

ACCMortgage

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



DSCR

Effective 11/02/2026

Loan Amount	FICO	# Months Subject PITI Reserves	Purchase			Rate Term Refi			Cash Out Refi		
			DSCR ≥ 1	DSCR .75-.99	DSCR 0-.74	DSCR ≥ 1	DSCR .75-.99	DSCR 0-.74	DSCR ≥ 1	DSCR .75-.99	DSCR 0-.74
≤ 1,000,000	720	2	80%	75%	75%	80%	75%	75%	80%	70%	70%
	700	2	80%	75%	75%	80%	75%	75%	75%	70%	70%
	680	2	75%	70%	70%	75%	70%	70%	75%	65%	
	660	2	75%	65%	65%	75%	60%		70%	60%	
	640	2	75%			75%			70%		
	Foreign National	6	75%	70%	70%	75%	70%	70%	70%	65%	65%
≤ 1,500,000	720	2	80%	75%	75%	80%	75%	75%	80%	70%	70%
	700	2	80%	75%	75%	80%	75%	75%	75%	70%	70%
	680	2	75%	70%	70%	75%	70%	70%	75%	65%	
	660	2	75%			75%			70%		
	640	2	70%			70%			70%		
	Foreign National	6	75%	70%	70%	75%	65%	65%	65%	65%	65%
≤ 2,000,000	700	6	80%	70%	70%	80%	70%	70%	75%	65%	65%
	680	6	75%	65%	65%	75%	65%	65%	75%	65%	
	660	6	70%			70%			65%		
	640	6	65%								
	Foreign National	6	70%	60%	60%	70%	60%	60%	65%	60%	60%

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



ACCMortgage

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



DSCR

Effective 11/02/2026

Loan Amount	FICO	# Months Subject PITI Reserves	Purchase			Rate Term Refi			Cash Out Refi		
			DSCR ≥ 1	DSCR .75-.99	DSCR 0-.74	DSCR ≥ 1	DSCR .75-.99	DSCR 0-.74	DSCR ≥ 1	DSCR .75-.99	DSCR 0-.74
≤ 2,500,000	700	12	80%	65%	65%	80%	60%		70%	60%	
	680	12	70%	60%	60%	70%			65%		
	660	12	70%			70%			65%		
	640	12	60%								
	Foreign National	12	65%			65%					
≤ 3,000,000	700	12	75%	60%	60%	75%			65%		
	680	12	70%	60%	60%	70%			65%		
	660	12	65%			65%					
	640	12	60%								
≤ 3,500,000	700	12	70%			70%					

PROGRAM PARAMETERS	
Minimum Loan Amount	• $150,000
Minimum DSCR	• 0.00
Maximum Cash Out	• ≤ 65% LTV: $1,000,000 • > 65% LTV: $500,000
Housing History	• 1 x 30 x 12 months: No LTV Reduction • 0 x 60 x 12 months: 70% LTV Purch, 65% LTV Refi
Bankruptcy & Housing Event Seasoning	• 36 Months: No LTV Reduction • 24 Months: 75% LTV Purch, 70% LTV Refi
Installment & Revolving History	• Payment history not considered
Maximum Acreage	• 5 Acres

LINKS TO CONTENT	
Credit Requirements	Subject Property
Borrowers	Vesting to Business Entity
Assets	Miscellaneous
Long Term Rental	Eligible States & License Requirements
Short Term Rental	

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

OVERLAYS	
First Time Homebuyer	• Non-Foreign National: ✓ 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: ✓ Eligible with no restrictions
Non-Perm Resident Alien, Asylum & DACA Recipients	• 75% Max LTV
ITIN	• 75% Max LTV Purch • 65% Max LTV Refi • $1,000,000 Max Loan Amt • 1.0 Min DSCR • First Time Homebuyers not eligible
Foreign National	• Min 680 when borrower has US Credit
Baltimore City & Baltimore County	• Not Permitted
Philadelphia County	• Not Permitted
State of NY	• 70% Max LTV Refi of 2-4 Unit property type • 75% Max LTV Refi of all other property types • 75% Max LTV when DSCR < 1.0 & Qual Score <680 • $2,000,000 Max Loan Amt
State of IL	• 70% Max LTV Refi of 2-4 Unit property type • 75% Max LTV Refi of all other property types • 75% Max LTV when DSCR < 1.0 & Qual Score <680 • $2,000,000 Max Loan Amt
State of CT	• 75% Max LTV Refi • 75% Max LTV when DSCR < 1.0 & Qual Score <680 • $2,000,000 Max Loan Amt
State of NJ	• 75% Max LTV Refi • 75% Max LTV when DSCR < 1.0 & Qual Score <680 • $2,000,000 Max Loan Amt

OVERLAYS	
Short Term Rental	• 75% Max LTV Purch • 70% Max LTV Refi
Vacant Unit(s) on Refinance	• 70% Max LTV
Non-Arm's Length	• 5% LTV reduction required from maximum otherwise available.
Rural	• 10% LTV reduction required from maximum otherwise available. • $1,500,000 Max Loan Amt
Non-Warrantable Condos	• 75% Max LTV Purch • 70% Max LTV Refi
Condotel	• $1,500,000 Max Loan Amount • Non-Foreign National: ✓ 75% Max LTV Purch ✓ 65% Max LTV Refi • Foreign National: ✓ 70% Max LTV Purch ✓ 65% Max LTV Refi
Declining Market per Appraisal	• 75% Max LTV Purch • 70% Max LTV Refi • $2,000,000 Max Loan Amt
Interest Only	• 75% Max LTV Purch • 75% Max LTV RT Refi • 70% Max LTV CO Refi • Non-Foreign National: ✓ 680 Min Qual Score • Foreign National: ✓ No Min Qual Score

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	
Qualifying Credit Score:	• 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: ✓ 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:	**Non-Foreign National:** • All borrowers must be evaluated individually. • Borrowers with 3 credit scores: ✓ No minimum tradelines required • Borrowers with 2 credit scores: ✓ 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: ✓ 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. **Foreign National:** • No minimum tradelines required
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.

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 History:	• 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:
	  ✓ 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.
	• 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:	• Ignored unless title is impacted.

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
	• 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:
	  ✓ 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.

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)*

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, and ✓ Evidence of timely payments for the most recent 2 months is provided.

BORROWERS

Eligibility:

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

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 as long as they do not personally appear on the OFAC Sanction List.
First Time Investor:	• Eligible with no LTV restrictions
First Time Homebuyer:	• 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: ✓ If at least one borrower is not FTHB, the loan is eligible with no restrictions. ✓ If all borrowers are FTHB, the loan is eligible with restrictions, see OVERLAYS. • Foreign National: ✓ Eligible with no restrictions
Occupancy:	• Business purpose Investment Property only • Subject property not permitted to be occupied by the borrower or the borrower's family.

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)*	
Evidence of Primary Residence:	• 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 ***may*** be considered on a case-by-case basis with compelling evidence of continued occupancy. ✓ 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 ***may*** be acceptable with compelling evidence of continued occupancy. ✓ Borrowers residing rent free not meeting one of the scenarios listed above are generally ineligible.
ITIN:	• 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. • Eligible with restrictions, see OVERLAYS. • The following documentation is required for all ITIN borrowers: ✓ ITIN card or letter from IRS assigning the ITIN number to the borrower. ✓ Unexpired government photo ID (driver's license, passport, visa, etc.)
Foreign National:	• 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. • Eligible with restrictions, see OVERLAYS. • 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.
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. • Eligible with restrictions, see OVERLAYS. • 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.
Asylum:	• Individuals granted asylum are eligible for financing. • 2 years US residency history required, with valid Social Security Number and US credit. • Eligible with restrictions, see OVERLAYS. • 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) referencing code C08. The EAD may not expire within 6 months of application date. ✓ Form I-94 with a stamp or notation, such as "asylum granted indefinitely" or the appropriate provision of law (8 CFR 274a.12(a)(5) or INA 208) to show their employment authorization. The asylee does not need to present a foreign passport with this Form I-94. An asylee can also present an electronic Form I-94 with an admission class of "AY." • Copy of borrower's passport is not required.
DACA:	• 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. • Eligible with restrictions, see OVERLAYS. • 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) referencing code C33. The EAD may not expire within 6 months of application date. ✓ Form I-797 conveying approval status for Case Type I765-Application for Employment Authorization referencing code C33. ✓ Form I-765 Application for Employment Authorization, the form must reflect approval status in the Action Block (upper right-hand corner of the form)Copy of borrower's passport is not 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

ASSETS	
Asset Verification:	• Assets must be seasoned for 30 days or sourced. • Assets must be verified with one of the following: ✓ 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:	• 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:	• 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:	• Minimum 10% of sales price
Gift Funds:	• **Non-Foreign National:** ✓ Permitted after the borrower has documented the minimum required borrower contribution. • **Foreign National:** ✓ 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 *prior to CTC* in the following scenarios: ✓ 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: ✓ 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:	• Not Eligible
Reserves:	• 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.

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

ASSETS *(continued)*	
Spousal Accounts:	• Accounts held solely in the name of a non-borrowing spouse may be used for reserves, 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. • A gift letter is not required.
Foreign Assets for Funds to Close:	• 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 *with* FDIC insured U.S. branches must be: ✓ 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 *without* FDIC insured U.S. branches must be: ✓ 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: ✓ 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.
Foreign Assets for Reserves:	• 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.

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

LONG-TERM RENTAL	
Appraisal / Market Rent:	• When utilizing a Legacy appraisal form, FNMA Form 1007 is required. • When utilizing New Uniform Residential Appraisal Report (URAR) under UAD 3.6, the legacy Form 1007 is not required, as the comparable rent schedule is incorporated into the UAD 3.6 appraisal report. • If the subject property is currently tenant occupied, the appraisal must also reflect the current monthly rent.
Vacant / Qualifying Rental Income:	• If the subject property is currently vacant: ✓ Use 100% of the 1007/1025 estimated long term rent. (No vacancy factor applies) ✓ See OVERLAYS for LTV restrictions.
Tenant Occupied/ Qualifying Rental Income:	• If the subject property is currently tenant occupied with a long-term or month-to-month lease: ✓ 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:	• Qualifying with a lease amount higher than the market rent on FNMA Form 1007/1025 is allowed when the following requirements are met: ✓ Most recent three months proof of rent receipt is required.



MORE DEALS.
MORE GROWTH.
DSCR FINANCING.
BUILT FOR REAL ESTATE INVESTORS.

1999 - 2026
ACCMortgage
Celebrating 27 years of *Lending for the Better*

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

SHORT-TERM RENTAL	
Eligibility	• Short-term rentals are properties that are leased on a nightly, weekly, monthly, or seasonal basis. • Eligible with restrictions, see OVERLAYS.
Appraisal / Market Rent:	One of the following methods may be used to determine the appraiser's market rent: • When utilizing a Legacy appraisal form, FNMA Form 1007 is required. It is acceptable for the 1007 or 1025 to reflect long term or short term market rent. • When utilizing New Uniform Residential Appraisal Report (URAR) under UAD 3.6, the legacy Form 1007 is not required, as the comparable rent schedule is incorporated into the UAD 3.6 appraisal report. • An alternative market rent analysis similar to Nationwide's "STR Pro" is also allowed, subject to the following: ✓ 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:	One of the following methods may be used to determine the monthly rent: **Property currently used as a short-term rental:** • Purchase ✓ 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 ✓ 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. **Property not currently used as a short-term rental:** • Purchase ✓ The monthly rent can be determined by using an AIRDNA report. (see next page for details) • Refinance ✓ 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)

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

SHORT-TERM RENTAL *(continued)*	
12-Month Lookback Period	• 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: ✓ 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	• AirDNA Rentalizer (Property Earning Potential Report) ✓ 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 ✓ Must use default comparables generated by AirDNA, use of custom comparables is prohibited. • The AirDNA report may be obtained internally by the ACC Underwriter.
Qualifying Rental Income:	• When using 12-Month Lookback documentation, ACC will use the higher of these two figures up to a maximum cap of 120% of the lower figure: ✓ 100% of market rent if using FNMA form 1007/2025 OR 100% of market rent if using an alternative market rent analysis similar to Nationwide's STR Pro. ✓ 75% of the net rental income after all vendor or management fees charged from the 12-month lookback documentation. • When using AirDNA, ACC will use the higher of these two figures up to a maximum cap of 120% of the lower figure: ✓ 100% of market rent if using FNMA form 1007/2025 OR 100% of market rent if using an alternative market rent analysis similar to Nationwide's STR Pro. ✓ 80% of the projected revenue from the Property Earning Potential Report.

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

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 – See OVERLAYS	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	Yes – See OVERLAYS	Hawaii properties in lava zones 1 and/or 2	No
	Log Homes	No	Houseboats	No
	Modular	Yes	Fractional ownership	No
	Condotel	Yes – See OVERLAYS	Agricultural properties (including farms, ranches, or orchards)	No
	Manufactured or Mobile homes	No	Properties used for 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		

Appraisal:	• A satisfactory appraisal is required on one of these forms: ✓ New Uniform Residential Appraisal Report (URAR) under UAD 3.6 ✓ Legacy FNMA form numbers 1004, 1073, or 1025 as applicable based on property type.
Appraisal Review:	• All loans require a secondary valuation product as outlined in ACC's Underwriting Guidelines Section K.3 Secondary Valuations / Appraisal Review
Appraisal Delivery/Receipt:	• Not applicable, applies to Primary Residence HPML transactions only. • Appraisal Waiver of 3-day Delivery will be executed at closing.

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 Flips & HPML Appraisal Rule:	• Not applicable, applies to Primary Residence HPML transactions only.
Properties Listed for Sale	• 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. ✓ 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.

Determining LTV:	• Purchase – Lesser of appraised value or purchase price.
	• Rate/Term Refinance – Current appraised value is used.
	• Cash Out Refinance –
	  ✓ Property acquired > 12 months from ACC Note Date:
	  o Current appraised value is used.
	  ✓ Property acquired 6 - 12 months from ACC Note Date:
	  o ≤ 75% LTV: Current appraised value can be used.
	  o > 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:	• Non-Arm's length transactions involve a direct relationship outside of the subject transaction between a borrower and a party tothe loan.
	• Eligible with restrictions, see OVERLAYS.
	• 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:
	  ✓ 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:
	  ✓ 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:
	  ✓ 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.

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's social security number or ITIN 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: ✓ Assets 60 days ✓ Income 60 days ✓ Appraisal 120 days ✓ ACC Credit Report 120 days ✓ Title Commitment and CPL 120 days
Amortization:	• **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 • See OVERLAYS for Interest Only requirements.
Multiple Properties and ACC Exposure:	• 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:	• Acceptable forms of vesting are: ✓ 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:	• A Limited Power of Attorney (POA) is acceptable when all the following requirements are met: ✓ 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:	• Escrow funds/impound accounts can be waived (except for Flood Insurance Premium) when the following requirements are met: ✓ Loan is not HPML ✓ LTV ≤ 80% ✓ Minimum decision credit score of 720 ✓ Minimum 12-months of reserves • Pricing adjustment may apply, see applicable loan program rate sheet.

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 *(continued)*

Prepayment Penalty:	• Six months of interest – The prepayment penalty will be equal to six months of interest on the amount of the prepayment that exceeds 20% of the original principal balance. The charge applies to loans that pay off due to sale or refinance. Or curtailments that exceed 20% of the original principal balance in a given 12-month time period. • 1, 2, 3, 4, and 5 year terms available • State Overlays: ✓ AK: Not Allowed ✓ IL: Not Allowed on loans vested to individuals ✓ MI: 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 loan amount ≤ $329,411 ✓ RI: Not Allowed

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.

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