Closed End Second Standalone Home Equity Loan Underwriting

ELIGIBILITY MATRIX					
Units	Occupancy	Loan Amount	Credit Score	CLTV	DTI
1 Unit	Primary Residence	$500,000	760	90%[1]	45%
		$500,000	740	85%[1]	
		$500,000	720	80%	
		$400,000	700		
		$350,000	680	75%	
		$150,000	660		
[1]Texas 50(a)(6) products are limited to 80% CLTV					

ELIGIBILITY MATRIX					
Units	Occupancy	Loan Amount	Credit Score	CLTV	DTI
1 Unit	Second Home	$300,000	720	80%	45%
		$250,000	680	75%	
		$150,000	660	70%	

ELIGIBILITY MATRIX					
Units	Occupancy	Loan Amount	Credit Score	CLTV	DTI
1 Unit	Investment Property	$300,000	720	75%	45%
		$250,000	700	70%	

ELIGIBILITY MATRIX					
Units	Occupancy	Loan Amount	Credit Score	CLTV	DTI
1 Unit	Primary Residence	$500,000	760	75%	45.01% – 50%
		$400,000	720	80%	
		$350,000	760	85%[1]	
		$300,000	700	75%	
[1]Texas 50(a)(6) products are limited to 80% CLTV					