



**SmartSelf Product Summary: Correspondent  
Bank Statement, 1099 and P&L Programs**

| ELIGIBILITY MATRIX <sup>1,2</sup> |                                      |             |              |                         |
|-----------------------------------|--------------------------------------|-------------|--------------|-------------------------|
| Units                             | Transaction Type                     | Loan Amount | Credit Score | LTV/CLTV <sup>3,4</sup> |
| <b>Primary Residence</b>          |                                      |             |              |                         |
| 1-4                               | Purchase                             | \$1,500,000 | 720          | 90%                     |
| 1-4                               | Purchase<br>Rate & Term<br>Refinance | \$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%                     |
| 1-4                               | Cash Out Refinance                   | \$2,000,000 | 720          | 80%                     |
|                                   |                                      | \$1,500,000 | 700          | 80%                     |
|                                   |                                      | \$1,000,000 | 680          | 75%                     |
|                                   |                                      | \$1,000,000 | 640          | 70%                     |

<sup>1</sup> P&L Documentation

- Maximum LTV/CLTV 75%
- Minimum FICO 700
- Maximum Loan Amount \$2,000,000
  - Loan Amount > \$1,000,000 requires two (2) month's business bank statements to support the P&L income
- Purchase and Rate & Term Refinance Permitted

<sup>2</sup> One Year Self-Employed

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

<sup>3</sup> Condotels

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

<sup>4</sup> Cooperatives – Non-Delegated only

- Maximum LTV/CLTV 70%



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| ELIGIBILITY MATRIX <sup>1,2</sup>   |                                      |             |              |                         |
|---|--------------------------------------|-------------|--------------|-------------------------|
| Units   | Transaction Type                     | Loan Amount | Credit Score | LTV/CLTV <sup>3,4</sup> |
| <b>Second Home</b>  |                                      |             |              |                         |
| 1-2   | Purchase<br>Rate & Term<br>Refinance | \$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%                     |
| 1   | Cash out Refinance                   | \$1,500,000 | 740          | 80%                     |
|   |                                      | \$1,000,000 | 720          | 80%                     |
|   |                                      | \$1,000,000 | 700          | 75%                     |
|   |                                      | \$1,000,000 | 660          | 70%                     |
| <p><b>Not Permitted</b></p> <ul style="list-style-type: none"> <li>• First Time Homebuyers</li> <li>• Non-Permanent Residents</li> </ul> <p><sup>1</sup> P&amp;L Documentation</p> <ul style="list-style-type: none"> <li>• Maximum LTV/CLTV 70%</li> <li>• Minimum FICO 700</li> <li>• Maximum Loan Amount \$2,000,000               <ul style="list-style-type: none"> <li>◦ Loan Amount &gt; \$1,000,000 requires two (2) month's business bank statements to support the P&amp;L income</li> </ul> </li> <li>• Purchase and Rate &amp; Term Refinance Permitted</li> </ul> <p><sup>2</sup> One Year Self-Employed</p> <ul style="list-style-type: none"> <li>• Maximum LTV/CLTV 70%</li> <li>• Minimum FICO 700</li> <li>• Maximum Loan Amount \$2,000,000</li> <li>• Purchase and Rate &amp; Term Refinance Permitted</li> </ul> <p><sup>3</sup> Condotels</p> <ul style="list-style-type: none"> <li>• Maximum LTV/CLTV is the lesser of 75% or the LTV/CLTV based on loan amount and FICO on a Cash Out Refinance</li> </ul> <p><sup>4</sup> Cooperative – Non-Delegated only</p> <ul style="list-style-type: none"> <li>• Maximum LTV/CLTV 70%</li> </ul> |                                      |             |              |                         |

**ELIGIBILITY MATRIX**

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## SmartSelf Product Summary

### Bank Statement, 1099 and P&L Programs

| Units   | Transaction Type                     | Loan Amount | Credit Score | LTV/CLTV <sup>1</sup> |
|---|--------------------------------------|-------------|--------------|-----------------------|
| <b>Investment Property</b>  |                                      |             |              |                       |
| 1-4   | Purchase<br>Rate & Term<br>Refinance | \$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%                   |
| 1-4   | Cash out Refinance                   | \$1,500,000 | 720          | 65%                   |
|   |                                      | \$1,000,000 | 720          | 75%                   |
|   |                                      | \$1,000,000 | 700          | 70%                   |
|   |                                      | \$1,000,000 | 660          | 60%                   |
| <p>Not permitted</p> <ul style="list-style-type: none"> <li>• First Time Homebuyers</li> <li>• Non-Permanent Residents</li> <li>• P&amp;L Documentation Program</li> <li>• 1 Yr Self Employed</li> </ul> <p><sup>1</sup>Condotels</p> <ul style="list-style-type: none"> <li>• Maximum LTV/CLTV is the lesser of 75% or the LTV/CLTV based on loan amount and FICO on a Cash Out Refinance</li> </ul> |                                      |             |              |                       |

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