

	<p align="center">OVERLAY SUMMARY</p>																		
	<ul style="list-style-type: none"> This document is a summary of key WesLend overlays to our current VA Fixed guidelines for properties located in New York. In addition, this document is to be used in conjunction with Current WesLend VA Fixed guidelines and not as a replacement to the published guidelines. Refer to current WesLend VA Fixed guides for details. 																		
<p>SECTION 1</p>	<p>Program Codes:</p>																		
	<p><u>ALLOWED PROGRAM CODES:</u></p> <table border="0"> <tr><td>VA 30 Year Fixed</td><td>6000-00</td></tr> <tr><td>VA 25 Year Fixed</td><td>6100-00</td></tr> <tr><td>VA 15 Year Fixed</td><td>6300-00</td></tr> <tr><td>VA 30 Year High Balance</td><td>6033-00</td></tr> <tr><td>VA 15 Year High Balance</td><td>6333-00</td></tr> <tr><td>VA 30 Year IRRRL</td><td>6037-00</td></tr> <tr><td>VA 25 Year IRRRL</td><td>6137-00</td></tr> <tr><td>VA 15 Year IRRRL</td><td>6337-00</td></tr> <tr><td>VA High Balance IRRRL</td><td>6038-00</td></tr> </table>	VA 30 Year Fixed	6000-00	VA 25 Year Fixed	6100-00	VA 15 Year Fixed	6300-00	VA 30 Year High Balance	6033-00	VA 15 Year High Balance	6333-00	VA 30 Year IRRRL	6037-00	VA 25 Year IRRRL	6137-00	VA 15 Year IRRRL	6337-00	VA High Balance IRRRL	6038-00
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<p>SECTION 2</p>	<p>Program Overlays:</p>																		
	<p><u>Minimum Loan Amount \$75,0000</u></p> <p><u>LTV / CLTV:</u></p> <ul style="list-style-type: none"> Cash Out Refinances: Maximum LTV/CLTV is 90%/90% <p><u>CREDIT SCORE:</u></p> <ul style="list-style-type: none"> Minimum FICO Score 620 WesLend does not accept VA loans based on non-traditional credit history. A traditional credit report with loan scores is required. <p><u>HIGH BALANCE LOANS:</u></p> <table border="0"> <tr> <td><u>Loan Amounts:</u></td> <td><u>FICO and Transaction type:</u></td> </tr> <tr> <td><= \$1,000,000</td> <td>FICO 620 Purchase, Rate/Term, IRRRL</td> </tr> <tr> <td>> \$1,000,000</td> <td>FICO 700 Purchase, Rate/Term, IRRRL</td> </tr> <tr> <td><= \$700,000</td> <td>FICO 640 Cash Out</td> </tr> <tr> <td>> \$700,000 to \$1,000,000</td> <td>FICO 660 Cash Out</td> </tr> <tr> <td>> \$1,000,000 to \$1,500,000</td> <td>FICO 700 Cash Out</td> </tr> </table> <p><u>PROGRAM:</u></p> <ul style="list-style-type: none"> Renegotiated purchase agreements that increase the sales price, after the original appraisal has been completed – Not allowed Loan being paid off must be seasoned, or originated, at least six months prior to the new IRRRL's Closing Date Tax Transcripts: <ol style="list-style-type: none"> Required for the relevant tax years used for qualifying income W-2 IRS transcripts required for borrowers with only W-2 qualifying income. 1040 IRS Tax Return Transcripts are required for borrowers with non-W-@ income used to qualify with the exceptions for non-credit qualifying VA IRRRL Streamline Refinances. 	<u>Loan Amounts:</u>	<u>FICO and Transaction type:</u>	<= \$1,000,000	FICO 620 Purchase, Rate/Term, IRRRL	> \$1,000,000	FICO 700 Purchase, Rate/Term, IRRRL	<= \$700,000	FICO 640 Cash Out	> \$700,000 to \$1,000,000	FICO 660 Cash Out	> \$1,000,000 to \$1,500,000	FICO 700 Cash Out						
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	<p>PROPERTY:</p> <ul style="list-style-type: none">• Cooperatives – Not Allowed• Properties with water purification systems to make water safe for human consumption – Not allowed• 2-4 Unit condominium complexes must have an HOA master policy.
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