# SmartEdge Product Summary: Correspondent

| ELIGIBILITY MATRIX [1] | | | | |
|---|---|---|---|---|
| **Transaction Type** | **Units** | **Loan Amount** | **Credit Score** | **LTV/CLTV[2,3]** |
| **Primary Residence** | | | | |
| Purchase | 1-4 | $1,500,000 | 720 | 90% |
| Purchase Rate & Term Refinance | 1-4 | $3,500,000 | 740 | 70% |
| | | $3,000,000 | 740 | 75% |
| | | $2,000,000 | 700 | 80% |
| | | $1,500,000 | 700 | 85% |
| | | $1,000,000 | 640 | 80% |
| Cash out Refinance | 1-4 | $2,000,000 | 720 | 80% |
| | | $1,500,000 | 700 | 80% |
| | | $1,000,000 | 680 | 75% |
| | | $1,000,000 | 640 | 70% |

[1] One (1) Year Self Employment

- Maximum LTV/CLTV 75%
- Minimum FICO 700
- Maximum Loan Amount $2,000,000
- Purchase and Rate & Term Refinance Permitted

[2] Condotels

Maximum LTV/CLTV is the lesser of 75% or the LTV/CLTV based on loan amount and FICO on a Cash Out Refinance

[3] Cooperatives – Non Delegated Only

- Maximum LTV/CLTV 70%

# SmartEdge Product Summary: Correspondent

| ELIGIBILITY MATRIX [1] | | | | |
|---|---|---|---|---|
| **Transaction Type** | **Units** | **Loan Amount** | **Credit Score** | **LTV/CLTV[2,3]** |
| **Second Home** | | | | |
| Purchase Rate & Term Refinance | 1-2 | $2,500,000 | 740 | 75% |
| | | $2,000,000 | 740 | 80% |
| | | $1,500,000 | 720 | 80% |
| | | $1,000,000 | 680 | 75% |
| | | $1,000,000 | 640 | 70% |
| Cash out Refinance | 1 | $1,500,000 | 740 | 80% |
| | | $1,000,000 | 720 | 80% |
| | | $1,000,000 | 700 | 75% |
| | | $1,000,000 | 660 | 70% |

Not Permitted

- First Time Homebuyers
- Non-Permanent Residents

[1] One (1) Year Self Employment

- Maximum LTV/CLTV 70%
- Minimum FICO 700
- Maximum Loan Amount $2,000,000
- Purchase and Rate & Term Refinance Permitted

[2] Condotels

- Maximum LTV/CLTV is the lesser of 75% or the LTV/CLTV based on loan amount and FICO on a Cash Out Refinance

[3] Cooperatives – Non-Delegated Only

- Maximum LTV/CLTV 70%

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# SmartEdge Product Summary: Correspondent

| ELIGIBILITY MATRIX | | | | |
|---|---|---|---|---|
| **Transaction Type** | **Units** | **Loan Amount** | **Credit Score** | **LTV/CLTV[1]** |
| **Investment Property** | | | | |
| Purchase Rate & Term Refinance | 1-4 | $2,500,000 | 740 | 65% |
| | | $2,000,000 | 740 | 70% |
| | | $1,500,000 | 720 | 80% |
| | | $1,000,000 | 720 | 85% |
| | | $1,000,000 | 640 | 75% |
| Cash out Refinance | 1-4 | $1,500,000 | 720 | 65% |
| | | $1,000,000 | 720 | 75% |
| | | $1,000,000 | 700 | 70% |
| | | $1,000,000 | 660 | 65% |

Not Permitted

- First Time Homebuyers
- Non-Permanent Residents
- 1 Year Self Employed

[1] Condotels

- Maximum LTV/CLTV is the lesser of 75% or the LTV/CLTV based on loan amount and FICO on a Cash Out Refinance

# SmartEdge Product Summary: Correspondent

| ASSET QUALIFIER ELIGIBILITY MATRIX | | | | |
|---|---|---|---|---|
| **Transaction Type** | **Units** | **Loan Amount** | **Credit Score** | **LTV[1]** |
| **Primary Residence** | | | | |
| Purchase<br>Rate & Term Refinance | 1-4 | $2,000,000 | 700 | 80% |
| **Second Home** | | | | |
| Purchase<br>Rate & Term Refinance | 1 | $2,000,000 | 720 | 80% |

Not Permitted on Second Homes

- First Time Homebuyers
- Non-Permanent Residents

[1] Cooperative – Non-Delegated Only

- Maximum LTV/CLTV 70%