

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	740+	90%	90%	80%	80%	80%	75%	80%	80%	75%
	700+	90%	85%	80%	80%	80%	75%	80%	75%	75%
	680	85%	85%	80%	80%	75%	75%	80%	75%	70%
	660	80%	80%	75%	80%	80%	75%	80%	75%	70%
\$1,000,001 - \$1,500,000	700+	85%	85%	80%	80%	80%	75%	80%	80%	75%
	680	85%	80%	75%	80%	80%	75%	80%	75%	70%
	660	80%	75%	75%	80%	75%	75%	75%	75%	70%
\$1,500,001 - \$2,000,000	740+	85%	80%	75%	80%	80%	75%	80%	80%	70%
	700+	80%	80%	70%	80%	80%	70%	80%	75%	70%
	680	80%	75%	70%	80%	75%	70%	75%	75%	65%
	660	75%	70%	65%	70%	70%	65%	70%	70%	60%
\$2,000,001 - \$2,500,000	720+	80%	75%	70%	75%	75%	70%	75%	75%	65%
	700	75%	70%	65%	75%	70%	65%	75%	70%	65%
	680	70%	70%	65%	70%	70%	65%	70%	70%	60%
	660	70%	65%	N/A	65%	65%	N/A	65%	65%	N/A
\$2,500,001 - \$3,000,000*	720+	75%	75%	70%	70%	70%	60%	70%	70%	60%
	700	70%	70%	65%	70%	70%	60%	70%	70%	60%
	680	70%	65%	65%	N/A	N/A	N/A	N/A	N/A	N/A

Requirements										
Program Requirements		Property Overlays			Max LTV/CLTV			Products		
Min Loan Amount	\$150,000	Rural Properties (Investment and Cash Out not permitted) Condo (Warrantable only) 2 - 4 Unit			75% 80% 80%			30 Year Fixed 30 Year Fixed Interest Only and 40 Year Interest Only		
*Max Loan Amount on 2nd Home & Investment on Product 110 Only	\$2,500,000									
Max Loan Amount	\$3,000,000	Declining Markets			10% reduction from max qualifying LTV					
Max Cash Out LTV ≤ 60%	No Limit							IO Period		10 Years
Max Cash Out LTV > 60%	\$500,000							Amort Term		20/30 years
Max DTI								Final Maturity		30/40 Years
DTI > 43%	Residual Income of \$1,500 Req.	\$1,500,001 to \$3 MM			12 Months			ARM Margins & Caps		
DTI > 50%, Max 55%	Allowed with min 700 FICO, Max 80% LTV/CLTV, Primary Only, No First Time Homebuyer & Not Eligible on Product code 110	Cash Out can be used toward Reserves						Not available		
								Qualifying Rate		
								Fixed = Note Rate		
								Qualifying Payment		
Credit Requirements										
Mortgage History	1x30x12 Not Available on Product 130	Geographic Overlays- Product 110 Only			Max LTV/CLTV/Loan Amount			Fixed: Use Qualifying Rate for calculating PITIA		
Foreclosure Seasoning	48 Months	States: AZ, CT, ID, IL, MT, NJ, OR, TN & UT			Reduce Maximum LTV by 5%			Interest-Only: 1) Use the fully amortized payment with the Qualifying Rate over the fully amortized term of the loan. 2) First Time Home Buyer is not eligible.		
Short Sale/Deed in Lieu		Counties by State- CA: Alameda, Contra Costa, Marin, San Benito, Santa Clara, Santa Cruz, San Francisco, San Mateo; CO: Boulder, Summit; FL: Charlotte, Collier, DeSoto, Lee, Manatee, Sarasota; NV: Storey, Washoe; NC: Watauga; TX: Bastrop, Caldwell, Hays, Travis, Williamson; WA: Grays Harbor								
Loan Modification										
Chapter 7, 11, 13 Bankruptcy- Seasoning from Discharge Date					Maximum Loan Amount \$2MM					



NON QM BANK STATEMENTS

Effective Date:
8.1.2023

Other Requirements	
Property Types	SFR, PUD, Townhome, Warrantable Condominium, 2-4 Units.
Citizenship	US Citizen, Permanent Resident Alien & Non-Permanent Resident Alien (with US credit.
First Time Home Buyer	Eligible with one of the following: 1) 0x30x12 Rental History or 2) If living rent free, max 70% LTV/CLTV, min 700 FICO, primary residence only, minimum 5% own funds. Not eligible for Interest Only Products.
Credit	Qualifying FICO = Use the lowest middle score of all borrowers on the file. Each borrower must have 3 total tradelines w/a credit history covering 24 mos. One tradeline must have been active within the last 12 mos & at least one must be seasoned 24 mos. Authorized User Accounts may not be used. Tradelines do not have to be open. If the spouse is the co-borrower than only one is required to meet the guideline.
Non-Occupant Co-Borrower	Primary Res only. Eligible with one of the following methods: 1) Reduce LTV/CLTV by 5% (max 70%). Fully blend income and assets, or 2) Occupant applicant contributes 5% of own funds to transaction if a purchase. Front end ratio not to exceed 60% DTI on all transactions. No reduction to LTV. Blend income to determine back end ratio, non-occupant co-applicant may contribute remaining funds to close and reserves.
Income Types	12 Months Personal Bank Statements, 12 Months Business Bank Statements, or 12 Months Commingled Bank Statements.
Business and Co-Mingled Bank Statements	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 active for a minimum of two years. See NDM guidelines for business or self-employment less than two years, but more than one year. Calculation: 12 Months "Usable" Deposits * Percentage of Ownership * Expense Factor / 12.
Personal Bank Statements	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. Calculation: 12 Months "Usable" Deposits / 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).
NSFs	3 with 1 or more in most recent 2 mos OR none in most recent 2 mos than 5 in 12 mos.
Gift Funds	Must contribute 5% of their own funds towards the down payment.
Seller Concession	Primary & Second Home - 9% with max 75% LTV/CLTV; 6% with max 85% LTV/CLTV; 5% with max 90% LTV/CLTV; Investment - 3%. To be used towards closing costs.
Escrows	Required for taxes & insurance on HPML Loans. Escrows can be waived when HPML does not apply per product requirements. Refer to NDM rate sheets for specifics.
Prepayment Penalty	Allowed on Investment Properties due to Business Purpose on Purchases and Rate & Term Refis 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), MT, NC, NV, OK, OR, PA (Loan Amount >\$278,204), SC, TN, TX, UT, VA (Loan Amount >\$75,000), WA, WI, WV, & WY. 1 to 5 year prepayment terms available.
Approved States	http://myndm.com/approved-states/