

SECTION 1	MATRIX:																																																												
	<p>FHA Conforming:</p> <table border="1"> <thead> <tr> <th>Transaction</th> <th>FICO</th> <th>Number of Units</th> <th>Maximum LTV</th> <th>Maximum CLTV</th> </tr> </thead> <tbody> <tr> <td colspan="5">Primary Residence – Owner Occupied</td> </tr> <tr> <td>Purchase</td> <td>580</td> <td>1-4</td> <td>96.50</td> <td>96.50</td> </tr> <tr> <td>No Cash Out / Simple Refinance</td> <td>580</td> <td>1-4</td> <td>97.75¹</td> <td>97.75¹</td> </tr> <tr> <td colspan="5">Secondary Residence – Non-Owner Occupied</td> </tr> <tr> <td>Purchase</td> <td>550</td> <td>1-4</td> <td>90</td> <td>90</td> </tr> <tr> <td>No Cash Out / Simple Refinance</td> <td>550</td> <td>1-4</td> <td>90</td> <td>90</td> </tr> <tr> <td>Cash Out</td> <td>550</td> <td>1-4</td> <td>85</td> <td>85</td> </tr> </tbody> </table> <p>Footnotes: 1. 85% LTV for No Cash Out refinances where the borrower has occupied the subject property fewer than 12 months prior to case number assignment or if owned less than 12 months, has not occupied the property for that entire period of ownership.</p> <p>FHA High Balance:</p> <table border="1"> <thead> <tr> <th>Transaction</th> <th>FICO</th> <th>Number of Units</th> <th>Maximum LTV</th> <th>Maximum CLTV</th> </tr> </thead> <tbody> <tr> <td colspan="5">Primary Residence – Owner Occupied</td> </tr> <tr> <td>Purchase</td> <td>580</td> <td>1-4</td> <td>96.50</td> <td>96.50</td> </tr> <tr> <td>No Cash Out / Simple Refinance</td> <td>580</td> <td>1-4</td> <td>97.75¹</td> <td>97.75¹</td> </tr> </tbody> </table> <p>Footnotes: 1. 85% LTV for No Cash Out refinances where the borrower has occupied the subject property fewer than 12 months prior to case number assignment or if owned less than 12 months, has not occupied the property for that entire period of ownership.</p>	Transaction	FICO	Number of Units	Maximum LTV	Maximum CLTV	Primary Residence – Owner Occupied					Purchase	580	1-4	96.50	96.50	No Cash Out / Simple Refinance	580	1-4	97.75 ¹	97.75 ¹	Secondary Residence – Non-Owner Occupied					Purchase	550	1-4	90	90	No Cash Out / Simple Refinance	550	1-4	90	90	Cash Out	550	1-4	85	85	Transaction	FICO	Number of Units	Maximum LTV	Maximum CLTV	Primary Residence – Owner Occupied					Purchase	580	1-4	96.50	96.50	No Cash Out / Simple Refinance	580	1-4	97.75 ¹	97.75 ¹
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	<p>Standard:</p> <ul style="list-style-type: none"> Minimum Loan Amount \$60,000 Minimum Loan Amount \$75,000 for properties located in NY and TX <p>Ineligible Loan features:</p> <ul style="list-style-type: none"> Graduated Payment Mortgages Growing Equity Mortgages 																																																												

- Loans to non-profit organizations
 - Reverse Mortgages
 - Loans with private water purification systems requiring an escrow for maintenance
 - Texas Section 50 (a)(6) Program
 - Construction to permanent loans with modifications
 - Non-Traditional Credit – Not Allowed
 - Non-occupant borrowers on multi-unit dwellings > 75% LTV/CLTV
 - Non-occupant co-borrowers not allowed for cash out refinances
 - All Expanded Documentation Process types
 - FHA \$100 Down Payment Program
 - 203k , 203k streamline or 203b with Repair Escrows
 - Deed Restricted Properties
 - Non-Traditional Credit
 - Temporary Buy downs
 - High Balance 3/1 and 5/1 ARMs
 - Loans to owners and employees and TPOs employee loans are not allowed
 - Manufactured Homes with accessory dwellings or guest houses - not allowed
 - Tax liens or judgements must be satisfied.
 - Late payment and delinquent accounts during the most recent 12 months consisting of more than one 30-day late must be explained.
 - Borrowers who recently have amended tax returns are ineligible. Minor amendments that do not affect the income (or loss) are acceptable.
 - W-2 IRS Transcripts required for borrowers with only W-2 income used to qualify
 - 1040 IRS Tax Return Transcripts are required for borrowers with Non-W-2 income used to qualify or a combination of both W-2 and Non-W-2 income.
 - Lease Holds
 - HUD REO
 - Properties with Solar Leases
 - Native American Indian Land Trusts
 - Property ratings of C5, C6 and Q6
 - Acreage > 15
 - Purchase of manufactured home to be placed on borrower's currently owned land is prohibited.
 - Condominium projects not on FHA's approved list.
 - Manufactured homes are ineligible
- FHA 1st Advantage:**
- All of the above, plus the following:
 - FHA Streamlines – Not Allowed
 - Manufactured Homes – Not Allowed
 - Verbal Verification of Employment (VVOE) – Required: Must be completed within 10 days of closing.
 - Homebuyer Education – Required
 - Required for all First Time Homebuyer (FTHB) purchase transactions when and
 - Representative credit score is less than 580 and
 - Borrower is utilizing a Down Payment Assistance Program (DPA) or Gift Funds

<p>SECTION 3</p>	<p>Products:</p> <table border="1" data-bbox="559 267 1177 418"> <tr> <td colspan="2">Conforming FHA 1st Advantage Program:</td> </tr> <tr> <td>30 Year Fixed</td> <td>8059-00</td> </tr> <tr> <td colspan="2">High Balance FHA 1st Advantage Program:</td> </tr> <tr> <td>30 Year Fixed High Balance</td> <td>8052-00</td> </tr> </table>	Conforming FHA 1st Advantage Program:		30 Year Fixed	8059-00	High Balance FHA 1st Advantage Program:		30 Year Fixed High Balance	8052-00
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<p>SECTION 4</p>	<p>Parameters and Underwriting:</p>								
<p>ATR and QM:</p>	<ul style="list-style-type: none"> All loans must meet the Ability to Repay (ATR) and Qualified Mortgage (QM) provisions of the Dodd-Frank Act. 								
<p>LOAN LIMITS</p>	<p>FHA Mortgage Limits</p> <ul style="list-style-type: none"> https://entp.hud.gov/idapp/html/hicostlook.cfm 								
<p>REFIANCE PARAMETERS</p>	<p>Refinance Seasoning: “Simple Refinance” and “Cash Out” Seasoning Requirements to determine LTV: (applies to all refinance except streamlines)</p> <ul style="list-style-type: none"> For subject properties acquired by the borrower within 12 months of the case number assignment date the LTV is based on the lesser of: <ol style="list-style-type: none"> The borrower’s purchase price; or The property value. For subject properties acquired by the borrower greater than or equal to 12 months prior to the case number assignment date, the LTV is based on the appraised value <p>Note: For subject properties acquired by the borrower through inheritance or through a gift from a family member with 12 months of the case number assignment date, the LTV is based on the appraised value.</p>								
<p>UNDERWRITING REQUIREMENTS</p>	<p>Underwriting:</p> <ul style="list-style-type: none"> TOTAL Scorecard – “Approve Eligible” Desktop Underwriter, DU – “Approve/Eligible” OR “Refer/Eligible” ← Manual underwriting. Loan Prospector – “LP Accept” Manual Underwriting – Allowed <p>The AUS must be downgraded to manual underwrite for the reasons below. As such an exception by Credit Risk would be required to continue with the file.</p> <p>The Mortgagee must downgrade and manually underwrite any Mortgage that received an Accept recommendation if:</p>								

	<ul style="list-style-type: none"> the mortgage file contains information or documentation that cannot be entered into or evaluated by TOTAL Mortgage Scorecard; additional information, not considered in the AUS recommendation affects the overall insurability of the Mortgage; the Borrower has \$1,000 or more collectively in Disputed Derogatory Credit Accounts; the date of the Borrower’s bankruptcy discharge as reflected on bankruptcy documents is within two years from the date of case number assignment; the case number assignment date is within three years of the date of the transfer of title through a Pre-Foreclosure Sale (Short Sale); the case number assignment date is within three years of the date of the transfer of title through a foreclosure sale; the case number assignment date is within three years of the date of the transfer of title through a Deed-in-Lieu (DIL) of foreclosure; the Mortgage Payment history, for any mortgage trade line reported on the credit report used to score the application, requires a downgrade as defined in Housing Obligations/Mortgage Payment History; the Borrower has undisclosed mortgage debt that requires a downgrade; or business income shows a greater than 20 percent decline over the analysis period 																
<p>RATIOS</p>	<p>Debt to Income Ratio – DTI:</p> <ul style="list-style-type: none"> Maximum DTI will follow the AUS recommendation or HUD Manual Underwriting requirements as applicable. Loans receiving a Refer/Eligible recommendation or an Approve or Accept/Eligible recommendation downgraded to a Refer must be manually underwritten in accordance with HUD handbook 4000.1. 																
<p>CREDIT EVENTS</p>	<table border="1"> <thead> <tr> <th colspan="2" data-bbox="537 813 2171 850"><i>Derogatory Seasoning</i></th> </tr> </thead> <tbody> <tr> <td data-bbox="537 850 887 1052">Bankruptcy</td> <td data-bbox="887 850 2171 1052"> Under automated DU Underwriting: <ul style="list-style-type: none"> 24 months from Discharge date There is no distinction between Ch7, Ch11 and Ch13 under Automated underwriting DU. Under Manual Underwriting: <ul style="list-style-type: none"> Chapter 13 may be acceptable provided 12 months payments in the Chapter13 have been paid as agreed and permission to proceed with a mortgage loan is received from the court. All manual underwriting guidelines must be followed. </td> </tr> <tr> <td data-bbox="537 1052 887 1089">Foreclosure</td> <td data-bbox="887 1052 2171 1089"> <ul style="list-style-type: none"> 36 Months </td> </tr> <tr> <td data-bbox="537 1089 887 1175">Deed-in-Lieu, Pre-Foreclosure, Charge-off of Mortgage account</td> <td data-bbox="887 1089 2171 1175"> <ul style="list-style-type: none"> 36 Months </td> </tr> <tr> <td data-bbox="537 1175 887 1213">Short Sale</td> <td data-bbox="887 1175 2171 1213"> <ul style="list-style-type: none"> 36 months </td> </tr> <tr> <td data-bbox="537 1213 887 1276">Mortgage Modification</td> <td data-bbox="887 1213 2171 1276"> <ul style="list-style-type: none"> Utilize the payment history in accordance with the modification agreement to determine acceptable mortgage history. </td> </tr> <tr> <td data-bbox="537 1276 887 1369">Foreclosure and Bankruptcy on the same Mortgage (Mortgages not-reaffirmed)</td> <td data-bbox="887 1276 2171 1369"> 36 months; Manual underwriting required and must demonstrate acceptable mortgage history from bankruptcy discharge. If no foreclosure but not reaffirmed then manual u/w required. </td> </tr> <tr> <td data-bbox="537 1369 887 1479">Judgement / Liens</td> <td data-bbox="887 1369 2171 1479"> All non-federal judgments must be paid OR the borrower must have a validated payment arrangement and have made timely payments for three months prior to loan application (prepaying scheduled payments is not acceptable). Outstanding Federal judgements (other than IRS) are ineligible – Verification of three months’ payments required – no time frame. </td> </tr> </tbody> </table>	<i>Derogatory Seasoning</i>		Bankruptcy	Under automated DU Underwriting: <ul style="list-style-type: none"> 24 months from Discharge date There is no distinction between Ch7, Ch11 and Ch13 under Automated underwriting DU. Under Manual Underwriting: <ul style="list-style-type: none"> Chapter 13 may be acceptable provided 12 months payments in the Chapter13 have been paid as agreed and permission to proceed with a mortgage loan is received from the court. All manual underwriting guidelines must be followed. 	Foreclosure	<ul style="list-style-type: none"> 36 Months 	Deed-in-Lieu, Pre-Foreclosure, Charge-off of Mortgage account	<ul style="list-style-type: none"> 36 Months 	Short Sale	<ul style="list-style-type: none"> 36 months 	Mortgage Modification	<ul style="list-style-type: none"> Utilize the payment history in accordance with the modification agreement to determine acceptable mortgage history. 	Foreclosure and Bankruptcy on the same Mortgage (Mortgages not-reaffirmed)	36 months; Manual underwriting required and must demonstrate acceptable mortgage history from bankruptcy discharge. If no foreclosure but not reaffirmed then manual u/w required.	Judgement / Liens	All non-federal judgments must be paid OR the borrower must have a validated payment arrangement and have made timely payments for three months prior to loan application (prepaying scheduled payments is not acceptable). Outstanding Federal judgements (other than IRS) are ineligible – Verification of three months’ payments required – no time frame.
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	<p>Collections and Charge off</p>	<p>Charge offs – do not need to be included in the borrower’s liabilities or debt for AUS approval. Collections – If the cumulative outstanding collection balance (excluding medical) is \$2,000 or greater:</p> <ul style="list-style-type: none"> • Verify debt is paid in full, prior to or at the time of settlement, using acceptable sources of funds. • Verify payment arrangements with creditor and include monthly payment in DTI: <p>If payment arrangement is not available, calculate monthly payment using 5 percent of the outstanding balance for each collection account.</p>	
<p>STUDENT LOAN PARAMETERS</p>	<p>Student loan payment requirements: The greater of</p> <ul style="list-style-type: none"> • 1% of outstanding balance; or • Actual fully amortized payment – as per credit report; or • Calculated payment based on documented terms <p>IBR – Interest Based Repayment plan – not acceptable</p>		
<p>Texas 50(a)(6)</p>	<ul style="list-style-type: none"> • Not Allowed 		
<p>RESERVES</p>	<ul style="list-style-type: none"> • 1 & 2 units – The sum of the Borrower’s verified and documented liquid assets minus the total fund the borrower is required to pay at closing. • 3 & 4 units - 3 months PITI. The subject property must be “self-sufficient.” The PITI divided by the monthly Net Self-Sufficiency Rental Income may not exceed 100% • Calculation: <p>Net Self-Sufficiency Rental Income is calculated using the Appraiser’s estimate of fair market rent from all units, including the unit the Borrower chooses for occupancy, and subtracting the greater of the Appraiser’s estimate for vacancies and maintenance, or 25% of the fair market rent.</p>		
<p>NON-OCCUPANT CO-BORROWER</p>	<ul style="list-style-type: none"> • Proposed rents cannot be used as income to qualify. • Maximum LTV is 75% on 2-4 units • > 75% LTV, borrowers must be family members. • May not be used to develop a portfolio of rental properties. Schedule of Real Estate Owned to be examined. • Not allowed, for qualifying purposes, on Cash Out refinance transactions. • Co-borrower must take title to the property and sign the note and the mortgage • The co-borrower cannot be the seller, builder, real estate agent, etc... • Non-occupant must have a principal residence in the U.S. 		

<p>Financed Properties</p>	<p>Number of financed properties permitted:</p> <ul style="list-style-type: none"> To determine the number of dwelling units owned by the borrower, each dwelling unit in a two, three, and four family property must count. If the borrower owns six or more units in the same general area, a map must be provided disclosing the locations of the units, as evidence of compliance with FHA's seven unit limitation 																
<p>APPRAISALS</p>	<p><u>Appraisals</u></p> <p>Based on the property type, the following appraisal report form must be used:</p> <table border="1" data-bbox="551 506 2314 1101"> <thead> <tr> <th>Property Type</th> <th>Form Name/No.</th> </tr> </thead> <tbody> <tr> <td>Single-Family Residence (SFR), Planned Unit Development (PUD)</td> <td>Uniform Residential Appraisal Form (#1004/#70) And 1004MC</td> </tr> <tr> <td>Condominiums</td> <td>FNMA Form 1073 and 1004MC</td> </tr> <tr> <td>Site Condominiums</td> <td>FNMA Form 1073 and 1004MC</td> </tr> <tr> <td>2-4 unit Properties</td> <td>Small Residential Income Property Appraisal Report (#1025/#72) and 1004MC</td> </tr> <tr> <td>Update of Appraisal (All Property Types)</td> <td>FNMA Form 1004D</td> </tr> <tr> <td>Final inspection of New Construction</td> <td>Form HUD-92051</td> </tr> <tr> <td>Final Inspection for Existing Property</td> <td>FNMA Form 1004D</td> </tr> </tbody> </table>	Property Type	Form Name/No.	Single-Family Residence (SFR), Planned Unit Development (PUD)	Uniform Residential Appraisal Form (#1004/#70) And 1004MC	Condominiums	FNMA Form 1073 and 1004MC	Site Condominiums	FNMA Form 1073 and 1004MC	2-4 unit Properties	Small Residential Income Property Appraisal Report (#1025/#72) and 1004MC	Update of Appraisal (All Property Types)	FNMA Form 1004D	Final inspection of New Construction	Form HUD-92051	Final Inspection for Existing Property	FNMA Form 1004D
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<p>PROPERTY FLIPPING</p>	<p>Property Flipping</p> <p>If the seller acquired the property less than 6 months before the purchase agreement was executed, the following rules apply:</p> <p>Resale within 90 days or less: A property that is being resold 90 days or fewer following the seller's date of acquisition is NOT eligible for an FHA-insured Mortgage.</p> <p>Resale Occurs between 91 days to 180 days: If the resale price is greater than or equal to 100% over the property seller's acquisition price, a second FHA appraisal (ordered through Rels) is required. The second appraisal must be ordered by WesLend/Lenox and may not be paid for by the borrower.</p>																

	<p>Important Notes:</p> <ul style="list-style-type: none"> • The second full FHA appraisal must be ordered by WesLend/Lenox and may not be paid for by the borrower. • The second appraisal (ordered by WesLend/Lenox) must be completed by an FHA roster appraiser, who must perform the second appraisal in compliance with all FHA appraisal reporting requirements. • The lower of the two appraised values must be used to qualify. • Home inspection must be completed prior to Docs. Final inspection of these repairs will also be required. All health and safety items noted in Home inspection and by the appraisal are to be completed. “NO EXCEPTIONS” • All transactions must be Arms-length, with no identity of interest between the buyer and seller or other parties participating in the sales transaction. <p>The property seller’s acquisition cost is defined as what the seller paid to acquire the subject property. It does not include the cost of any repairs or improvements made to the property after purchase.</p>																															
<p>RENTAL INCOME</p>	<p>Rental income received from owner occupied property being vacated by borrower.</p> <p>If rental income is being derived from the property being vacated by the borrower, the borrower must be relocating to an area more than 100 miles from the borrower’s current Principal Residence. The borrower must also provide a lease agreement of at least one year’s duration after the Mortgage is closed and evidence of the payment of the security deposit or first month’s rent and meet one of the documentation requirements listed below.</p> <p>Required Documentation:</p> <ul style="list-style-type: none"> • Limited or No History of Rental Income Where the borrower does not have a history of Rental Income for the property since the previous tax filing, including property being vacated by the borrower, an appraisal evidencing market rent and that the borrower has at least 25 percent equity in the property must be included in the file. OR • History or Rental Income Borrower to provide last two year’s tax returns with Schedule E, showing rental income. 																															
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FHA 4000.1 Guidelines	For further information not covered here please proceed to FHA 4000.1 Guidelines <ul style="list-style-type: none">• FHA 4000.1 HUD Handbook