

## **MACH ONE** Matrix

Matrix			
Loan Amount	Reserves Month	Max DTI %	FICO
150,000 (			720
150,000 to 1,000,000	See below	43	700
			680
1 000 001 1	See below	43	720
1,000,001 to 2,000,000			700
			680
	9	43	720
2,000,001 to 2,500,000			700
2,300,000			680

PRIMARY					
	Full Doc			Alt Doc	
Purchase	Rate/Term	Cash Out	Purchase	Rate/Term	Cash Out
90	80	80	90	80	80
85	75	75	85	75	75
80	75	75	80	75	75
80	75	75	80	75	75
80	70	70	80	70	70
75	70	70	75	70	70
75	70	70	75	70	70
70	65	65	70	65	65
70	N/A	N/A	70	N/A	N/A

2	2nd HOME & INVESTMENT				
	Full Doc		Alt Doc		
Purchase	Rate/Term	Cash Out	Purchase	Rate/Term	Cash Out
75	70	70	75	70	70
75	70	70	75	70	70
75	70	70	75	70	70
75	70	70	75	70	70
75	70	70	75	70	70
75	70	70	75	70	70
N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A

## Reference:

- \* LTV > 85% = 12 Months Reserves
- \* LTV  $\leq$  85% = 6 Months Reserves

LTV Restrictions & Overlays			
Interest Only	Minimum Credit Score 700	Max 80% LTV	
Property Type	Condominium	Max 80% LTV	
	Rural - Purchase	Max 80% LTV	
	Rural - Refinance	Max 75% LTV	
State Overlays	Purchase	Max 85% LTV	
CT, FL, IL, NJ	Rate/Term & Cash-Out	Max 75% LTV	
Declining Markets	Purchase	Max 85% LTV	
	Rate/Term & Cash-Out	Max 75% LTV	
State Restrictions Florida	Full Doc & Bank Statement	Max 80% LTV	

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## **MACH ONE** Requirements

Parameter   Para		Income	
Self-Employed: 1-Year or 2-Years of Personal and Business Tax Returns, YTD P&L, IRS Form 4506-C  12 or 24 Months of personal and 2-Months of Business Bank Statements  Qualifying income is determined by the total eligible deposits from 12 or 24 Months of personal attements deivided by number of statements  The business bank Statements  12 or 24 Months of business bank statements. Qualifying income is determined by one of the following analysis methods:  12 or 24 Months of business bank statements. Qualifying income is determined by one of the following analysis methods:  13 or 24 Months of business bank statements. Qualifying income is determined by one of the following analysis methods:  14 or 24 Months of business bank statements. Qualifying income is determined by one of the following analysis methods:  15 or 24 Months of business bank statements. Qualifying income is determined by one of the following analysis methods:  16 or 24 Months of business bank statements. Qualifying income is determined by one of the following analysis methods:  17 or 24 Months of business bank statements. Qualifying income is determined by one of the following analysis methods:  18 or 24 Months of personal and 2-Months of Business bank statements.  29 Beponse Ratio provided by a 3rd party (CPA, EA or Tax Prepare) Minimum Ratio of 10%  20 party prepared P&L Statement (CPA, EA or Tax Prepare) Minimum Ratio of 10%  21 or 24 Months of personal and 2-Months of Business bank statements.  20 party prepared P&L Statement (CPA, EA or Tax Prepare) Minimum Ratio of 10%  21 party prepared P&L Statements (CPA, EA or Tax Prepare) Minimum Ratio of 10%  22 party prepared P&L Statements (CPA, EA or Tax Prepare) Minimum Ratio of 10%  23 party prepared P&L Statements (CPA, EA or Tax Prepare) Minimum Ratio of 10%  24 party prepared P&L Statements (CPA, EA or Tax Prepare) Minimum Ratio of 10%  25 party prepared P&L Statements (CPA, EA or Tax Prepare) Minimum Ratio of 10%  26 party prepared P&L Statements (CPA, EA or Tax Prepare) Minimum Ratio of 10%  2	Full Desumentation	Wage/Salary: Paystubs, W-2's, 1-year or 2-year of Tax Returns, IRS Form 4506-C, Verbal VOE	
Qualifying income is determined by the total eligible deposits from 12 or 24 Months of personal statements delvided by number of statements   The business bank statements must reflect business activity and transfers to the personal account   12 or 24 Months of business bank statements. Qualifying income is determined by one of the following analysis methods:   12 or 24 Months of business bank statements. Qualifying income is determined by one of the following analysis methods:   12 or 24 Months of personal and 2-Months of Business bank statements   12 or 24 Months of personal and 2-Months of Business bank statements   12 or 24 Months of personal and 2-Months of Business bank statements   12 or 24 Months of personal and 2-Months of Business bank statements   12 or 24 Months of personal and 2-Months of Business bank statements   12 or 24 Months of personal and 2-Months of Business bank statements   13 or 24 Months of personal and 2-Months of Business bank statements   14 or 74 Months of personal and 2-Months of Business bank statements   15 or 74 Months of personal and 2-Months of Business bank statements   15 or 74 Months of personal and 2-Months of Business bank statements   15 or 74 Months of personal and 2-Months of Business bank statements   15 or 74 Months of Personal and 2-Months of Business bank statements   15 or 74 Months of Personal and 2-Months of Business bank statements   15 or 74 Months of Personal and 2-Months of Business bank statements   15 or 74 Months of Personal and 2-Months of Business bank statements   16 or 74 Months of Personal and 2-Months of Business bank statements   17 or 74 Months of Personal and 2-Months of Worth	Full Documentation	Self-Employed: 1-Year or 2-Years of Personal and Business Tax Returns, YTD P&L , IRS Form 4506-C	
Alemative Documentation Business Bank Statements Business Bank Statemen		12 or 24 Months of personal and 2-Months of Business bank statements	
Alemative Documentation   Susiness Bank Statements   Fixed Expenses Ratio (50%)		Qualifying income is determined by the total eligible deposits from 12 or 24 Months of personal statements deivided by number of statements	
Business Bank Statements		The business bank statements must reflect business activity and transfers to the personal account	
Pepalan Nation	Alernative Documentation	12 or 24 Months of business bank statements. Qualifying income is determined by one of the following analysis methods:	
Independence   Ind	Business Bank Statements	Fixed Expenses Ratio (50%)	
12 or 24 Months of personal and 2-Months of Business bank statements		Expense Ratio provided by a 3rd party (CPA, EA, or Tax Preparer) Minimum Ratio of 10%	
Property Type   Single Family: Attached, Detached, Condominim with max 80% LTV (Not Eligible - 2-4 Units, Condo Hotel, Rural)   Maximum 20- acres, not meeting rural definition are eligible     Housing History = 0x30X112     Credit Event Seasoning for Bankruptcy, Foreclosure, Short-Sale, Deed-in-Lieu = 4 Year     Cash-Out   Maximum 20- acres, not meeting rural definition are eligible     Cash-Out   Credit Event Seasoning for Bankruptcy, Foreclosure, Short-Sale, Deed-in-Lieu = 4 Year		3rd Party prepared P&L Statement (CPA, EA, or Tax Preparer)	
Single Family: Attached, Detached, Condominim with max 80% LTV ( Not Eligible - 2-4 Units, Condo Hotel, Rural)  Maximum 20- acres, not meeting rural definition are eligible  Housing History = 0X30X12  Credit Event Seasoning for Bankruptcy, Foreclosure, Short-Sale, Deed-in-Lieu = 4 Year  Max Cash-Out  Max Cash-In-Hand: \$1,000,000 (Not applicable to Delayed Financing Transactions)  Cash-Out Proceeds may be used for reserves requirements  US Citizens Permanent Resident Aliens, Non-Permanent Resident Aliens with US Credit  Full Appraisal with Appraisal Review:  1 CU Score 2.5 or less; or  2 AVM Value within 10% of the appraised value; or  3 CDA within 10% of the appraised value; or  4 CDA within 10% of the appraised value  Full 2nd Appraisal required for Loan Amount > \$2,000,000  Sourced and Seasoned for 30 Days  Minimum contribution: 5% Primary/Second Home - 10% Investment  Assets  3 tradelines reporting for minimum of 12 months with recent activity or;  2 tradelines reporting for 24 months all with activity in the last 12 months or;  If the primary borrower (wage earner) has 3 credit scores, the minimum tradeline requirement is walved  Qualifying Fico: The Middle score of 3 or the lower score when only 2 agency scores are property, of the primary wage earner  Prepayment Penalty  Investment Only  Prepayment periods up to 5-Year eligible		12 or 24 Months of personal and 2-Months of Business bank statements	
Maximum 20- acres, not meeting rural definition are eligible   Credit   Housing History = 0X30X12     Credit Event Seasoning for Bankruptcy, Foreclosure, Short-Sale, Deed-in-Lieu = 4 Year     Max Cash-In-Hand: \$1,000,000 (Not applicable to Delayed Financing Transactions)     Cash-Out Proceeds may be used for reserves requirements     Clitzenship   US Citizens, Permanent Resident Aliens, Non-Permanent Resident Aliens with US Credit     Full Appraisal with Appraisal Review:     CU Score 2.5 or less; or     AVM Value within 10% of the appraised value; or     CDA within 10% of the appraised value; or     CDA within 10% of the appraised value; or     Little Appraisal required for Loan Amount > \$2,000,000     Full 2nd Appraisal required for Loan Amount > \$2,000,000     Minimum contribution: 5% Primary/Second Home - 10% Investment     Credit   Credit     Credit   Credi	Alternative Doc Type Not Eligible	P&L Only, 1099 Only, WVOE, or Asset Utilization	
Maximum 20- acres, not meeting rural definition are eligible   Housing History = 0X30X12   Credit Event Seasoning for Bankruptcy, Foreclosure, Short-Sale, Deed-in-Lieu = 4 Year   Max Cash-In-Hand: \$1,000,000 (Not applicable to Delayed Financing Transactions)     Cash-Out Proceeds may be used for reserves requirements     Citizenship	Duamantu Tuma	Single Family: Attached , Detached, Condominim with max 80% LTV ( Not Eligible - 2-4 Units, Condo Hotel, Rural)	
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Cash-Out Proceeds may be used for reserves requirements   Citizenship   US Citizens, Permanent Resident Aliens, Non-Permanent Resident Aliens with US Credit	Credit	Credit Event Seasoning for Bankruptcy, Foreclosure, Short-Sale, Deed-in-Lieu = 4 Year	
Cash-Out Proceeds may be used for reserves requirements   Citizenship	Coch Out	Max Cash-In-Hand: \$1,000,000 (Not applicable to Delayed Financing Transactions)	
Full Appraisal with Appraisal Review:   CU Score 2.5 or less; or   AVM Value within 10% of the appraised value; or   CDA within 10% of the appraised value within 10% of the appraised value full 2nd Appraisal required for Loan Amount > \$2,000,000    Assets	Casii-Out	Cash-Out Proceeds may be used for reserves requirements	
Appraisal  • CU Score 2.5 or less; or  • AVM Value within 10% of the appraised value; or  • CDA within 10% of the appraised value  Full 2nd Appraisal required for Loan Amount > \$2,000,000  Sourced and Seasoned for 30 Days  Minimum contribution: 5% Primary/Second Home - 10% Investment  3 tradelines reporting for minimum of 12 months with recent activity or;  2 tradelines reporting for 24 months all with activity in the last 12 months or;  If the primary borrower (wage earner) has 3 credit scores, the minimum tradeline requirement is waived  Qualifying Fico: The Middle score of 3 or the lower score when only 2 agency scores are property, of the primary wage earner  Prepayment Penalty  Prepayment Penalty  Prepayment periods up to 5-Year eligible	Citizenship	US Citizens, Permanent Resident Aliens, Non-Permanent Resident Aliens with US Credit	
Appraisal  • AVM Value within 10% of the appraised value; or • CDA within 10% of the appraised value  Full 2nd Appraisal required for Loan Amount > \$2,000,000  Assets  Ourced and Seasoned for 30 Days Minimum contribution: 5% Primary/Second Home - 10% Investment  3 tradelines reporting for minimum of 12 months with recent activity or; 2 tradelines reporting for 24 months all with activity in the last 12 months or; If the primary borrower (wage earner) has 3 credit scores, the minimum tradeline requirement is waived  Qualifying Fico: The Middle score of 3 or the lower score when only 2 agency scores are property, of the primary wage earner  All credit, income, asset and collateral are good for 120 days  Investment Only  Prepayment Penalty  Prepayment periods up to 5-Year eligible		Full Appraisal with Appraisal Review:	
CDA within 10% of the appraised value     Full 2nd Appraisal required for Loan Amount > \$2,000,000  Assets      Sourced and Seasoned for 30 Days     Minimum contribution: 5% Primary/Second Home - 10% Investment      1 tradelines reporting for minimum of 12 months with recent activity or;     2 tradelines reporting for 24 months all with activity in the last 12 months or;     If the primary borrower (wage earner) has 3 credit scores, the minimum tradeline requirement is waived     Qualifying Fico: The Middle score of 3 or the lower score when only 2 agency scores are property, of the primary wage earner      All credit, income, asset and collateral are good for 120 days  Investment Only  Prepayment Penalty  Prepayment periods up to 5-Year eligible		CU Score 2.5 or less; or	
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Prepayment Penalty All credit, income, asset and collateral are good for 120 days Investment Only Prepayment Penalty Prepayment periods up to 5-Year eligible		If the primary borrower (wage earner) has 3 credit scores, the minimum tradeline requirement is waived	
Prepayment Penalty Investment Only Prepayment periods up to 5-Year eligible		Qualifying Fico: The Middle score of 3 or the lower score when only 2 agency scores are property, of the primary wage earner	
Prepayment Penalty Prepayment periods up to 5-Year eligible	Document Age	All credit, income, asset and collateral are good for 120 days	
		Investment Only	
Penalties not allowed in AK KS MI MN NM and PI	Prepayment Penalty	Prepayment periods up to 5-Year eligible	
r enalties not allowed in Ar, r.S, Ivii, Iviiv, and ri		Penalties not allowed in AK, KS, MI, MN, NM, and RI	

Income (Continued)	
	Penalties not allowed on loans vested to individuals in IL and NJ
Prepayment Penalty	Penalties not allowed on loans amounts less than \$319,777 in PA
	Only declining prepayment penalty structures allowed in MS
Seller Concessions	Up to 6% towards closing costs for all occupancies
Ineligible States	New York

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