Land (Reservations)	No
Rural Properties	See OVERLAYS	Hawaii properties in lava zones 1 and/or 2	No
Log Homes	No	Houseboats	No
Modular	No	Fractional ownership	No
Condotel	No	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
Leasehold	No	Mixed Use	No

MBa MORTGAGE BANKERS ASSOCIATION

Information is intended solely for mortgage bankers, mortgage brokers, financial institutions and correspondent lenders. Not intended for distribution to consumers, as defined by Section 1026.2 of Regulation Z, which implements the Truth-In-Lending Act. This information is subject to change at any time without notice. Please contact your Account Executive for full details.

2020 Top Mortgage Workplaces PRESENTED BY MPA

EQUAL HOUSING OPPORTUNITY

SUBJECT PROPERTY *(continued)*	
Property Seasoning:	• Purchase settlement date to note date is used to calculate the property seasoning. • Primary Residence: ✓ > 6 months is eligible with no restrictions. ✓ < 6 months is eligible with a 10% max CLTV reduction from what would otherwise be available. • Second Home & Investment Property: ✓ > 6 months is eligible with no restrictions. ✓ < 6 months is ineligible.
Properties Listed for Sale:	• Properties currently listed for sale or previously listed for sale within the past 6-months are not eligible
Valuation:	<u>Loan Amount ≤ $400,000 and Non-HPML provide one of the following:</u> • Clear Capital AVM with a Confidence Rating ≥ 87% and an FSD Score ≤ 0.13. If the AVM does not provide the required FSD scoreor confidence rating, the AVM is considered ineligible and an Exterior-Only Appraisal or Full Interior Appraisal may be used to establish the CLTV. • New Uniform Residential Appraisal Report (URAR) under UAD 3.6 • Legacy FNMA form numbers 1004, 1073, or 1025 as applicable based on property type. <u>Loan Amount >$400,000 and/or HPML provide the following:</u> • New Uniform Residential Appraisal Report (URAR) under UAD 3.6 • Legacy FNMA form numbers 1004, 1073, or 1025 as applicable based on property type. • A secondary valuation product is not required.
Appraisal Delivery/Receipt:	• Primary Residence Non-HPML, Investment Properties, and Second Homes are exempt. Note, HPML cannot be determined until the rate is locked. ✓ Appraisal Waiver of 3-day Delivery will be executed at closing. • Primary Residence HPML transactions are subject to the following. ✓ Evidence of appraisal delivery and/or receipt is necessary. ✓ If file contains Proof of Delivery only (not receipt), the soonest the file may close is 6 business days later excluding weekends and holidays. The day delivery occurred is Day One. ✓ If file contains Proof of Receipt, the soonest the file may close is 3 business days later excluding weekends and holidays. The day delivery occurred is Day One. ✓ The file may never close less than 3 business days from borrower receipt, the Appraisal Waiver of 3-day Delivery is not eligible for usage. • Please note this is a Federal regulatory compliance requirement, subsequently exceptions may not be made.

MBa MORTGAGE BANKERS ASSOCIATION

Information is intended solely for mortgage bankers, mortgage brokers, financial institutions and correspondent lenders. Not intended for distribution to consumers, as defined by Section 1026.2 of Regulation Z, which implements the Truth-In-Lending Act. This information is subject to change at any time without notice. Please contact your Account Executive for full details.

2020 Top Mortgage Workplaces PRESENTED BY MPA EQUAL HOUSING OPPORTUNITY

VESTING TO A BUSINESS ENTITY	
General Requirements:	• Investment Property Only. • Business purpose may state any lawful business or similar. If a specific purpose is stated, it must be the ownership and management of real estate or similar. • 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 certain states if the broker doesn't have an active NMLS license. See Broker NMLS License Requirements
Borrowers:	• 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:	• Personal Guaranties must be signed at closing by all entity member(s)/manager(s) acting as a borrower on the subject transaction. • Personal Guaranties in community property states must be accompanied with a Spousal Consent to Pledge form.
Entity Documents:	• LLC documentation requirements: ✓ 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) o 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 o Single member LLC may use EIN or the guarantor social security number o Multi-member LLCs require an EIN • Corporation documentation requirements: ✓ Filed Certificate/Articles of Incorporation & By-Laws or equivalent. o Must include a list of owners and ownership percentages. o 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: ✓ Filed Partnership Agreement. o Must include a list of owners and ownership percentages. o 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.

MBA MORTGAGE BANKERS ASSOCIATION

Information is intended solely for mortgage bankers, mortgage brokers, financial institutions and correspondent lenders. Not intended for distribution to consumers, as defined by Section 1026.2 of Regulation Z, which implements the Truth-In-Lending Act. This information is subject to change at any time without notice. Please contact your Account Executive for full details.

2020 Top Mortgage Workplaces PRESENTED BY MPA EQUAL HOUSING OPPORTUNITY

MISCELLANEOUS	
Document Expiration:	Measured to closing date: • Income 60 days • Appraisal 120 days • AVM 90 days • ACC Credit Report 120 days • Title Commitment and CPL 120 days
Amortization:	**PRIME & PRIME PLUS:** • 30, 25, 20 , 15 & 10 Yr. Fixed • 30 & 20 Yr. Fixed IO • See OVERLAYS for Interest Only requirements. **DSCR:** • 30, 25, 20 & 15 Yr. Fixed
Title Insurance:	Loan Amount ≤ $400,000, provide one of the following • Owner and Encumbrance Report (O&E) to include: ✓ Current Grantee / Owner ✓ How property was conveyed to current owner ✓ Liens (e.g., mortgage, UCC, other financing) ✓ Involuntary liens and judgements ✓ Property Tax Information with break-down of all taxes including special assessments ✓ Legal Description • ALTA Full Title Policy Loan Amount > $400,000 • ALTA Full Title Policy
Hazard Coverage:	• 100% guaranteed replacement cost or updated coverage to cover both the 1st and 2nd lien required
Escrows:	• Flood Insurance is required to be escrowed if the first mortgage does not contain and subject is in a flood zone
Acceptable Vesting Structures:	• Individuals • Inter Vivos Revocable Trust • Joint tenants • Tenants in Common • Limited Liability Companies, Partnerships, Corporations, and S Corporations (Investment Property Only)
Limited Power of Attorney:	• Not permitted
Prepayment Penalty:	• Not permitted
Compliance:	• Compliance with all applicable federal and state regulations

MBA MORTGAGE BANKERS ASSOCIATION

Information is intended solely for mortgage bankers, mortgage brokers, financial institutions and correspondent lenders. Not intended for distribution to consumers, as defined by Section 1026.2 of Regulation Z, which implements the Truth-In-Lending Act. This information is subject to change at any time without notice. Please contact your Account Executive for full details.

2020 Top Mortgage Workplaces PRESENTED BY MPA EQUAL HOUSING OPPORTUNITY

We have home lending down to a science

ACCMortgage

CLOSED-END SECONDS *Effective 11/02/2026*

ACC LICENSED STATES

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

BROKER NMLS LICENSE REQUIREMENTS

The NMLS licensing requirements shown below apply to Business Purpose Loans only.

Broker Company & Loan Officer license REQUIRED	Broker Company & Loan Officer license NOT REQUIRED			Broker Company & Loan Officer license CONDITIONALLY NOT REQUIRED
• Arizona • Idaho • Minnesota • Nevada • North Dakota • Oregon • South Dakota • Utah • Vermont	• Alabama • Alaska • Arkansas • Colorado • Connecticut • Delaware • District of Columbia • Georgia • Hawaii • Illinois • Indiana • Iowa	• Kansas • Kentucky • Louisiana • Maine • Maryland • Massachusetts • Mississippi • Missouri • Nebraska • New Hampshire • New Mexico • New York	• North Carolina • Ohio • Oklahoma • Pennsylvania • Rhode Island • South Carolina • Tennessee • Texas • Washington • West Virginia • Wisconsin • Wyoming	In these states, an NMLS license is not required if the borrower vests title in the name of an entity. If the borrower vests title individually, an NMLS license is required. • Florida • Montana • New Jersey • Virginia In California, an NMLS license is not required if the originator holds a CA Real Estate Broker (CA DRE) license. If the originator does not hold a CA Real Estate Broker (CA DRE) license, an NMLS license is required. In Michigan, an NMLS license is not required if the originator holds a MI Real Estate Broker license. If the originator does not hold a MI Real Estate Broker license, an NMLS license is required.

1999 - 2026

ACCMortgage

Celebrating 27 years of *Lending for the Better*

NMLS ID 176724

MBA MORTGAGE BANKERS ASSOCIATION

Information is intended solely for mortgage bankers, mortgage brokers, financial institutions and correspondent lenders. Not intended for distribution to consumers, as defined by Section 1026.2 of Regulation Z, which implements the Truth-In-Lending Act. This information is subject to change at any time without notice. Please contact your Account Executive for full details.

2020 Top Mortgage Workplaces PRESENTED BY MPA EQUAL HOUSING OPPORTUNITY