



For complete details refer to program guidelines

TWO-X FLEX 1-YEAR												
<i>Two-X Flex Guidelines</i>												
Loan Amount	PRIMARY RESIDENCE (1-4 UNIT)				SECOND HOME (1-UNIT)				INVESTMENT (1-4 UNIT)			
	PURCHASE R/T		CASH-OUT		PURCHASE R/T		CASH-OUT		PURCHASE R/T		CASH-OUT	
	MAX LTV/CLTV	MIN FICO	MAX LTV/CLTV	MIN FICO	MAX LTV/CLTV	MIN FICO	MAX LTV/CLTV	MIN FICO	MAX LTV/CLTV	MIN FICO	MAX LTV/CLTV	MIN FICO
\$3MM	80%	720	75%	740	75%	740	70%	740	75%	740	75%	740
	70%	700	70%	720	65%	720	60%	720	50%	720	70%	720
\$2.5MM	80%	700	80%	720	75%	720	70%	720	75%	720	75%	740
	70%	680	70%	700	65%	700	60%	700	70%	700	70%	720
\$2.0MM	90%	720	80%	700	80%	700	70%	700	80%	720	75%	740
	85%	700	75%	680	75%	680	55%	680	75%	700	70%	720
	80%	680							70%	680	60%	700
	70%	660										
\$1.5MM	90%	700	80%	680	85%	700	75%	700	80%	700	75%	720
	85%	680	70%	660	80%	680	70%	680	75%	680	70%	700
	80%	660	65%	640	70%	660	55%	660			60%	680
	75%	640			65%	640	50%	640				
\$1MM	90%	700	85%	700	90%	700	80%	700	85%	720	80%	720
	85%	680	80%	680	85%	680	75%	680	80%	700	70%	700
	80%	660	70%	660	75%	660	55%	660	75%	680	60%	680
	75%	640	65%	640	70%	640	50%	640	60%	660		
									55%	640		
PROGRAM GUIDANCE												
Income Type	Full Documentation: Wage Earner or Self Employed											
Loan Amount	MIN \$100K, MAX \$3M											
Max Cash Out	LTV > 65% \$500K, LTV ≤ 65% Unlimited											
Property Type	1-4 Units, PUDs, FNMA Warrantable Condos											
Max DTI	50% (Follow guidelines for any additional restrictions)											
Eligible Borrowers	Borrowers with MIN of 1 year Wage Earner or Self Employment income											
QUALIFYING INCOME												
Income Source	Wage Earner or Self Employed											
Wage Earner	1 year W2's and paystubs that cover full 30 days of earnings											
Variable Income	Permitted with the following: Restricted to lower of 80% LTV or 5% LTV reduction, Max 45% DTI, 150% payment shock											
Self Employed	3 types of self-employment: Sole Proprietorship, Partnership/LLC, and S Corp											
<i>Sole Proprietorship</i>	1 year signed 1040's, YTD P&L, 3 months business bank statements											
<i>Partnership/LLC</i>	1 year signed 1040's including IRS schedule K1, 2 years signed 1065's, YTD P&L, 3 months business bank statements											
<i>S Corporation</i>	1 year signed 1040's including IRS schedule K1, 1 year executed 1120-S, 1 year W2's from S-Corp, YTD P&L, 3 months business bank statements											
CREDIT												
Credit Event Seasoning	BK, FC, SS, DIL: 4 years											
Housing History	0x30 most recent 12 months											
First Time Home Buyer	Primary residence, 1-unit only											
Standard Reserves	≤ \$1.0MM	3 Months	>\$1.0MM - ≤\$1.5MM	6 Months	>\$1.5MM - ≤\$2.0MM	9 Months	> \$2.0MM	12 Months				
	Living Rent Free or FTHB											
Additional Reserves	≤\$1.5MM	6 Months	>\$1.5MM - ≤\$2.0MM	9 Months	> \$2.0MM	12 Months						
	Additional Properties Owned		PR Converting to 2nd Home			PR Converting to INV		PR Pending Sale				
<i>In addition to Standard</i>	2 Mo. Each financed REO		6 Months			2 Months		6 Months				
Minimum Contribution	LTV ≤ 70%		None		LTV >70% and PR/2 nd		5%		INV		All	
Secondary Financing	Permitted – must meet LTV/CLTV program requirements											
Terms	Fixed 30 year, Fixed I/O 40 year, 30 year ARMs 5/6, 7/6, I/O ARMs 5/6, 7/6											
I/O Amortization	30 year w/ 20 year AM, 40 year w/ 30 year AM, 5/6 ARM w/ 20 year AM, 7/6 ARM w/ 20 year AM											
ARMs Margin & Index	Margin: 3.5% Index: 6-month SOFR <ul style="list-style-type: none"> 5/6: Qualify at the higher of Note rate plus 2% or fully indexed rate 7/6: Qualify at the higher of Note rate or full indexed rate 											

For Mortgage Professionals Only