


NATIONS MORTGAGE		IGNITE BANK STATEMENTS						Effective Date: 11.15.2025		
Program Max LTVs/CLTVs		Self Employed Only								
		Primary			Second Home			Investment Property*		
Loan Amount	FICO	Purchase	Rate & Term	Cash Out	Purchase	Rate & Term	Cash Out	Purchase	Rate & Term	Cash Out
≤ \$1,000,000	720	90%	90%	80%	85%	85%	80%	85%	85%	80%
	700	90%	90%	80%	85%	85%	80%	85%	85%	80%
	680	90%	90%	80%	85%	85%	80%	80%	80%	75%
	660	80%	80%	75%	80%	80%	75%	80%	80%	70%
	640	80%	80%	70%	80%	80%	70%	N/A	N/A	N/A
\$1,000,001 - \$1,500,000	720	90%	90%	80%	85%	85%	80%	85%	85%	80%
	700	90%	90%	80%	85%	85%	80%	80%	80%	75%
	680	85%	85%	75%	85%	85%	75%	80%	80%	75%
	660	80%	80%	75%	80%	80%	75%	75%	75%	70%
	640	70%	70%	65%	70%	70%	65%	N/A	N/A	N/A
\$1,500,001 - \$2,000,000	720	90%	90%	80%	85%	85%	80%	80%	80%	75%
	700	85%	85%	75%	85%	85%	75%	80%	80%	75%
	680	80%	80%	70%	80%	80%	70%	75%	75%	70%
	660	75%	75%	65%	75%	75%	65%	70%	70%	65%
	720	80%	80%	75%	80%	80%	75%	75%	75%	70%
\$2,000,001 - \$2,500,000	700	75%	75%	65%	75%	75%	65%	70%	70%	65%
	680	75%	75%	65%	75%	75%	65%	70%	70%	65%
	660	70%	70%	65%	70%	70%	65%	70%	70%	65%
	720	75%	75%	65%	75%	75%	65%	70%	70%	60%
	680	70%	70%	65%	70%	70%	65%	70%	70%	60%
\$2,500,001 - \$3,000,000	720	70%	70%	55%	70%	70%	55%	70%	70%	55%
	700	70%	70%	55%	70%	70%	55%	70%	70%	55%
	680	70%	70%	55%	70%	70%	55%	70%	70%	55%
	720	70%	70%	55%	70%	70%	55%	70%	70%	55%
	700	70%	70%	55%	70%	70%	55%	70%	70%	55%
\$3,000,001 - \$3,500,000	720	70%	70%	55%	70%	70%	55%	70%	70%	55%
\$3,500,001 - \$4,000,000	720	70%	70%	50%	70%	70%	50%	N/A	N/A	N/A
Requirements										
Program Requirements		Property Overlays		Max LTV/CLTV			Products			
				Purchase/Rate & Term			Cash Out			
Minimum Loan Amount	\$150,000	Rural		80%			75%			30 Year Fixed
		Warrantable Condo		90%*			80%*			30 Year Fixed Interest Only and 40 Year Interest Only - Primary/2nd Home Max 85% LTV; Investment Max 80% LTV
Maximum Loan Amount	\$4,000,000	Non-Warrantable Condo		85%*			80%*			
		2 - 4 Unit		85%*			80%*			
Unlimited Cash Out Allowed		Declining Markets		5% reduction from Max qualifying LTV						
		*Reduce LTV by 5% from maximum on Investment Properties.								
		Reserve Requirements								
		<= \$1,000,000		6 Months		IO Period		10 Years		
		\$1,000,001 to \$2,000,000		9 Months		Amort Term		20/30 Years		
		\$2,000,001 to \$4,000,000		12 Months		Final Maturity		30/40 Years		
		Reserve Requirement reduced by 3 mos with 5% reduction from Max qualifying LTV						ARM Margins & Caps		
		Cash Out can be used to meet Reserve Requirement						Not available		
		Geographic Overlays		Max LTV/CLTV/Loan Amount			Qualifying Rate			
		Investment Properties in Baltimore, MD and Philadelphia, PA are ineligible		Not Available			Fixed = Note Rate			
							Qualifying Payment			
Credit Requirements										
Mortgage History	1x30x12 OR 0X60X12:Reduce Max LTV by 5%							Fixed: Use Qualifying Rate for calculating PITIA		
Foreclosures, Deed In Lieu, Short Sale, Loan Mod Due to Default, etc.	36 months OR 24 months with a 5% reduction from maximum qualifying LTV. No multiple credit events in 7 years.									
Chapter 7/11/13 BK Seasoning from Discharged/Dismissed Date										
								Interest Only: Use the fully amortized payment with the qualifying rate over the fully amortized term of the loan.		

 <b>NATIONS DIRECT</b> MORTGAGE		IGNITE BANK STATEMENTS
	<b>Other Requirements</b>	
<b>Property Types</b>	SFR, PUD, Warrantable Condo, Non- Warrantable Condo, 2-4 Units.	
<b>Citizenship</b>	US Citizen, Permanent Resident Alien & Non-Permanent Resident Alien (with US credit).	
<b>First Time Home Buyer</b>	<b>Borrower with Rental History:</b> 0x30x12, Primary or Second Home Only, No other restrictions. <b>Borrower without Rental History/Living Rent Free:</b> Must meet trade line requirement, max 85% LTV/CLTV, min 680 FICO, Primary or Second Home Only, No Gift, No Non-Occupant Co-Borrower, Maximum Loan Amount \$1.5MM.	
<b>Credit</b>	<p>Use the representative score (lower of two or middle of three) of the primary wage earner. If the borrower and co-borrower jointly own the business being used for income qualifying the higher of their representative scores is used.</p> <p>Trade line requirements: Minimum three trade lines reporting for a minimum of 12-mos <b>OR</b> two trade lines reporting for a minimum of 24-mos. All trade lines must have activity in the last 12 months.</p> <p>Borrowers that have three credit scores satisfy the minimum trade line requirements.</p> <p>All borrowers on the loan must have a valid credit score defined as one score from at least two credit bureaus. Minimum credit score for co-borrowers is 600.</p>	
<b>Non- Occupant Co-Borrower</b>	Non-Occupant must be an immediate family member. Purchase or Rate and Term on Primary Only. Reduce LTV/CLTV from Max qualifying 5%. Occupant Borrower's max DTI is 60% (excluding income/debts of non-occupant). Blend income to determine back-end ratio. Non-Occupant may contribute remaining funds to close and reserves.	
<b>Bank Statement Types</b>	One of three types of bank statements can be used for income qualifying. 12-months Personal Bank Statements with 3-months Business Bank Statements; 12-months Business Bank Statements; or 12-months Commingled Bank Statements. Commingled meaning that the borrower uses a single personal bank account for both his personal and business financial transactions.	
<b>Business and Commingled Bank Statements</b>	Borrower must have a minimum of 25% ownership to use business bank statements. Apply a standard 50% expense factor, if the borrower's expense factor is lower it will need to be verified with a letter from a licensed tax professional. Minimum allowed expense factor is 10%. The business should be owned by the borrower and active for a minimum of two years. Borrowers who have been self-employed less than two years, but not less than one year prior to application are eligible with an additional six-months reserves, and by documenting two years of previous experience in the same line of work. The borrower must provide at least 12-months of bank statements supporting their self-employment and the existence of the business. <u>Calculation:</u> 12-months of deposits that are clearly business related * Percentage of Ownership * Expense Factor / 12.	
<b>Personal Bank Statements</b>	Borrower(s) must have a minimum of 25% ownership. Three months business bank statements to show business cash flows in order to utilize 100% of business related deposits in personal account (no expense factor). Business must be active for a minimum of 2 years. Transfers into the personal account from the provided business account are permitted. <u>Calculation:</u> 12-months of deposits that are clearly business related and transfers from the provided business account / 12 (Percentage of Ownership should only apply if other account holder on bank statements is not going on the loan. Ex. Husband and Wife are on personal bank statements and husband is not going on the loan).	
<b>NSFs</b>	Borrowers can have 12 instances in 12 months if none in the most recent two months <b>OR</b> six if there are instances in the most recent two months. If the account has overdraft protection linked to another account with the same bank, the overdraft does not count as long as no negative ending balance occurred on the day of the overdraft.	
<b>Non- Warrantable Condo</b>	Full Condo Review Required. Only one non-warrantable feature is permitted. Allowable reasons are the following: Commercial Space- must be typical for the market, have no negative impact and be < 50% of the project space; Delinquent HOA Dues- no more than 20% of the total units in the project may be 60+ days past due; Investor Concentration- up to 60%; Single Owner/Entity- up to 25%; Litigation- is permitted as long as the lawsuit does not involve structural issues, health and safety issues, or does not impact the marketability of the project.	
<b>Gift Funds</b>	Must contribute 5% of own funds toward the down payment. Not allowed for reserves.	
<b>Seller Concessions</b>	Primary & Second Home- 9% to 75% LTV/CLTV; 6% 75.01% to 90% LTV/CLTV and 5% over 90%; Investment- 6% regardless of LTV/CLTV.	
<b>Escrows</b>	Required for taxes & insurance on HPML Loans and on LTVs > 80%. Otherwise Escrows can be waived. Refer to NDM rate sheet for pricing hit.	
<b>Prepayment Penalty</b>	Allowed on Investment Properties Only. Purchases, Rate & Term, and Cash Out if use meets Business Purpose Requirements. Permitted in the following states: AL, AZ, CA, CO, CT, DC, FL, GA, HI, ID, IN, KY, LA, MA, MD (Maximum 3 years), ME, MN (Loan Amount >\$647,200), MO, MT, NC, NV, OK, OR, PA (Loan Amount >\$319,777), SC, TN, TX, UT, VA (Loan Amount >\$75,000), WA, WI, WV, & WY. 1 to 5 year prepayment terms available.	
<b>Approved States</b>	<a href="http://myndm.com/approved-states/">http://myndm.com/approved-states/</a>	
<b>Texas Home Equity 50 (a)(6) Cash Out</b>	80% LTV/CLTV Max. One Unit Principal residences and claimed as Borrower's homestead. Copy of current Mortgage or Note is required to determine previous terms are not subject to Texas 50 (a)(6). 12 month seasoning required. Maximum 2% fee limitation for all closing costs, fees and charges. Texas (a)(6) loan may not close until: 12 days after the borrower submits the loan application OR all borrowers sign the 12 day notices, whichever is later; One day after the borrower(s) receives a copy of the Initial Closing Disclosure and 12 months seasoning of the existing Texas (a)(6) loan.	
<b>Texas Non-Home Equity 50 (a)(4)</b>	80% LTV/CLTV Max. The refinance must occur at least one year after the Home Equity Loan closed. The additional loan amount only covers the cost of refinancing and does not provide the borrower with any cash proceeds. All title holders must be provided with affidavit acknowledging the refinance of their Texas 50 (a)(6) loan to a no cash out Texas 50 (a)(4) refinance loan provided no later than 3 business days after the date the application is received AND at least 12 days before loan closing.	