## Prime Ascent Plus - Standard Doc and Alt Doc

| Maximum LTV/CLTV | | | | | | | |
|---|---|---|---|---|---|---|---|
| Minimum Credit Score | Maximum Loan Amount | Primary Residence | | | Second Home / Investment | | |
| | | Purchase | Rate/Term | Cash-Out | Purchase | Rate/Term | Cash-Out |
| 720 | 1,000,000 | 80 | 80 | 80 | 75 | 75 | 70 |
| | 2,000,000 | 80 | 80 | 75 | 75 | 75 | 70 |
| | 2,500,000 | 75 | 75 | 70 | NA | NA | NA |
| 700 | 1,000,000 | 80 | 80 | 75 | 75 | 75 | 70 |
| | 2,000,000 | 80 | 80 | 70 | 75 | 75 | 70 |
| | 2,500,000 | 70 | 70 | 65 | NA | NA | NA |
| 680 | 1,000,000 | 80 | 80 | 75 | 75 | 75 | 70 |
| | 2,000,000 | 75 | 75 | 70 | 75 | 75 | 70 |
| | 2,500,000 | 70 | 70 | NA | NA | NA | NA |

**Property Type**

- Single Family: Attached, Detached
- Condominium
- **Ineligible:** 2-4 Unit, Condo Hotel (Condotel), Rural

| Housing History | Credit Event Seasoning |
|---|---|
| 0x30x12 | BK/FC/DIL/PreFC/SS/MC/LP/NoD: ≥ 48 Mo<br>Forbearance, Modification, or Deferral: See Non-Agency Seller Guide |

**State Restrictions**

- Ineligible Locations:
  - Investor occupancy in Baltimore City, MD, and Philadelphia County, PA
  - Puerto Rico, Guam, & the US Virgin Islands
- Ineligible: Loans meeting the New York Sub-Prime definition

**Declining Market**

If the appraisal report identifies the property in a declining market, max LTV/CLTV is limited to 75% for rate/term and cash-out transactions

**General Requirements**

| | |
|---|---|
| **Product Type** | • Fixed Rate Terms: 15, 30 years • 5/6 ARM, 7/6 ARM, 10/6 ARM with 30-year term |
| **Interest Only (IO)** | • Min Credit Score: 700 • 30-year total term, qualification based upon remaining term (amortized) after expiration of IO period |
| **Loan Amount** | • Min: $150,000 • Max: $2,500,000 |
| **Loan Purpose** | • Purchase, Rate/Term, Cash-Out |
| **Occupancy** | • Primary, Second Home, Investment |
| **Eligible Borrower** | • U.S. Citizen • Permanent Resident Alien • Non-Permanent Resident Alien |
| **Vesting** | • Vesting in an entity is ineligible |
| **Acreage** | • Max 5-acres, not meeting the rural definition |
| **Cash-In-Hand** | • Max: $1,000,000 (Not applicable to Delayed Financing transactions) |
| **Appraisals** | • FNMA Form 1004, 1073 with interior/exterior inspection. Appraisal review product required unless 2nd appraisal obtained.<br>• 2nd Appraisal required for loans > $2,000,000. |

**Income Requirements**

| | |
|---|---|
| **Standard Doc or AUS Findings** | • Standard Doc:<br>  ○ Wage/Salary: Paystubs, W-2's, 1-year or 2-years of Tax Returns, IRS Form 4506-C, Verbal VOE<br>  ○ Self-Employed: 1-year or 2-years of Personal and Business Tax Returns, YTD P&L, IRS Form 4506-C<br>• AUS Findings:<br>  ○ Findings permitted to be used for income documentation relief only, refer to the Non-Agency Seller Guide for details<br>  ○ Final AUS findings must be included in the loanfile with Fannie Mae DU Approve/Eligible or Freddie Mac LPA Accept/Eligible<br>  ▪ Fannie Mae DU Approve/Ineligible or Freddie Mac LPA Accept/Ineligible are allowed subject to restrictions, refer to the Non-Agency Seller Guide for details |
| **Personal Bank Statements** | • 12- or 24-months of personal and 2-months of business bank statements<br>• Qualifying income is determined by total eligible deposits from 12- or 24-months of personal statements divided by the number of statements<br>• The business bank statements must reflect business activity and transfers to the personal account |
| **Business Bank Statements** | • 12- or 24-months of business bank statements. Qualifying income is determined by one of the following analysis methods:<br>  ○ Fixed Expense Ratio (50%)<br>  ○ Expense ratio provided by a Third party (CPA, EA, or tax preparer), min expense ratio of 10%<br>  ○ Third party prepared Profit & Loss Statement (CPA, EA, or tax preparer), min expense ratio of 10% |
| **Ineligible** | • Profit & Loss Statement • Written VOE • IRS Form 1099 • Asset Utilization |

**Underwriting Requirements**

| | | | |
|---|---|---|---|
| **Credit Score** | • Use representative credit score of the borrower with the highest qualifying income<br>• Representative score for each borrower is the lower of two (2) or middle of three (3) credit scores | **Tradelines** | • Min: 2 reporting 24-months w/activity in last 12- months or 3 reporting 12-months w/recent activity<br>• If the primary borrower has three (3) credit scores, the minimum tradeline requirement is waived |
| **Assets** | • Min of 30-days asset verification required<br>• Large deposits must be sourced | **Reserves** | • 6-months of PITIA<br>• Loan Amount > $1.5 M: 9-months of PITIA<br>• Cash-out may be used to satisfy requirement |
| **Gift Funds** | • Allowed after min borrower contribution of 5% for Primary/Second Home, 10% for Investment | **DTI Requirements** | • Max: 45% |
| | | **Document Age** | • 120-days |

## Prime Ascent Plus – Standard Doc and Alt Doc

| Underwriting Requirements, continued | | |
|---|---|---|
| **Prepayment Penalty – Investment Property Only** | • Acceptable structures include the following:<br>  ○ Fixed percentage of no less than 3%<br>  ○ Declining structures that do not exceed 5% and do not drop below 3% in the first 3 years<br>  Example: (5%/4%/3%/3%/3%) or (5%/4%/3%/2%/1%)<br>  ○ Six (6) months of interest on prepayments that exceed 20% of the original principal balance in a given 12-month time period<br>• Prepayment periods up to 5-years eligible, see rate sheet | • **AK, IL, MI, NJ, NM, OH**: Penalties not allowed<br>• **MS**: Only declining prepayment penalty structures are allowed<br>• **PA**: Penalties not allowed for a loan amount less than or equal to the base figure ($329,411 for 2026; adjusted annually). Loan amounts greater than $329,411 are not subject to prepayment restrictions. |
| **Escrows** | • HPML loans require escrows for property taxes, hazard insurance, and flood insurance (if appl), see Section 2.5.5 for non-HPML loans | |