

At-A-Glance WesLend Portfolio



Description	Agency Plus	Alt Doc – Asset Qualification	Alt Doc – Bank Statement	Investor
Program Highlights	<ul style="list-style-type: none"> Max 90% LTV Interest Only Feature DTI to 55% 	<ul style="list-style-type: none"> Max 90% LTV Interest Only Feature DTI not calculated Qualified based on verified liquid assets. 	<ul style="list-style-type: none"> Max 90% LTV Interest Only Feature Qualified 12 month current consecutive bank statements DTI to 55% 	<ul style="list-style-type: none"> Max 80% LTV Interest Only Feature Qualified based on cash flow of subject property. DTI not calculated
Occupancy	Owner Occupied / Second Home / Investment Property Note: 2 unit 2nd home – Allowed	Owner Occupied / Second Home / Investment Property Note: 2 unit 2nd home – Allowed	Owner Occupied / Second Home / Investment Property Note: 2 unit 2nd home – Allowed	1-4 Unit Investment Property
Min / Max Loan Amount	\$100,000 / \$3,000,000	\$100,000 / \$3,000,000	\$100,000 / \$3,000,000	\$100,000 / \$2,500,000
Program Min FICO / Maximum LTV	680 / 80% LTV 600 / 75% LTV	680 / 80% LTV 600 / 75% LTV	680 / 80% LTV 600 / 75% LTV	680 / 80% LTV 600 / 70% LTV
Maximum LTV	80%	80%	80%	80%
Amortization Terms	30, 15 year fixed	30, 15 year fixed	30, 15 year fixed	30, 15 year fixed
	5/1, 7/1, 10/1 ARM	5/1, 7/1, 10/1 ARM	5/1, 7/1, 10/1 ARM	5/1, 7/1, 10/1 ARM
	5/1, 7/1, 10/1 ARM Interest Only	5/1, 7/1, 10/1 ARM Interest Only	5/1, 7/1, 10/1 ARM Interest Only	5/1 ARM Interest Only
Qualifications	Fixed – Note Rate ARM - Qualified at the higher of the fully indexed rate or the note rate, based on fully amortized payment. ARM Interest Only – Qualified at the fully amortizing (PITI) based on the scheduled remaining loan term at the time of recast after the interest only period expires.			
Reserves and Loan Purpose				
Reserves by Loan amounts	<= \$1,000,000 – 3 months	<= \$1,000,000 – 3 months	<= \$1,000,000 – 3 months	<= \$1,000,000 – 3 months
	> \$1,000,000 < \$2,000,000 – 6 months	> \$1,000,000 < \$2,000,000 – 6 months	> \$1,000,000 < \$2,000,000 – 6 months	> \$1,000,000 < \$2,000,000 – 6 months
	>= \$2,000,000 – 12 months	>= \$2,000,000 – 12 months	>= \$2,000,000 – 12 months	>= \$2,000,000 – 12 months
Loan Purpose / Max LTV	80% - Purchase	80% - Purchase	80% - Purchase	80% - Purchase
	80% - Rate / Term	80% - Rate / Term	80% - Rate / Term	80% - Rate / Term
	80% - Cash Out	80% - Cash Out	80% - Cash Out	80% - Cash Out
Maximum Cash-Out	<i>For Cash-Out transactions, the maximum cash back amount is limited to the maximum loan amount, as per cash-out matrix.</i>			
Eligibility:				
Documentation Type	Full Document	Asset Documentation	12 month Bank Statements	Property Income documentation
Max Debt to Income Ratio (DTI)	50%	DTI – Not Calculated	50%	DTI – Not Calculated
Property Type	Single Family	Single Family	Single Family	Single Family
	2-4 Units	2-4 Units	2-4 Units	2-4 Units
	PUD's	PUD's	PUD's	PUD's
	Condos Warrantable	Condos Warrantable	Condos Warrantable	Condos Warrantable
	Condos Non-Warrantable	Condos Non-Warrantable	Condos Non-Warrantable	Condos Non-Warrantable
Gift Funds	Allowed	Allowed	Allowed	Allowed
Subordinate Financing	Allowed	Allowed	Allowed	Allowed
Housing Payment History	1X30 last 12 months	1X30 last 12 months	1X30 last 12 months	1X30 last 12 months
Bankruptcy Seasoning (Multiple BK's Not Allowed)	BK13 – 4 years BK7 – 4 years	BK13 – 4 years BK7 – 4 years	BK13 – 4 years BK7 – 4 years	BK13 – 4 years BK7 – 4 years
Short Sale, Foreclosure, MTG Charge off, Deed-In-Lieu	4 Years Seasoning	4 Years Seasoning	4 Years Seasoning	4 Years Seasoning
Geographical and State Restrictions	OH – Not Allowed, IL – Interest Only Products – Not Available NY – Primary residences 1-4 units with <u>loan amounts</u> falling within <u>conforming</u> or <u>high balance</u> county loan limits – Not Allowed HI – Properties located in Lava Zones 1 and 2 – Not Allowed			

At-A-Glance is a quick reference Matrix and may **not be used** as guidelines. Programs subject to change without notice.
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