

Description	WesLend Non-Conforming	WesLend Jumbo	DU High Balance	LP Super Conforming
Delegated Underwriting	No	No	Yes	Yes
Underwriting type: AUS or Manual Underwriting	Manual Underwriting No AUS allowed	Manual Underwriting No AUS required	DU No Manual Underwriting allowed	LP No Manual Underwriting allowed
Fixed Rate Mortgages FIXED	30yr 3000-05 20yr 3200-05 15yr 3300-05 30yr ACH 3019-05 20yr ACH 3219-05 15yr ACH 3319-05	30yr 3000-21 15yr 3300-21 30yr 50(a)(6) 3067-21	30yr 1033-00 15yr 1333-00 30yr LPMI 1012-00 15yr LPMI 1312-00	30yr 1053-00 15yr 1353-00 30yr LPMI 1054-00 15yr LPMI 1354-00
Adjustable Mortgages ARM	5/1 3700-05 7/1 3800-05 10/1 3900-05 5/1 ACH 3719-05 7/1 ACH 3819-05 10/ ACH 3919-05	5/1 3700-21 7/1 3800-21 10/1 3900-21	5/1 1733-02 7/1 1833-02	
Maximum Loan to Value (LTV) %	80%	90%	95%	95%
Maximum Loan Amount \$	\$3,000,000	\$2,500,000	As per FHFA High Cost Loan Limits	As per FHFA High Cost Loan Limits
Minimum Loan Amount	Conforming loan limit + \$1	Conforming County loan limit + \$1	\$1 > Maximum Fannie Mae "general Loan limit" (not high-cost area limit)	\$1 > Maximum Freddie Mac "general Loan limit" (not high-cost area limit)
Maximum Debt to Income, DTI %	43%	43%	Determined by DU	Determined by LP
Maximum Cash Out \$	\$500,000	\$500,000	See matrix	See matrix
<b>Occupancies and corresponding Max LTVs for Purchase &amp; Rate/Term Transactions:</b>				
Owner Occupied	80%	90% purchase / 80% Rate & Term	95%	95%
Second Homes	80%	75%	90%	85%
Investment (non-owner)	60%	65%	85%	75%
<b>Occupancies and corresponding Max LTVs for Cash-Out Transactions:</b>				
Owner Occupied	70%	75%	80%	80%
Second Homes	70%	70%	75%	75%
Investment, non-owner occupied	60%	N/A	75%	70%
<b>Eligibility:</b>				
Minimum FICO Score (see guidelines for corresponding LTVs)	700	680	620	620
Property Type	<b>Allowed:</b> SFR, 2 Units, Condo, PUD, Co-Op, 3-4 Units	<b>Allowed:</b> SFR, 2 Units, Condo, PUD, 3-4 Units	<b>Allowed:</b> SFR, 2 Units, Condo, PUD, Co-Op, 3-4 Units	<b>Allowed:</b> SFR, 2 Units, Condo, PUD, Co-Op, 3-4 Units
State Eligibility Restrictions	Based on Market Risk Classification Level. See Market Classification Table in guides. Hawaii Properties in Lava zones 1 & 2 not eligible	Approved all available Lenox/WesLend States	Approved all available Lenox/WesLend States	Approved all available Lenox/WesLend States
Refinance Seasoning	R&T – None / Cash Out – 6 months	R&T – None / Cash Out – 6 months	R&T – 120 days Cash Out – See guidelines	R&T – 6 months Cash Out – 6 months
Subordinate Financing	Allowed	Allowed	Allowed	Allowed
Delayed Financing	Allowed	Allowed	Allowed to lesser of Eligibility matrix or 80% LTV/CLTV	Must follow Freddie Mac guides.
Number of other Properties	4 financed including subject.	4 financed including subject.	If subject is a Primary residence: No limit If subject is a 2 <sup>nd</sup> Home or Investment: 4 financed properties	If subject is a Primary residence: No limit If subject is a 2 <sup>nd</sup> Home or Investment: 4 financed properties
Housing Payment History	0x30 past 12 months	0x30 past 24 months	No more than 0x60 or 0x90 in the past 12 months: Subject to DU approve/eligible	0x30 day mortgage or rental payment in the last 12 months
Non-Occupant Co-Borrower	Allowed	Allowed	Allowed	Allowed
2 <sup>nd</sup> Appraisals and Reviews (general guide)	> \$1,000,000	> \$1,500,000	Requirements as per DU	Requirements as per LP
Mortgage Insurance	N/A	N/A	Required over 80% LTV	Required over 80% LTV
Tradelines	4	3	Determined as per DU	Determined as per LP
Payoff of 12 month seasoned, non-purchase 2 <sup>nd</sup> , as R&T	Allowed	Allowed	Not Allowed; Done as a Cash Out transaction	Not Allowed; Done as a Cash Out transaction

At-A-Glance is a quick reference Matrix and may **not be used** as guidelines. Programs subject to change without notice.  
**Internal use ONLY.** Refer to current program guides for the most up to date information. 11/27/2017

Description	WesLend Non-Conforming		DU High Balance	LP Super Conforming
Pay off Debt to Qualify	Not Allowed	Not Allowed	Allowed	Allowed
First Time Homebuyer	Allowed	Allowed	Allowed	Allowed
Reserves Range - Varies based on DTI, LTVs, and loan amounts	12-36 months	9-30 months	As determined per DU	As determined per LP for Primary residence 1 unit; See guidelines for further details.
<b>Derogatory Events:</b>				
Bankruptcy CH7-13	> 70% LTV Not Allowed ≤ 70% 60-84 months	None in the most recent 84 months.	48 months CH 13: 24 months from discharge date; 48 months from dismissal date	48 months CH 13: 24 months from discharge date; 48 months from dismissal date
Foreclosure	> 70% LTV Not Allowed ≤ 70% 60-84 months	None in the most recent 84 months.	84 Months	84 Months
Short Sale / Modifications	> 70% LTV Not Allowed ≤ 70% 60-84 months	None in the most recent 84 months.	48 Months	48 Months