

Prime Ascent Non QM Portfolio Product

Effective Date: 3/18/2019

Maximum LTVs		Standard Doc		Alt Doc		Other Doc Restrictions
FICO	Loan Amount	Purchase & R/T	Cash Out	Purchase & R/T	Cash Out	Standard Doc - 1 yr
720+	<=1,500,000	95*/90	85	90	85	• Max LTV/CLTV: 85% • Max DTI: 50%
	1,500,001-2,500,000	85	80	85	75	
	2,500,001-3,000,000	80	70	70	65	Alt Doc - 12 mo • Max LTV/CLTV: 85% • Max DTI: 50%
	3,000,001-5,000,000	70	60	70	60	
700 - 719	<=1,500,000	90	85	90	85	Alt Doc - Asset Utilization • Max LTV/CLTV: 75% • Min Credit Score: 680 • Max Loan: \$1,500,000 • Min Reserves: 6 Months • Max DTI: 50%
	1,500,001-2,500,000	85	75	80	75	
	2,500,001-3,000,000	75	70	70	60	Alt Doc - WVOE • Max LTV/CLTV: 80% • Max LTV/CLTV (Cash-Out): 70% • Max DTI: 50%
	3,000,001-5,000,000	65	60	65	60	
680 - 699	<=1,500,000	90	85	90	85	Alt Doc - WVOE • Max LTV/CLTV: 80% • Max LTV/CLTV (Cash-Out): 70% • Max DTI: 50%
	1,500,001-2,500,000	85	75	80	75	
	2,500,001-3,000,000	75	65	70	60	Alt Doc - WVOE • Max LTV/CLTV: 80% • Max LTV/CLTV (Cash-Out): 70% • Max DTI: 50%
	3,000,001-5,000,000	65	55	65	55	
660 - 679	<=1,500,000	90	80	85	80	Alt Doc - WVOE • Max LTV/CLTV: 80% • Max LTV/CLTV (Cash-Out): 70% • Max DTI: 50%
	1,500,001-2,500,000	80	75	80	75	
	2,500,001-3,000,000	70	65	70	60	

*95% LTV restricted to Purchase, Primary Residence, SFD, > conforming & high-balance conforming balance, max DTI of 43%.

ResMac

Second Homes	
• Max LTV/CLTV: 85%	• Max LTV/CLTV (Cash-Out): 80%
• Residual Income: \$2,500	+ \$250 for the first dependent
	+ \$125 for each additional dependent
Investment Properties	
Max LTV/CLTV	
Program max:	80%
Cash-out:	75%
Loan Amount > \$2mm:	75%
Other Restrictions	
• Rural Properties not allowed	
Other LTV/CLTV Limits	
Condo & 2-4 Units:	85%
Non-Warrantable Condo:	80%
Rural Property:	80%

Reserve Requirements	
Loan Amounts <= \$2mm:	6 mo
Loan Amounts > \$2mm:	12 mo
Residual Income	
• \$2,500 /mo	+ \$250 for the first dependent
	+ \$125 for each add dependent.

State Restrictions	
Not Eligible	
• Puerto Rico, Guam & the US VI	
New York State Restrictions	
(Applies to conforming bala only)	
• Max LTV/CLTV: 85	

Max Acreage	
• 10 Acres	

Program Restrictions		Debt Consolidation Refinance	
Housing Credit Event (BK/FC/SS/DIL)	0x30x12 48 mo.	• Applies to Primary Residences only	
Min FICO	660	• Transactions where mortgage & non-mortgage debts are paid off and monthly debt pmnts are lowered by >= 10% and Closing Costs are recouped within 60 mo. Cash-in-hand may not exceed \$5,000 or 2% of the loan amt.	
Max LTV: Purchase & R/T	95*/90	• R/T Refi LTVs available for Debt Consolidation loans. LTV/CLTV capped at 85%	
Max LTV: Cash-Out	85	• Cash-in-hand may be used to meet reserve requirements for loans meeting the Debt Consolidation definition	
Max Loan Amount	5,000,000	• Reserve requirements reduced to 1-month for all income document types when all of the above meet	
Fixed Terms	30 Year Fixed & 15 Year Fixed	Rate & Term Refinance	
5/1 LIBOR ARM (2/2/5 Caps)	1 YR LIBOR - 3.5 % Margin/Floor	• Reserve requirements are waived when monthly payments are reduced by at least the 10%	
7/1 LIBOR ARM (5/2/5 Caps)	1 YR LIBOR - 3.5 % Margin/Floor	Compliance	
Available Doc Types	Standard Doc - 2 yr Standard Doc - 1 yr Alt Doc - WVOE (Primary Res) Alt Doc - 24 mo Bank Statement Alt Doc - 12 mo Bank Statement Alt Doc - 24 mo CPA Prepared P&L Alt Doc - 12 mo CPA Prepared P&L Alt Doc - Asset Utilization	• Impounds are required	
		• Loans considered high-cost by Federal or State law not allowed	
		• Points and Fees may not exceed 5% (Business Purpose loans exclude prepay penalty)	
		Financed Properties	
		• 20 financed properties including subject	
		• Add 2 mo reserves for each added financed property. Total reserve requirement capped at 12 mo	
		• ResMac exposure to a single borrower \$5MM or 6 properties	

DTI	
Up to 43% Max DTI	
• All Doc Types - No rate adjustment	
Up to 50% Max DTI	
• Standard Doc - 1 yr & 2 yr	
• Alt Doc - 24or12 mo Bank Statement & WVOE & 24 or 12 mo CPA Prepared P&L	
Up to 55% Max DTI	
• Standard Doc - 2 yr	
• Total of 12 Mo Reserves required	
• Max LTV/CLTV: 80	
• Primary Residence Only	
• First Time Home Buyer not permitted	
• Purchase, R/T Refi, & Debt Consol Only	
• Residual Income: \$3,000	
+ \$250 for 1st dependent	
+ \$125 for each additional dependent	

Residency	
• US Citizen	
• Perm & Non-Perm resident alien	
• Foreign National not eligible	

Interest Only	
• IO Period: 120 Months	
• Qualifying Terms: Amort Term (240 months)	
• Loan Term: 360 months	
• Max LTV/CLTV: 85%	

Interested Party Contributions	
• LTV >= 80: 4%	
• LTV < 80: 6%	

Loan Amount	Loan Amount > \$3,000,000	Cash-Out Limit		
• Min Loan amount: \$150,000	• Only Available in the following states: CA, IL, FL, NY, NJ, MD, VA, DC, WA	% Property Value	Primary & 2nd Home	Investor
• Loan Amounts > \$1MM & Cash-Out & LTV > 70% require 2 appraisals	- NY: Purchase money only	Program Max:	75%	70%
• Loan Amounts > \$1.5MM require 2 appraisals	• Cash-Out limited to the lower of 50% of property value or \$3mm	Loan Amt > \$1mm:	70%	65%
• Loan Amounts > \$3MM, see additional overlays	• Property Types: SFR, Warrantable and Non-Warrantable Condos	Loan Amt > \$3mm:	50%	50%
	- Condos available in NY and FL only.	Condo & 2-4 Unit:	70%	65%
	- FL Condos limited to 55% LTV			
	• See Guides for specific appraisal requirements (OVERLAYS APPLY)			

Prepayment Penalty	
• Allowed on Investment properties only	
• Terms up to 3 Yrs with the following structures are acceptable...	
- 6 mo of interest on the amount of the prepayment that exceeds 20% of the original prin balance	
• Penalties not available in NM and loans vested to individuals in NJ	



Large Loan Balance Appraisal Overlays

The following appraisal restrictions apply to original loan balances that exceed \$3,000,000.

Neighborhood Analysis

- **Degree of Development and Growth Rate:** Properties designated as "rural" not allowed
- **Trend of Property Values:** "Declining" Markets not allowed
- **Supply of Properties in the Subject Neighborhood:** Markets in "Over-supply" not allowed
- **Price Range and Predominant Price:** The appraised value may not exceed the highest value of the Predominant Price Range by more than 10%
- **Marketing Time for Properties:** "Over 6 months" Not Allowed
- **Over-Improvement:** The subject property may not be designated as an "over-improvement"

Comparable Sales

- Minimum of 4 closed comparable sales
- All comparable sales must have occurred within the 12 months preceding the appraisal date
- At least 1 closed comparable must have occurred with 120 days of the appraisal date
- All comparable sales must be located within 4 miles of subject
- At least 1 closed comparable sales must be located within 1 mile of subject
- At least 2 closed comparable sales must be located within the same neighborhood as the subject

Property Condition

- Eligible Property Condition Ratings: C1, C2, C3
- Eligible Quality of Construction Ratings: Q1, Q2, Q3, Q4

Maximum Acceptable Acreage

- 5 acres

Zoning

- Properties zoned as agricultural are not eligible

Total Net Adjustments

- Total net adjustments should be minimal if the comparable is truly similar. Net Adjustments may not exceed 15% of the sales price of the comparable so