



For complete details refer to program guidelines

TWO-X FLEX - 1099					TWO-X FLEX – EXPANDED 1099							
Max loan amount \$3MM					Max loan amount \$2MM Reduce LTV BY 5%							
Two-X Flex Guidelines					Two-X Flex Expanded Guidelines							
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
\$3.0MM	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%	740	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				
\$1.0MM	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	1 or 2 years 1099, YTD Earnings Statement, Wage, and Income Transcripts											
Loan Amounts	MIN \$100K, MAX - FLEX 1099 - \$3.0 MM FLEX 1099 EXPANDED - \$2.0MM											
Max Cash Out	LTV > 65% \$500K, LTV ≤ 65% Unlimited FLEX 1099 EXPANDED LTV > 65% \$500K, LTV ≤ 65% \$1,000,000											
Property Type	1-4 Units, PUDs, FNMA Warrantable Condos											
Max DTI	50% (Follow guidelines for any additional restrictions)											
Eligible Borrowers	MIN 1 borrower must receive 1099 income, ≥ 2 years in same line of work											
QUALIFYING INCOME												
Calculation Method	One of the following 3 methods must be used:											
Single Employer 1099	Most recent year 1099 <i>less</i> 15% Expense Ratio											
Multiple Employer 1099	Most recent 2 years 1099 <i>less</i> 15% Expense Ratio											
W2 Converted to 1099	W2 and 1099 for the most recent 2 years <i>less</i> 15% Expense Ratio (1099 income must be ≥ W2 income, if 1099 income is declining the loan is ineligible)											
Multiple 1099s	Permitted											
CREDIT												
	TWO-X FLEX - 1099						TWO-X FLEX – EXPANDED 1099					
Credit Event Seasoning	BK, FC, SS, DIL			4 years			BK, FC, SS, DIL (≥2 &<4 years permitted 5% LTV reduction)			4 Years		
Housing History	0x30 most recent 12 months						1x30 most recent 12 months					
First Time Home Buyer	Primary residence, 1-unit only						Primary residence, 1-unit only					
Standard Reserves	LOAN AMOUNTS				LOAN AMOUNTS							
	≤ \$1.0MM	3	>\$1.5MM - ≤\$2.0MM	9	≤ \$1.5MM	6	>\$1.5MM	12				
Living Rent Free/FTHB	Greater of 6 months or standard reserves											
	Other REO Properties		2	PR Converted to INV		2	Other REO Properties		2	PR Converted to INV		2
Additional Reserves	PR Converted to 2 nd HM		6	PR Pending Sale		6	PR Converted to 2 nd HM		6	PR Pending Sale		6
	ADDITIONAL INFORMATION											
Min 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 not permitted on Expanded		
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									I/O not permitted on Expanded		
ARMs Margin & Index	Margin: 3.5% Index: 30 Day Average SOFR				5/6: Qualify > of Note rate + 2% or fully indexed rate				7/6: Qualify > of Note rate or fully indexed rate			

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