

Fixed & ARM ITIN – Full & Alt Doc						
Occupancy	Transaction Type	Property Type	Max LTV/CLTV	Max Loan Amount	Min FICO	Max DTI
Primary Residence	Purchase	1-4 Units, PUD, Condo	85%	\$1,500,000	700	50%
	Purchase / R&T Refi		80%	<\$1,000,000	660	50%
			70%	\$1,500,000	660	50%
	Cash-Out Refi		65%	\$1,500,000	700	50%
Second Home	Purchase / R&T Refi	1-4 Units, PUD, Condo	70%	\$1,500,000	660	50%
	Cash-Out Refi		65%	\$1,500,000	700	50%
Investment	Purchase / R&T Refi	1-4 Units, PUD, Condo	70%	\$1,500,000	660	50%
	Cash-Out Refi		65%	\$1,500,000	700	50%

1. Minimum loan amount \$100,000
2. Cash-Out Refinance requires 2 years of income documentation
3. Maximum cash-out \$500,000
4. Mortgage/Rental History 0x30x12
5. FC/SS/DIL/BK Seasoning 48 months
6. Escrow waivers are not permitted
7. Delayed Financing maximum 60% LTV
8. Non-Arms Length Transactions permitted for primary residences only, maximum 70% LTV
9. Declining markets - reduce maximum LTV by 5%
10. All fifty states including the District of Columbia are eligible. The following U.S. commonwealth and territories are not eligible: Puerto Rico, Guam,
11. American Samoa, Northern Marina Islands and the U.S. Virgin Islands.
12. Non-Occupant Co-Borrower maximum loan amount \$1,000,000. Primary occupancy only. Cash-Out refinances not allowed.
13. First-Time Home Buyer-purchase of primary residence only. 12 months of rental history with no late payments required.