

| 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 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 |
| Occupancies and corresponding Max LTVs for Purchase & Rate/Term Transactions: | | | | |
| Owner Occupied | 80% | 90% purchase / 80% Rate & Term | 95% | 95% |
| Second Homes | 80% | 75% | 90% | 85% |
| Investment (non-owner) | 60% | 65% | 85% | 75% |
| Occupancies and corresponding Max LTVs for Cash-Out Transactions: | | | | |
| Owner Occupied | 70% | 75% | 80% | 80% |
| Second Homes | 70% | 70% | 75% | 75% |
| Investment, non-owner occupied | 60% | N/A | 75% | 70% |
| Eligibility: | | | | |
| Minimum FICO Score (see guidelines for corresponding LTVs) | 700 | 680 | 620 | 620 |
| Property Type | Allowed: SFR, 2 Units, Condo, PUD, Co-Op, 3-4 Units | Allowed: SFR, 2 Units, Condo, PUD, 3-4 Units | Allowed: SFR, 2 Units, Condo, PUD, Co-Op, 3-4 Units | Allowed: 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 nd Home or Investment: 4 financed properties | If subject is a Primary residence: No limit If subject is a 2 nd 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 nd 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 nd , as R&T | Allowed | Allowed | Allowed | Allowed |

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. 09/19/2017

| 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. |
| Derogatory Events: | | | | |
| 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 |