

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 80% LTV Interest Only Feature DTI to 50% | <ul style="list-style-type: none"> Max 80% LTV Interest Only Feature DTI not calculated Qualified based on verified liquid assets. | <ul style="list-style-type: none"> Max 80% LTV Interest Only Feature Qualified 12 month current consecutive bank statements DTI to 50% | <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 620 / 75% LTV | 680 / 80% LTV 620 / 75% LTV | 680 / 80% LTV 620 / 75% LTV | 680 / 80% LTV 620 / 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 |
| Minimum FICO Score | 620 | 620 | 620 | 620 |
| 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 | BK13 – 4 years | BK13 – 4 years | BK13 – 4 years |
| | BK7 – 4 years | BK7 – 4 years | BK7 – 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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