

## N2 FUNDING JUMBO AUS LOAN PROGRAM

PROGRAM REQUIREMENTS									
FIXED RATE									
Purchases/Rate & Term Refinance					Cash-Out Refinance				
Occupancy	Units	Max. Loan Amount <sup>1</sup>	Max. LTV/CLTV/HCLTV	Min. Credit Score	Occupancy	Units	Max. Loan Amount	Max. LTV/CLTV/HCLTV	Min. Credit Score
<b>Primary</b>	1	\$1,500,000	89.99% <sup>3</sup>	740	<b>Primary</b>	1	\$1,000,000	75%	700 <sup>2</sup>
		\$1,500,000	85% <sup>3</sup>	720			\$1,500,000	70%	720
		\$1,500,000	80%	700 <sup>2</sup>			\$2,000,000	60%	720
		\$2,000,000	75%	720			\$2,500,000	50%	720
		\$2,500,000	70%	720		2	\$1,000,000	60%	700 <sup>2</sup>
		\$1,000,000	60%	680 <sup>2</sup>			1	\$1,500,000	60%
	2-4	\$1,000,000	65%	700 <sup>2</sup>	<b>2<sup>nd</sup> Home</b>	\$2,000,000		50%	740
		\$1,500,000	60%	720		<sup>1</sup> First-Time Homebuyer maximum loan amount is \$1,500,000			
<b>2<sup>nd</sup> Home Purchase</b>	1	\$1,000,000	80%	720	<sup>2</sup> Self-Employment income: Minimum 720 FICO when any Self-Employment income is required for qualifying purposes. If the Self-Employment income is not needed for qualifying purposes, then the 720 FICO minimum is not applicable.				
<b>2nd Home Purchase or Rate and Term Refinance</b>	1	\$1,000,000	75%	720	<sup>3</sup> The following requirements apply for transactions with LTVs greater than 80%: <ul style="list-style-type: none"> <li>MI not required</li> <li>Escrow/Impound accounts required for LTVs greater than 80% unless prohibited by applicable laws</li> </ul>				
		\$1,500,000	70%	720					
		\$2,000,000	65%	720					
		\$2,500,000	50%	720					
<b>Investment Purchase</b>	1-4	\$1,500,000	70%	740	<b>AUS Notes:</b> <ul style="list-style-type: none"> <li>Minimum loan amounts are \$548,251 for 1-unit properties and \$1 above the conforming loan limits for properties 2-4 units.</li> <li>Single loan variances may be granted on a case-by-case basis by Community Loan Servicing (at its sole determination) for loans with terms or characteristics that are outside of Mission Loans' Jumbo AUS Eligibility requirements. Approval of the single loan variance must be granted by Community Loan Servicing prior to the delivery of the loan.</li> </ul>				
<b>Investment Rate and Term Refinance</b>	1-4	\$1,500,000	70%	740					

## LOAN PRODUCT

Seller must ensure that each loan delivered to the Mission Loans is in compliance with the Ability to Repay (ATR) and the Safe Harbor Qualified Mortgage (QM) rules established by the Consumer Financial Protection Bureau (“CFPB”) with an APR not to exceed more than 1.5% above the average price offer rate (“APOR”). Seller shall deliver loans that were originated in accordance with the Special Products Seller Guide unless otherwise stated with this product matrix. Refer to Appendix A for a summary of overlays. For topics not specifically addressed in this product matrix or the Special Products Seller Guide, refer to the Fannie Mae Single Family Selling Guide.

Characteristics	Parameters
<b>Eligible Products / Terms</b>	<ul style="list-style-type: none"> <li>• PJF330</li> <li>• Fixed Rate: 20, 25, 30 Year Terms</li> </ul>
<b>Ineligible Product Types</b>	<ul style="list-style-type: none"> <li>• Higher-Priced Mortgage Loans</li> <li>• Non-Standard to Standard Refinance Transactions (ATR Exempt)</li> <li>• Higher-Priced Covered Transactions (HPCT QM-Rebuttable Presumption)</li> <li>• Balloons</li> <li>• Graduated Payments</li> <li>• Interest Only Products</li> <li>• Temporary Buydowns</li> <li>• Loans with Prepayment Penalties</li> <li>• Adjustable Rate Terms</li> </ul>
<b>Loan Purpose</b>	<ul style="list-style-type: none"> <li>• Purchase</li> <li>• Rate and Term Refinance</li> <li>• Cash-Out</li> </ul>
<b>Rate/Term Refinance Transactions</b>	<p>The new loan amount is limited to pay off the current first lien mortgage, any seasoned non- first lien mortgages, closing costs and prepaid items.</p> <ul style="list-style-type: none"> <li>• If the first mortgage is a HELOC, evidence it was a purchase money HELOC or it is a seasoned HELOC that has been in place for twelve (12) months and total draws do not exceed \$2000 in the most recent twelve (12) months.</li> <li>• A seasoned non-first lien mortgage is a purchase money mortgage or a mortgage that has been in place for twelve (12) months.</li> <li>• A seasoned equity line is defined as not having draws totaling over \$2000 in the most recent twelve (12) months. Withdrawal activity must be documented with a transaction history</li> <li>• Max cash back at closing is limited to 1% of the new loan amount.</li> </ul>

**LOAN PRODUCT** *(Continued)*

Characteristics	Parameters
<b>Cash-Out Transactions</b>	<ul style="list-style-type: none"> <li>Investment properties are ineligible.</li> <li>No maximum cash-out limit.</li> </ul>
<b>Delayed Financing</b>	<ul style="list-style-type: none"> <li>Follow Fannie Mae Selling Guide requirements.</li> <li>LTV/CLTV/HCLTV for Rate and Term refinances must be met. The loan is treated as a Rate and Term refinance except for primary residence transactions in Texas.</li> </ul>
<b>LTV/CLTV/HCLTV Calculation for Refinance Transactions</b>	<ul style="list-style-type: none"> <li>If subject property is owned more than twelve (12) months, the LTV/CLTV/HCLTV is based on the current appraised value. The twelve (12) month time frame may be based on subject transaction Note date.</li> <li>If subject property is owned less than twelve (12) months, the LTV/CLTV/HCLTV is based on the lesser of the original purchase price plus documented improvements made after the purchase of the property, or the appraised value. Documented improvements must be supported with receipts. The twelve (12) month time frame may be based on subject transaction Note date.</li> </ul>
<b>Age of Documents</b>	<ul style="list-style-type: none"> <li>Follow Fannie Mae Selling Guide Requirements.</li> <li>See Self-Employment section for restrictions.</li> </ul>
<b>Documentation</b>	<ul style="list-style-type: none"> <li>If subject property has a HELOC that is not included in the CLTV/HCLTV calculation, the loan file must contain evidence the HELOC has been closed.</li> </ul>

**ELIGIBILITY**

Characteristics	Parameters
<b>Texas 50(a)(6)</b>	See Special Products Seller Guide for additional requirements.
<b>Borrower Eligibility</b>	<ul style="list-style-type: none"> <li>US Citizens</li> <li>Permanent Resident Aliens with evidence of lawful residency (Must be employed in the US for the past 24 months.)</li> </ul>

**ELIGIBILITY** *(Continued)*

Characteristics	Parameters
<p><b>Borrower Eligibility</b> <i>(Continued)</i></p>	<ul style="list-style-type: none"> <li>• Non-Permanent Resident Aliens with evidence of lawful residency are eligible with the following restrictions               <ul style="list-style-type: none"> <li>- Primary Residence Only</li> <li>- Maximum LTV/CLTV/HCLTV 75%</li> <li>- Unexpired H1B, H2B, E1, L1, and G Series VISAs only; G Series VISAs must have no diplomatic immunity</li> </ul> </li> <li>• Borrower must have a current 24-month employment history in the US</li> <li>• Documentation evidencing lawful residency must be met (see Special Products Seller Guide for requirements)</li> <li>• Illinois Land Trust</li> <li>• Inter Vivos Revocable Trust</li> <li>• All Borrowers must have a valid Social Security Number</li> <li>• Non-Occupant Borrower – Follow Fannie Mae Selling Guide requirements with exception of non-occupant relationship who must be a related family member of the Borrower(s)</li> </ul>
<p><b>Ineligible Borrowers</b></p>	<ul style="list-style-type: none"> <li>• Foreign Nationals</li> <li>• Borrowers with Diplomatic Immunity status</li> <li>• Life Estates</li> <li>• Non-Revocable Trusts</li> <li>• Guardianships</li> <li>• LLCs, Corporations or Partnerships</li> <li>• Land Trusts, except for Illinois Land Trust</li> <li>• Borrowers with <b>any</b> ownership in a business that is Federally illegal, regardless if the income is not being considered for qualifying</li> </ul>
<p><b>First-Time Homebuyer</b></p>	<ul style="list-style-type: none"> <li>• Maximum loan amount is \$1,500,000</li> <li>• Not allowed on investment property transactions</li> <li>• See Reserve Section for additional requirements</li> </ul>

**ELIGIBILITY** *(Continued)*

<b>Characteristics</b>	<b>Parameters</b>
<p><b>Non-Arm’s Length Transactions</b></p>	<p>A non-arm’s length transaction exists whenever there is a personal or business relationship with any parties to the transaction which may include the seller, builder, real estate agent, appraiser, Lender, title company or other interested party. The following non-arm’s length transactions are eligible:</p> <ul style="list-style-type: none"> <li>• Family sales or transfers</li> <li>• Property seller acting as their own real estate agent</li> <li>• Relative of the property seller acting as the seller’s real estate agent</li> <li>• Borrower acting as their own real estate agent</li> <li>• Relative of the Borrower acting as the Borrower’s real estate agent</li> <li>• Borrower is the employee of the originating Lender and the Lender has an established employee loan program. Evidence of employee program to be included in loan file</li> <li>• Originator is related to the Borrower</li> <li>• Borrower purchasing from their landlord (cancelled checks or bank statements required to verify satisfactory pay history between Borrower and landlord)</li> <li>• Gifts from relatives that are interested parties to the transaction are not allowed, unless it is a gift of equity. Real estate agents may apply their commission towards closing costs and/or prepaids if the amounts are within the interested party contribution limitations</li> <li>• Investment property transactions must be arm’s length</li> <li>• Other non-arm’s length transactions may be acceptable on a single loan variance basis</li> </ul>
<p><b>Continuity of Obligations</b></p>	<p>When at least one (1) Borrower on the existing mortgage is also a Borrower on the new refinance transaction, continuity of obligation requirements have been met. If continuity of obligation is not met, the following permissible exceptions are allowed for the new refinance to be eligible:</p> <ul style="list-style-type: none"> <li>• The Borrower has been on title for at least twelve (12) months but is not obligated on the existing mortgage that is being refinanced and the Borrower meets the following requirements: <ul style="list-style-type: none"> <li>- Has been making the mortgage payments (including any secondary financing) for the most recent twelve (12) months, or</li> <li>- Is related to the Borrower on the mortgage being refinanced</li> </ul> </li> <li>• The Borrower on the new refinance transaction was added to title twenty- four (24) months or more prior to the disbursement date of the new refinance transaction</li> </ul>

### ELIGIBILITY *(Continued)*

Characteristics	Parameters
<b>Continuity of Obligations</b> <i>(Continued)</i>	<ul style="list-style-type: none"> <li>• The Borrower on the refinance inherited or was legally awarded the property by a court in the case of divorce, separation or dissolution of a domestic partnership</li> <li>• The Borrower on the new refinance transaction has been added to title through a transfer from a trust, LLC or partnership. The following requirements apply:               <ul style="list-style-type: none"> <li>– Borrower must have been a beneficiary/creator (trust) or 25% or more owner of the LLC or partnership prior to the transfer.</li> <li>– The transferring entity and/or Borrower has had a consecutive ownership (on title) for at least the most recent six (6) months prior to the disbursement of the new loan.</li> </ul> </li> </ul> <hr/> <p><b>NOTE:</b> Ownership transfer from corporation to individual will not meet continuity of obligation requirement</p>

### CREDIT

Characteristics	Parameters
<b>Underwriting</b>	<ul style="list-style-type: none"> <li>• All loans must have Fannie Mae DU Findings included in the loan file               <ul style="list-style-type: none"> <li>– DU recommendation may be either Approve/Ineligible due to loan amount or maximum cash-out on a rate/term refinance transaction or Approve/Eligible for high balance loan amounts only</li> <li>– The loan delivery data must match the closed loan and the final data submitted to DU</li> </ul> </li> <li>• Manual underwrite is not permitted</li> <li>• Delegated underwriting only</li> </ul>
<b>Credit Requirements</b>	<ul style="list-style-type: none"> <li>• Non-traditional credit is not allowed.</li> <li>• All Borrowers must have a minimum of two (2) credit scores.</li> <li>• Disputed Tradelines:               <ul style="list-style-type: none"> <li>– All disputed tradelines must be included in the DTI if the account belongs to the Borrower unless documentation can be provided that authenticates the dispute</li> <li>– Derogatory accounts must be considered in analyzing the Borrower’s willingness to repay. However, if a disputed account has a zero balance and no late payments, it can be disregarded</li> </ul> </li> <li>• Frozen Credit: Follow Fannie Mae Selling Guide requirements except as noted below:               <ul style="list-style-type: none"> <li>– All Borrowers must have a minimum of two (2) credit scores <u>that are generated from the unfrozen bureaus</u></li> </ul> </li> </ul>

**CREDIT** *(Continued)*

Characteristics	Parameters
<p><b>Housing History</b></p>	<p>Mortgage History Requirements:</p> <ul style="list-style-type: none"> <li>• If the Borrower(s) has a Mortgage in the most recent twenty-four (24) months, a mortgage rating must be obtained, reflecting 0x30 in the last twenty-four (24) months</li> <li>• The mortgage rating may be on the credit report or a VOM</li> <li>• Applicable to all Borrowers on the loan</li> <li>• Sellers must review the Borrower(s) credit report to determine status of all mortgage loans including verification mortgage is not subject to a loss mitigation program, repayment plan, loan modification or payment deferral plan. <b>In addition to reviewing the credit report</b>, the Seller must also apply due diligence for each mortgage loan on which a Borrower is obligated, including co-signed mortgage loans and mortgage loans not related to the subject transaction, to determine the loan payments are current as of the Note date of the subject transaction. Current means the Borrower has made all payments due in the month prior to the Note date of the subject transaction and no later than the last business day of that month. Acceptable documentation includes one of the following:               <ul style="list-style-type: none"> <li>– Loan payment history from the servicer or third party verification service</li> <li>– Payoff statement for loans being refinanced</li> <li>– Current mortgage statement from the Borrower</li> <li>– Verification of mortgage (VOM)</li> </ul> </li> <li>• If the mortgage holder is a party to the transaction or relative of the Borrower, cancelled checks or bank statements to verify satisfactory mortgage history is required</li> </ul>
<p><b>Significant Derogatory Credit</b></p>	<ul style="list-style-type: none"> <li>• Bankruptcy, Chapter 7, 11, 13 - seven (7) years since discharge / dismissal date</li> <li>• Foreclosure - seven (7) years since completion date</li> <li>• Notice of Default - seven (7) years</li> <li>• Short Sale/Deed-in-Lieu - seven (7) years since completion / sale date</li> <li>• Forbearance resulting in subsequent loan modification - seven (7) years since exit from forbearance (See below Forbearance section for additional requirements)</li> <li>• Mortgage accounts that were settled for less, negotiated or short payoffs – <u>seven (7)</u> years since settlement date</li> </ul>

**CREDIT** *(Continued)*

Characteristics	Parameters
<p><b>Significant Derogatory Credit</b> <i>(Continued)</i></p>	<ul style="list-style-type: none"> <li>• Loan Modifications:               <ul style="list-style-type: none"> <li>– Lender initiated modification will not be considered a derogatory credit event if the modification did not include debt forgiveness and was not due to hardship as evidenced by supporting documentation. No seasoning requirement would apply</li> <li>– If the modification was due to hardship or included debt forgiveness – seven (7) years since modification</li> </ul> </li> <li>• Single loan variances for credit events will be considered on a case-by-case basis between four (4) and seven (7) years with extenuating circumstances subject to the following:               <ul style="list-style-type: none"> <li>– Extenuating circumstances are defined as non-recurring events that are beyond the Borrower’s control resulting in a sudden significant and prolonged reduction in income or catastrophic increase in financial obligations                   <ul style="list-style-type: none"> <li>▪ Examples would include death or major illness of a spouse or child but would not include divorce or job loss</li> </ul> </li> <li>– Documentation must be provided to support the claim of extenuating circumstances and confirm the nature of the event that led to the credit event and illustrate the Borrower has no reasonable option other than to default on their obligations</li> <li>– If the defaulted debt was assigned to an ex-spouse and the default occurred after the Borrower was relieved of the obligation, the event may be considered on a single loan variance basis</li> </ul> </li> <li>• Multiple derogatory credit events not allowed, regardless if seasoned over seven (7) years               <ul style="list-style-type: none"> <li>– A mortgage with a Notice of Default filed that is subsequently modified is not considered a multiple event</li> <li>– A mortgage with a Notice of Default filed that is subsequently foreclosed upon or sold as a short sale is not considered a multiple event</li> </ul> </li> <li>• Tax liens, judgments, charge-offs, and past-due accounts must be satisfied or brought current prior to or at closing</li> <li>• Cash-Out proceeds from the subject transaction may not be used to satisfy judgments, tax liens, charge-offs or past-due accounts</li> <li>• Payment plans on prior year tax liens/liabilities are not allowed, must be paid in full</li> </ul>



**CREDIT** *(Continued)*

Characteristics	Parameters
<p><b>Forbearance</b></p>	<p>Determining Eligibility for New Loan:</p> <ul style="list-style-type: none"> <li>• Any loans that are shown to be in active or previous forbearance but where the Borrower continued to make regularly scheduled payments and has made at least one (1) regularly scheduled payment since forbearance inception date are eligible               <ul style="list-style-type: none"> <li>– All payments must have been made within the month due</li> <li>– The forbearance plan must be terminated at or prior to closing and the loan file must contain documentation that the forbearance is no longer active (i.e. removal letter from servicer, etc.).</li> </ul> </li> <li>• Any loans (including but not limited to the subject mortgage) where a mortgage reflects reduced or missed payments under a forbearance <u>and Borrower has accepted a payment deferral, initiated a repayment plan or has reinstated the mortgage to return to a current status</u> must meet the requirements below:               <ul style="list-style-type: none"> <li>– Purchase &amp; Rate/Term Refinance:                   <ul style="list-style-type: none"> <li>▪ Three (3) consecutive months of required payments since completed forbearance plan</li> <li>▪ All payments must have been made within the month due</li> </ul> </li> <li>– Cash-Out Refinance:                   <ul style="list-style-type: none"> <li>▪ Twelve (12) consecutive months of required payments since completed forbearance plan</li> <li>▪ All payments must have been made within the month due</li> </ul> </li> </ul> </li> <li>• Payment Deferral: The refinance of a loan that has a payment deferral and where the amount of the deferred payments is included in the new loan is eligible as a rate/term transaction. Funds applied to pay off the prior loan, including the deferred portion, are not considered cash out.</li> <li>• Repayment Plan: The full amount of the repayment plan monthly payment must be considered in meeting the required consecutive payment requirements (Purchase/Rate Term or Cash-out) detailed above.</li> <li>• A mortgage subject to forbearance must utilize the mortgage payment history in accordance with the forbearance plan in determining late housing payments.</li> <li>• Loan file must contain a letter of explanation from the Borrower detailing the reason for forbearance and that the hardship no longer exists.</li> <li>• Forbearance resulting in subsequent loan modification is considered a significant derogatory credit event and subject to a seven (7) year waiting period.</li> </ul>

**CREDIT** *(Continued)*

Characteristics	Parameters
<b>DTI</b>	<ul style="list-style-type: none"> <li>LTVs ≤ 80% - 45%</li> <li>LTVs &gt; 80% - 36%</li> </ul>
<b>Lawsuit / Pending Litigation</b>	If the 1003, title commitment or credit documents indicate that the Borrower is party to a lawsuit, additional documentation must be obtained to determine no negative impact on the Borrower's ability to repay, assets or collateral.

**LIABILITIES**

Characteristics	Parameters
<b>Liabilities</b>	<p><b>Tax Liens and Payment Plans:</b></p> <p>If the most recent tax return or tax extension indicate a Borrower owes money to the IRS or State Tax Authority, evidence of sufficient liquid assets to pay the debt must be documented if the amount due is within ninety (90) days of loan application date or if the tax transcripts show an outstanding balance due:</p> <ul style="list-style-type: none"> <li>A payment plan for the most recent tax year is allowed if the following requirements are met:               <ul style="list-style-type: none"> <li>Payment plan was setup at the time the taxes were due. Copy of the payment plan must be included in the loan file</li> <li>Payment is included in the DTI</li> <li>Satisfactory pay history based on terms of payment plan is provided</li> <li>Payment plan is only allowed for taxes due for the most recent tax year, prior years not allowed. For example, Borrower files their 2019 return or extension in April 2020 A payment plan would be allowed for taxes due for 2019 tax year. Payment plans for 2018 or prior years would not be allowed</li> <li>Borrower does not have a prior history of tax liens</li> </ul> </li> </ul>

**EMPLOYMENT / INCOME**

Characteristics	Parameters
<b>Employment / Income</b>	<ul style="list-style-type: none"> <li>A two-year employment history is generally required</li> <li>If the Borrower(s) have less than a two-year employment and income history, the Lender must provide a written analysis to justify the determination that the income used to qualify the Borrower is stable.</li> </ul>

<b>EMPLOYMENT / INCOME</b> <i>(Continued)</i>	
<b>Characteristics</b>	<b>Parameters</b>
<b>Employment / Income</b> <i>(Continued)</i>	<p><b>Declining Income:</b></p> <p>When the Borrower has declining income, the most recent twelve (12) months should be used or the most conservative income calculation if the declining period is shorter than 12 months. Income must be stabilized and not subject to further decline in order to be considered for qualifying purposes</p> <ul style="list-style-type: none"> <li>• The employer or the Borrower should provide an explanation for the decline and the underwriter should provide a written justification for including the declining income in qualifying</li> </ul>
<b>General Documentation Requirements</b>	<ul style="list-style-type: none"> <li>• Borrower(s) must have a minimum of two (2) years employment and income history</li> <li>• Tax transcripts for personal tax returns are required when tax returns are used to document Borrower’s income or any loss and must match the documentation in the loan file</li> <li>• A 4506-C form is required to be signed at closing by all Borrowers for all transactions</li> <li>• Taxpayer consent form signed by all Borrowers</li> <li>• Verification of the existence of Borrower’s self-employment must be verified through a third- party source and no more than twenty (20) business days prior to the Note date. In addition, confirmation that the business is currently operating must be provided. Below are acceptable examples of documentation to confirm the business is currently operating: <ul style="list-style-type: none"> <li>– Evidence of current work (executed contracts or signed invoices) that indicate the business is operating on the day the Lender verifies self-employment;</li> <li>– Evidence of current business receipts within 10 days of the Note date (payment for services performed);</li> <li>– Lender certification the business is open and operating (Lender confirmed through a phone call or other means); or</li> <li>– Business website demonstrating activity supporting current business operations (timely appointments for estimates or service can be scheduled</li> </ul> </li> <li>• Losses for secondary self-employment must be included in the DTI and self-employed documentation requirements must be met</li> <li>• Losses for co-Borrower’s self-employment must be included in DTI and self-employed documentation requirements must be met</li> </ul>

<b>EMPLOYMENT / INCOME (Continued)</b>							
Characteristics	Parameters						
<p><b>Unacceptable Sources of Income</b></p>	<ul style="list-style-type: none"> <li>Deferred compensation</li> <li>Retained earnings</li> <li>Education benefits</li> <li>Trailing spouse income</li> <li>Any income that is not legal in accordance with all applicable federal, state and local laws, rules and regulations. Federal law restricts the following activities and therefore the income from these sources are <b>not allowed</b> for qualifying:               <ul style="list-style-type: none"> <li>– Foreign shell banks</li> <li>– Medical marijuana dispensaries if Borrower has any ownership</li> <li>– Any income resulting from ownership in a business or activity related to recreational marijuana use, growing, selling or supplying of marijuana, even if legally permitted under state or local law</li> </ul> </li> </ul>						
<p><b>Salaried, Bonus &amp; Commission Income</b></p>	<p><b>Salaried Borrowers:</b></p> <ul style="list-style-type: none"> <li>Income and Employment must be documented per the DU findings and all income sources and methods of income calculation must meet the requirements in chapters B3-3 through B3-6 of the Fannie Mae Single Family Selling Guide, published June 3, 2020 and the requirements below</li> <li>Secondary verification of the income documentation is required via W-2 transcripts or via Fannie Mae approved third party vendors (i.e., The Work Number) with separation of income types (base, bonus, OT, etc.). The number of years provided will be based on the DU findings               <ul style="list-style-type: none"> <li>– Manual verification of employment, even if through a 3rd party are not permitted</li> <li>– Borrower pulled transcripts are not acceptable</li> <li>– The IRS transcripts and the supporting income documentation must be consistent</li> <li>– If 3rd party (i.e., The Work Number) is the source used to verify income, then W-2 transcripts are also required as the secondary verification of the income – see below table:</li> </ul> </li> </ul> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="background-color: #1a3d4d; color: white;">Income Documentation Source</th> <th style="background-color: #1a3d4d; color: white;">Allowable Secondary Verification</th> </tr> </thead> <tbody> <tr> <td>Paystub and W-2s</td> <td>W-2 transcript(s) or Fannie approved 3rd party vendor (i.e., The Work Number)</td> </tr> <tr> <td>Fannie approved 3rd party vendor (i.e., The Work Number)</td> <td>W-2 transcript(s)</td> </tr> </tbody> </table>	Income Documentation Source	Allowable Secondary Verification	Paystub and W-2s	W-2 transcript(s) or Fannie approved 3rd party vendor (i.e., The Work Number)	Fannie approved 3rd party vendor (i.e., The Work Number)	W-2 transcript(s)
Income Documentation Source	Allowable Secondary Verification						
Paystub and W-2s	W-2 transcript(s) or Fannie approved 3rd party vendor (i.e., The Work Number)						
Fannie approved 3rd party vendor (i.e., The Work Number)	W-2 transcript(s)						

• EMPLOYMENT / INCOME (Continued)	
Characteristics	Parameters
<p><b>Salaried, Bonus &amp; Commission Income</b> <i>(Continued)</i></p>	<p>Commission/Bonus Income:</p> <ul style="list-style-type: none"> <li>Follow requirements above for salaried Borrowers, and</li> <li>Commission/Bonus income must be documented for the most recent 2 (two) years with a year-to-date paystub and W-2s</li> </ul>
<p><b>Retirement Income (Pension, Annuity, 401(k), IRA Distributions)</b></p>	<ul style="list-style-type: none"> <li>Existing distribution of assets from an IRA, 401(k) or similar retirement asset must be sufficient to continue for a minimum of three (3) years</li> <li>If any retirement income will cease within the first three (3) years of the loan, the income may not be used</li> </ul>
<p><b>Trust Income</b></p>	<ul style="list-style-type: none"> <li>Income from trusts may be used if guaranteed and regular payments will continue for at least three (3) years</li> <li>Regular receipt of trust income for the past twelve (12) months must be documented</li> <li>Copy of trust agreement or trustee statement showing:               <ul style="list-style-type: none"> <li>Total amount of Borrower designated trust funds</li> <li>Terms of payment</li> <li>Duration of trust</li> <li>Evidence the trust is irrevocable</li> </ul> </li> <li>If trust fund assets are being used for down payment or closing costs, the loan file must contain adequate documentation to indicate the withdrawal of the assets will not negatively affect income</li> </ul>
<p><b>Restricted Stock and Stock Options</b></p>	<ul style="list-style-type: none"> <li>May only be used as qualifying income if the income has been consistently received for two (2) years and is identified on the paystubs, W-2s and tax returns as income and the vesting schedule indicates the income will continue for a minimum of two (2) years at a similar level as prior two (2) years</li> <li>A two (2) year average of prior income received from RSUs or stock options should be used to calculate the income, with the continuance based on the vesting schedule using a stock price based on the lower of the current stock price or the 52-week average for the most recent twelve (12) months reporting at the time of application. The income used for qualifying must be supported by future vesting based on the stock price used for qualifying and vesting schedule.</li> </ul>

EMPLOYMENT AND INCOME	
Characteristics	Parameters
<b>Restricted Stock and Stock Options</b> <i>(Continued)</i>	<ul style="list-style-type: none"> <li>Additional awards must be similar to the qualifying income and awarded on a consistent basis</li> <li>There must be no indication the Borrower will not continue to receive future awards consistent with historical awards received</li> <li>Borrower must be currently employed by the employer issuing the RSUs/stock options for the RSUs/stock options to be considered in qualifying income</li> <li>Stock must be a publicly traded stock</li> <li>Vested restricted stock units and stock options cannot be used for reserves if using for income to qualify</li> <li>RSU income must be entered into DU as bonus income</li> </ul>
<b>Projected Income</b>	Paystub (once Borrower has started with new employer) must be provided prior to purchase of the loan by Mission Loans
<b>Asset Depletion</b>	<ul style="list-style-type: none"> <li>Maximum 80% LTV/CLTV/HCLTV</li> <li>Primary residence 1-2 units only</li> <li>Purchase and rate/term transactions only</li> <li>Eligible assets must be held in a US account</li> <li>At least one Borrower who is an account holder must be age 62 or older unless assets have been derived from the sale of a business</li> <li>Minimum Post-Closing assets:               <ul style="list-style-type: none"> <li>- Borrowers <math>\geq</math> 62 years of age = \$500,000</li> <li>- Borrowers &lt; 62 years of age = \$1,000,000</li> </ul> </li> <li>Qualifying Asset Income = Net Eligible Assets divided by 240</li> <li>Net Eligible Assets equals Total Assets minus:               <ul style="list-style-type: none"> <li>- Funds required to be paid by Borrower for closing (i.e., down payment, closing costs)</li> <li>- Gift and/or borrowed funds</li> <li>- Reserves</li> <li>- Any portion of assets pledged as collateral for a loan</li> </ul> </li> <li>Business funds not permitted to be included in total asset amount</li> </ul>

## EMPLOYMENT AND INCOME *(Continued)*

Characteristics	Parameters		
<b>Asset Depletion</b> <i>(Continued)</i>	<ul style="list-style-type: none"> <li>Assets must meet the eligibility and documentation requirements outlined in the below table:</li> </ul>		
	Asset Type	Asset Eligibility Requirements	Documentation Requirements
	Retirement Assets	<ul style="list-style-type: none"> <li>The retirement assets must be in a retirement account recognized by the Internal Revenue Service (IRS) (e.g., 401(k), IRA)</li> <li>Borrower must be the sole owner</li> <li>The asset must not currently be used as a source of income by the Borrower</li> <li>As of the Note Date, the Borrower must have access to withdraw the funds in their entirety, less any portion pledged as collateral for a loan or otherwise encumbered, without being subject to a penalty or an additional early distribution tax</li> <li>Borrower's rights to e funds must be fully vested</li> </ul>	<ul style="list-style-type: none"> <li>Most recent retirement asset account statement</li> <li>Documentation evidencing asset eligibility requirements are met</li> </ul>
Lump-sum distribution funds not deposited to an eligible retirement asset	If lump-sum distribution funds have been deposited to an eligible retirement asset, follow the requirements for retirement assets described above, otherwise: <ul style="list-style-type: none"> <li>Lump-sum distribution funds must be derived from a retirement account recognized by the IRS (e.g., 401(k), IRA) and must be deposited to a depository or non-retirement securities account</li> <li>A Borrower must have been the recipient of the lump-sum distribution funds</li> <li>Parties not obligated on the Mortgage may not have an ownership interest in the account that holds the funds from the lump-sum distribution</li> <li>The proceeds from the lump-sum distribution must be immediately accessible in their entirety</li> <li>The proceeds from the lump-sum distribution must not have been or currently be subject to a penalty or early distribution tax</li> </ul>	<ul style="list-style-type: none"> <li>Employer distribution letter(s) and/or check-stub(s) evidencing receipt and type of lump-sum distribution funds; IRS 1099-R (if it has been received)</li> <li>Satisfactorily documented evidence of the following:               <ul style="list-style-type: none"> <li>- Funds verified in the non-retirement account and used for qualification must be derived from eligible retirement assets</li> <li>- Lump-sum distribution funds must not have been or currently be subject to a penalty or early distribution tax</li> </ul> </li> </ul>	

**EMPLOYMENT AND INCOME** *(Continued)*

Characteristics	Parameters		
<p><b>Asset Depletion</b> <i>(Continued)</i></p>	<p><b>Asset Type</b> <b>Depository accounts and Securities</b></p>	<p><b>Asset Eligibility Requirements</b></p> <ul style="list-style-type: none"> <li>The Borrower must solely own assets or, if asset is owned jointly, each asset owner must be a Borrower on the Mortgage and /or on the title to the subject property</li> <li>As of the Note Date, the Borrower must have access to withdraw the funds in their entirety, less any portion pledged as collateral for a loan or otherwise encumbered, without being subject to a penalty</li> <li>Account funds must be located in a United States- or State-regulated financial institution and verified in U.S. dollars</li> </ul>	<p><b>Documentation Requirements</b></p> <ul style="list-style-type: none"> <li>Provide account statement(s) covering a two-month period</li> <li>For securities only, if the Borrower does not receive a stock/security account statement:               <ul style="list-style-type: none"> <li>Provide evidence the security is owned by the Borrower, and</li> <li>Verify value using stock prices from a financial publication or web site</li> </ul> </li> <li>Documentation evidencing asset eligibility requirements are met</li> <li>Sourcing deposits:               <ul style="list-style-type: none"> <li>Seller must document the source of funds for any deposit exceeding 10% of the Borrower's total eligible assets in depository accounts and securities, and verify the deposit does not include gifts or borrowed funds, or reduce the eligible assets used to qualify the Borrower by the amount of the deposit</li> <li>When source of funds can be clearly identified from the deposit information on the account statement (e.g., direct payroll deposits) or other documented income or asset source in the Mortgage file, the Seller is not required to obtain additional documentation</li> </ul> </li> </ul>



EMPLOYMENT AND INCOME <i>(Continued)</i>									
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<b>Self-Employment</b>	<p>Self-Employed Borrowers are defined as having 25% or greater ownership.</p> <ul style="list-style-type: none"> <li>Minimum 720 FICO when any Self-Employment income is required for qualifying purposes. If it is not needed for qualifying purposes, then the 720 FICO minimum is not applicable</li> <li>In order to use self-employment income for qualifying purposes, the Underwriter must consider the impact of COVID-19 on the business and the stability of income.</li> </ul> <p><b><i>Documentation Requirements:</i></b></p> <p>The following requirements apply for Self-Employed Borrowers with Self-Employment income used for qualifying:</p> <ul style="list-style-type: none"> <li>Follow the requirements per the DU findings and the requirements in chapters B3-3 through B3-6 of the Fannie Mae Single Family Selling Guide, published June 3, 2020 except as detailed below:                             <ul style="list-style-type: none"> <li>If DU returns a recommendation for one (1) year of tax returns, the most recent year's tax return must be provided. IRS extensions are not permitted.</li> </ul> </li> </ul>								

EMPLOYMENT AND INCOME <i>(Continued)</i>	
Characteristics	Parameters
<p><b>Self-Employment</b> <i>(Continued)</i></p>	<ul style="list-style-type: none"> <li>▪ If Borrower has filed an extension, the most recent prior two (2) years tax returns are required</li> <li>• YTD profit and loss statement (audited or unaudited) up to and including the most recent month preceding the loan application date. YTD profit and loss statement must not be more than 60 days aged prior to the Note date               <ul style="list-style-type: none"> <li>- Audited P&amp;L                   <ul style="list-style-type: none"> <li>▪ An audited year-to-date profit and loss statement reporting business revenue, expenses, and net income up to and including the most recent month preceding the loan application date; <b>OR</b></li> </ul> </li> <li>- Unaudited P&amp;L                   <ul style="list-style-type: none"> <li>▪ An unaudited year-to-date profit and loss statement <u>signed by the Borrower</u> reporting business revenue, expenses, and net income up to and including the most recent month preceding the loan application date <u>and three business depository account statements</u> no older than the latest three months represented on the year-to-date profit and loss statement                       <ul style="list-style-type: none"> <li>○ The three most recent business depository account statements must be reviewed and must support and/or not conflict with the level of business revenue reported in the current year-to-date profit and loss statement</li> <li>○ The business revenue analysis of the bank statements includes bank deposits from gross receipts from the business. Transfers and proceeds from the Small Business Administration PPP or any other similar COVID-19 related loans or grants should not be included</li> <li>○ If the year-to-date profit and loss statement cannot be supported by account statements, the self-employment income is not eligible for use in qualifying</li> </ul> </li> </ul> </li> </ul> </li> <li>- If the Borrower has filed an extension for the current tax year, the year-to-date profit and loss statement must be provided to cover the full year</li> <li>- If the year-to-date business income is less than the historically calculated income derived from the tax returns, the Borrower may qualify by reducing the historical income to no more than the current level of stable monthly income using details from the year-to-date profit and loss statement and business account statements (if applicable)</li> </ul>

## ASSETS / RESERVES

Characteristics	Parameters
<p><b>Asset Requirements</b></p>	<ul style="list-style-type: none"> <li>• Beyond the minimum reserve requirements and to fully document the Borrower’s ability to meet their obligations, Borrowers should disclose all liquid assets</li> <li>• Eligible assets must be held in a US account</li> <li>• Large deposits inconsistent with monthly income or deposits must be verified if using for down payment, reserves or closing costs</li> <li>• Lender is responsible for verifying large deposits did not result in any new undisclosed debt</li> <li>• Fannie Mae approved third party suppliers and distributors that generate asset verification reports are permitted for the purpose of verifying assets</li> <li>• Follow the DU and the requirements in chapters B3-3 through B3-6 of the Fannie Mae Single Family Selling Guide, published June 3, 2020, except as detailed below</li> </ul> <p><b>Gift Funds:</b></p> <ul style="list-style-type: none"> <li>• Gift funds may be used once Borrower has contributed 5% of their own funds</li> <li>• Not permitted for reserves</li> <li>• LTVs greater than 80% - gift funds not permitted</li> </ul> <p><b>Business Funds:</b></p> <ul style="list-style-type: none"> <li>• Not permitted for reserves</li> <li>• Cash flow analysis required using most recent three (3) months business bank statements to determine no negative impact to business. Business bank statements must be no older than the latest three months represented on the year-to-date profit and loss statement</li> <li>• Business bank statements must not reflect any NSF’s (non- sufficient funds) or overdrafts</li> <li>• If Borrower(s) ownership in the business is less than 100%, the following requirements must be met:               <ul style="list-style-type: none"> <li>- Borrower(s) must have majority ownership of 51% or greater</li> <li>- The other owners of the business must provide an access letter to the business funds</li> <li>- Borrower(s) % of ownership must be applied to the balance of business funds for use by Borrower(s)</li> </ul> </li> </ul>

### ASSETS / RESERVES (Continued)

Characteristics	Parameters																																													
<b>Asset Requirements</b> <i>(Continued)</i>	Retirement Accounts: <ul style="list-style-type: none"> <li>• Eligibility Percentage to meet reserve requirements:               <ul style="list-style-type: none"> <li>- If Borrower is <math>\geq 59 \frac{1}{2}</math>, then 70% of the vested value after the reduction of any outstanding loans</li> <li>- If Borrower is <math>&lt; 59 \frac{1}{2}</math>, then 60% of the vested value after the reduction of any outstanding loans</li> </ul> </li> <li>• Refer to Fannie Mae Selling Guide for liquidation of funds requirements.               <ul style="list-style-type: none"> <li>- In cases where the account holder is not of retirement age and funds are being used for down payment or closing costs, evidence of liquidation of retirement funds is required.</li> </ul> </li> </ul>																																													
<b>Reserves</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #1a3d4d; color: white;"> <th colspan="3" style="text-align: center;">Reserve Requirements (# of Months of PITIA)</th> </tr> <tr style="background-color: #d9e1f2;"> <th style="width: 30%;">Occupancy</th> <th style="width: 40%;">Loan Amount</th> <th style="width: 30%;"># of Months</th> </tr> </thead> <tbody> <tr> <td rowspan="6" style="text-align: center; vertical-align: middle;">Primary Residence</td> <td style="text-align: center;"><math>\leq \\$1,000,000</math> with LTV <math>\leq 80\%</math></td> <td style="text-align: center;">6</td> </tr> <tr> <td style="text-align: center;">\$1,000,001- \$1,500,000 with LTV <math>\leq 80\%</math></td> <td style="text-align: center;">9</td> </tr> <tr> <td style="text-align: center;"><math>\leq \\$1,000,000</math> with LTV <math>&gt; 80\%</math></td> <td style="text-align: center;">12</td> </tr> <tr> <td style="text-align: center;">\$1,000,001 - \$1,500,000 with LTV <math>&gt; 80\%</math></td> <td style="text-align: center;">15</td> </tr> <tr> <td style="text-align: center;">\$1,500,001- \$2,000,000</td> <td style="text-align: center;">12</td> </tr> <tr> <td style="text-align: center;">\$2,000,001- \$2,500,000</td> <td style="text-align: center;">24</td> </tr> <tr> <td rowspan="4" style="text-align: center; vertical-align: middle;">Second Home</td> <td style="text-align: center;"><math>\leq \\$1,000,000</math></td> <td style="text-align: center;">12</td> </tr> <tr> <td style="text-align: center;">\$1,000,001- \$1,500,000</td> <td style="text-align: center;">18</td> </tr> <tr> <td style="text-align: center;">\$1,500,001- \$2,000,000</td> <td style="text-align: center;">24</td> </tr> <tr> <td style="text-align: center;">\$2,000,001- \$2,500,000</td> <td style="text-align: center;">36</td> </tr> <tr> <td rowspan="2" style="text-align: center; vertical-align: middle;">Investment Property</td> <td style="text-align: center;"><math>\leq \\$1,000,000</math></td> <td style="text-align: center;">18</td> </tr> <tr> <td style="text-align: center;">\$1,000,001 - \$1,500,000</td> <td style="text-align: center;">24</td> </tr> <tr> <td rowspan="4" style="text-align: center; vertical-align: middle;">First-Time Homebuyer</td> <td style="text-align: center;"><math>\leq \\$1,000,000</math> with LTV <math>\leq 80\%</math></td> <td style="text-align: center;">12</td> </tr> <tr> <td style="text-align: center;"><math>\leq \\$1,000,000</math> with LTV <math>&gt; 80\%</math></td> <td style="text-align: center;">15</td> </tr> <tr> <td style="text-align: center;">\$1,000,001- \$1,500,000 with LTV <math>\leq 80\%</math></td> <td style="text-align: center;">15</td> </tr> <tr> <td style="text-align: center;">\$1,000,001- \$1,500,000 with LTV <math>&gt; 80\%</math></td> <td style="text-align: center;">18</td> </tr> <tr> <td style="text-align: center; vertical-align: middle;">Additional 1-4 Unit Financed REO</td> <td colspan="2"> <ul style="list-style-type: none"> <li>• Additional six (6) months reserves PITIA for each property is required based on the PITIA of the additional REO.</li> <li>• If eligible to be excluded from the count of multiple financed properties, reserves are not required.</li> </ul> </td> </tr> </tbody> </table>	Reserve Requirements (# of Months of PITIA)			Occupancy	Loan Amount	# of Months	Primary Residence	$\leq \$1,000,000$ with LTV $\leq 80\%$	6	\$1,000,001- \$1,500,000 with LTV $\leq 80\%$	9	$\leq \$1,000,000$ with LTV $> 80\%$	12	\$1,000,001 - \$1,500,000 with LTV $> 80\%$	15	\$1,500,001- \$2,000,000	12	\$2,000,001- \$2,500,000	24	Second Home	$\leq \$1,000,000$	12	\$1,000,001- \$1,500,000	18	\$1,500,001- \$2,000,000	24	\$2,000,001- \$2,500,000	36	Investment Property	$\leq \$1,000,000$	18	\$1,000,001 - \$1,500,000	24	First-Time Homebuyer	$\leq \$1,000,000$ with LTV $\leq 80\%$	12	$\leq \$1,000,000$ with LTV $> 80\%$	15	\$1,000,001- \$1,500,000 with LTV $\leq 80\%$	15	\$1,000,001- \$1,500,000 with LTV $> 80\%$	18	Additional 1-4 Unit Financed REO	<ul style="list-style-type: none"> <li>• Additional six (6) months reserves PITIA for each property is required based on the PITIA of the additional REO.</li> <li>• If eligible to be excluded from the count of multiple financed properties, reserves are not required.</li> </ul>	
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SUBORDINATE FINANCING	
Characteristics	Parameters
<b>Subordinate Financing</b>	Allowed up to max. CLTV per matrix. Secondary financing term must conform to Fannie Mae guidelines.
<b>Down Payment/Closing Cost Assistance</b>	Down payment and closing cost assistance subordinate financing is not permitted
PROPERTY / APPRAISAL	
Characteristics	Parameters
<b>Eligible Property Types</b>	<ul style="list-style-type: none"> <li>• 1-4 Unit Owner Occupied Properties</li> <li>• 1-4 Unit Investment Properties</li> <li>• Condominiums – Must be Fannie Mae warrantable and meet Fannie Mae guidelines</li> <li>• Cooperatives - Investment properties not allowed</li> <li>• Planned Unit Developments (PUDs)</li> <li>• Properties with &gt;10 acres ≤40 acres must meet the following               <ul style="list-style-type: none"> <li>- Maximum land value 35%</li> <li>- No income producing attributes</li> <li>- Transaction must be 10% below max. LTV/CLTV/HCLTV as allowed on Mission Loans Jumbo AUS for transactions over 20 acres. For example, if Borrower qualifies for a loan at 80% LTV based on transaction, FICO score, loan amount and reserves, then the maximum allowed would be 70%</li> </ul> </li> <li>• Properties Subject to Existing Oil/Gas Leases must meet the following:               <ul style="list-style-type: none"> <li>- Title endorsement providing coverage to the Lender against damage to existing improvements resulting from the exercise of the right to use the surface of the land which is subject to an oil and/or gas lease</li> <li>- No active drilling; Appraiser to comment or current survey to show no active drilling</li> <li>- No lease recorded after the home construction date; Re-recording of a lease after the home was constructed is permitted</li> <li>- Must be connected to public water</li> </ul> </li> </ul>
<p><b>NOTE:</b> Properties that fall outside these parameters can be considered on a single loan variance basis.</p>	

<b>PROPERTY / APPRAISAL (Continued)</b>	
<b>Characteristics</b>	<b>Parameters</b>
<b>Ineligible Property Types</b>	<ul style="list-style-type: none"> <li>• 2-4 unit second home properties</li> <li>• Condotels/Condo Hotels</li> <li>• Manufactured Homes/Mobile Homes</li> <li>• Mixed-Use Properties</li> <li>• Model Home Leasebacks</li> <li>• Non-Warrantable Condominiums</li> <li>• Properties with condition rating of C5/C6</li> <li>• Properties with quality rating of Q6</li> <li>• Properties located in Hawaii in lava zones 1 &amp; 2</li> <li>• Properties located in areas where a valid security interest in the property cannot be obtained</li> <li>• Properties &gt;40 acres</li> <li>• Properties with a private transfer fee covenant unless the covenant is excluded under 12CFR 1228 as an excepted transfer fee covenant</li> <li>• Tenants-in-Common projects (TICs)</li> <li>• Unique properties</li> <li>• Working farms, ranches or orchards</li> </ul>
<b>Appraisal Requirements</b>	<ul style="list-style-type: none"> <li>• Full appraisal is required regardless of the DU Findings               <ul style="list-style-type: none"> <li>- Property inspection waivers are not permitted</li> </ul> </li> <li>• Transferred appraisals are not allowed</li> <li>• Collateral Underwriter (CU) with a score of 2.5 or less is allowed in lieu of a CDA               <ul style="list-style-type: none"> <li>- Maximum LTV 80%</li> <li>- Maximum Loan amount \$1,500,000</li> </ul> </li> <li>• Appraisal Update (Form 1004D) is allowed for appraisals that are over 120 days – Follow Fannie Mae Selling Guide requirements</li> <li>• Collateral Desktop Analysis (CDA) ordered from Clear Capital is required to support the value of the appraisal. The Seller is responsible for ordering the CDA. See above for the allowance of CU score in lieu of CDA.</li> </ul>

PROPERTY / APPRAISAL (Continued)																	
Characteristics	Parameters																
<b>Appraisal Requirements</b> <i>(Continued)</i>	<ul style="list-style-type: none"> <li>- If the CDA returns a value that is “Indeterminate” or if the CDA indicates a lower value than the appraised value that exceeds a 10% tolerance, then one (1) of the following requirements must be met:               <ul style="list-style-type: none"> <li>▪ A Clear Capital BPO (Broker Price Opinion) and a Clear Capital Value Reconciliation of Three Reports is required. The Value Reconciliation will be used for the appraised value of the property. The Seller is responsible for ordering the BPO and Value Reconciliation through Clear Capital</li> <li>▪ A field review or 2nd full appraisal may be provided. The lower of the two values will be used as the appraised value of the property. The Seller is responsible for providing the field review or 2nd full appraisal full appraisal</li> </ul> </li> <li>- If two (2) full appraisals are provided, a CDA is not required.</li> </ul> <table border="1" data-bbox="772 776 1812 1019" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th colspan="3">Appraisal Requirements Based on Loan Amount</th> </tr> <tr> <th>Transaction Type</th> <th>First Lien Amount</th> <th>Appraisal Requirements</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Purchase</td> <td>≤ \$2,000,000</td> <td>1 Full Appraisal</td> </tr> <tr> <td>&gt; \$2,000,000</td> <td>2 Full Appraisals</td> </tr> <tr> <td rowspan="2">Refinance</td> <td>≤ \$1,500,000</td> <td>1 Full Appraisal</td> </tr> <tr> <td>&gt; \$1,500,000</td> <td>2 Full Appraisals</td> </tr> </tbody> </table> <ul style="list-style-type: none"> <li>• When two (2) appraisals are required, the following applies:               <ul style="list-style-type: none"> <li>- Appraisals must be completed by two (2) independent companies</li> <li>- The LTV will be determined by the lower of the two (2) appraised values if the lower appraisal supports the value conclusion</li> <li>- Both appraisal reports must be reviewed and address any inconsistencies between the two (2) reports and all discrepancies must be reconciled</li> <li>- If the two (2) appraisals are done “subject to” and 1004Ds are required, it is allowable to provide one (1) 1004D. If only one (1) 1004D is provided, it should be for the appraisal that the value of the transaction is being based upon</li> </ul> </li> </ul>	Appraisal Requirements Based on Loan Amount			Transaction Type	First Lien Amount	Appraisal Requirements	Purchase	≤ \$2,000,000	1 Full Appraisal	> \$2,000,000	2 Full Appraisals	Refinance	≤ \$1,500,000	1 Full Appraisal	> \$1,500,000	2 Full Appraisals
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<b>PROPERTY / APPRAISAL (Continued)</b>	
Characteristics	Parameters
<b>Construction to Permanent Financing</b>	<ul style="list-style-type: none"> <li>Borrower must hold title to the lot which may have been previously acquired or purchased as part of the transaction.</li> <li>LTV/CLTV/HCLTV is determined based on the length of time the Borrower has owned the lot. The time frame is defined as the date the lot was purchased to the Note date of the subject transaction. For lots:               <ul style="list-style-type: none"> <li>Owned 12 months or more, appraised value can be used to calculate LTV/CLTV/HCLTV.</li> <li>Owned less than 12 months, LTV/CLTV/HCLTV is based on the lesser of the property's current appraised value or total acquisition costs (documented construction costs + purchase price of lot).</li> </ul> </li> </ul>
<b>Disaster Areal Requirements</b>	<ul style="list-style-type: none"> <li>Refer to the Disaster Guidelines in the <a href="#">Special Products Seller Guide</a> for requirements pertaining to properties impacted by a disaster in:               <ul style="list-style-type: none"> <li>FEMA Major Disaster Declarations with designated counties eligible for individual assistance (IA);</li> <li>Areas where FEMA has not made a disaster declaration, but Community Loan Servicing or an Investor (Fannie Mae, Freddie Mac, FHA, USDA or the Veterans Administration) has determined that there may be an increased risk of loss due to a disaster;</li> <li>Areas where Seller has reason to believe that a property might have been damaged in a disaster</li> </ul> </li> <li>Correspondent Lenders must monitor the <a href="#">Disaster Declaration File</a> and <a href="#">FEMA Website</a> including the FEMA Declarations Summary on an ongoing basis to ensure that property is not located in a disaster area.</li> </ul>
<b>Escrow Holdbacks</b>	Not allowed unless the holdback has been disbursed and a certification of completion has been issued prior to purchase by Community Loan Servicing
<b>SPECIAL RESTRICTIONS</b>	
Characteristics	Parameters
<b>Multiple Financed Properties</b>	<ul style="list-style-type: none"> <li>Maximum number of financed properties – follow Fannie Mae Selling Guide requirements</li> <li>All financed 1-4 unit residential properties require an additional six (6) months reserves for each property, unless the exclusions below apply.</li> <li>1-4 unit residential financed properties held in the name of an LLC or other corporation can be excluded from the number of financed properties only when the Borrower is not personally obligated for the mortgage.</li> <li>Ownership of commercial or multifamily (5 or more units) real estate is not included in this limitation.</li> </ul>



<b>SPECIAL RESTRICTIONS</b> <i>(Continued)</i>	
<b>Characteristics</b>	<b>Parameters</b>
<b>Geographic Restrictions</b>	Properties located outside of the United States or in a Territory, Province or Commonwealth; including, but not limited to properties in Guam, Puerto Rico, the Virgin Islands, the Commonwealth of the Northern Mariana Islands or American Samoa are not permitted

## Appendix A - Summary of Program Overlays to Fannie Mae Guidelines

Below is a summary of the Jumbo AUS program overlays to Fannie Mae guidelines. Please refer to the Jumbo AUS product matrix for complete details and requirements on the below topics as well as for LTV, FICO and loan amount requirements. This summary is intended for reference only. In the event of any conflict with this document, the product matrix and seller guide will govern.

- **Borrower Eligibility:**

- First-Time Homebuyer
  - Maximum loan amount \$1,500,000
  - Not permitted on investment properties
- Permanent and Non-Permanent Resident Aliens must be employed in the U.S. for the past 24 months
- Non-Permanent Resident Aliens
  - Maximum LTV/CLTV/HCLTV 75%
  - Primary residence only
- Non-Occupant Co-Borrower must be a related family member of the borrower(s)
- All borrowers must have a valid Social Security Number

- **LTV/CLTV/HCLTV Calculation for Refinance Transactions**

- If subject property is owned more than twelve (12) months, the LTV/CLTV/HCLTV is based on the current appraised value. The twelve (12) month time frame may be based on subject transaction Note date
- If subject property is owned less than twelve (12) months, the LTV/CLTV/HCLTV is based on the lesser of the original purchase price plus documented improvements made after the purchase of the property, or the appraised value.
- Documented improvements must be supported with receipts. The twelve (12) month time frame may be based on subject transaction Note date

- **Continuity of Obligation**

- On a refinance transaction, there must be a continuity of obligation of the outstanding lien that will be paid through the refinance transaction. See Continuity of Obligation section for full requirements

- **Credit Requirements**

- Non-traditional credit not permitted
- All borrowers must have a minimum of two (2) credit scores
- Manual underwrite is not permitted

- **Mortgage History**

- 0x30x24
- Sellers must review the borrower(s) credit report to determine status of all mortgage loans including verification mortgage is not subject to a loss mitigation program, repayment plan, loan modification or payment deferral plan. **In addition to reviewing the credit report**, the Seller must also apply due diligence for each mortgage loan on which a borrower is obligated, including co-signed mortgage loans and mortgage loans not related to the subject transaction, to determine the loan payments are current as of the Note date of the subject transaction. Current means the borrower has made all payments due in the month prior to the Note date of the subject transaction and no later than the last business day of that month. Acceptable documentation includes one of the following:
  - Loan payment history from the servicer or third party verification service
  - Payoff statement for loans being refinanced
  - Current mortgage statement from the borrower
  - Verification of mortgage (VOM)
- If the mortgage holder is a party to the transaction or relative of the borrower, cancelled checks or bank statements to verify satisfactory mortgage history is required

- **Significant Derogatory Credit:**

- At least seven (7) years must have elapsed since bankruptcy discharge/dismissal, foreclosure, NOD, Short Sale/DIL or forbearance resulting in a subsequent loan modification. Multiple derogatory credit events not permitted

- **Forbearance**

- Any loans (including but not limited to the subject mortgage) where a mortgage reflects reduced or missed payments under a forbearance and borrower has accepted a payment deferral, initiated a repayment plan or has reinstated the mortgage to return to a current status must meet the requirements below:
- Cash-Out Refinance – 12 consecutive months of required payments since completed forbearance plan.

- **DTI**

- LTVs ≤ 80% = Max 45%
- LTVs > 80% = Max 36%

- **Employment / Income**

- General Requirements: Tax transcripts for personal tax returns are required when tax returns are used to document borrower's income or any loss and must match the documentation in the loan file. The number of years of transcripts required will be based on the DU findings

- Salaried Borrowers: Secondary verification of income documentation is required via W-2 transcripts or 3rd party verification (i.e., The Work Number) with separation of income types (base, bonus, OT, etc.). Number of years provided will be based on DU findings
  - Manual verification of employment, even if through a 3rd party are not permitted
  - Borrower pulled transcripts are not acceptable
  - The IRS transcripts and the supporting income documentation must be consistent
- If 3rd party verification is used to verify income, then W-2 transcripts are also required as the secondary verification of the income
- Commission/Bonus: Income must be documented for the most recent 2 (two) years with a year-to-date paystub and W-2s
- Projected Income: Paystub (once borrower has started with new employer) must be provided prior to purchase of the loan by Mission Loans.
- Asset Depletion:
  - Maximum 80% LTV/CLTV/HCLTV Primary residence 1-2 units only
  - Eligible assets must be held in a US account
  - At least one borrower who is an account holder must be age 62 or older unless assets have been derived from the sale of a business
  - Purchase and rate/term transactions only Minimum Post-Closing assets:
    - Borrowers  $\geq$  62 years of age = \$500,000
    - Borrowers  $<$  62 years of age = \$1,000,000
  - Qualifying Asset Income = Net Eligible Assets divided by 240 Net Eligible Assets equals Total Assets minus:
  - Net Eligible Assets equals Total Assets minus:
    - Funds required to be paid by borrower for closing (i.e., down payment, closing costs) Gift and/or borrowed funds
    - Reserves
    - Any portion of assets pledged as collateral for a loan
  - Business funds not permitted to be included in total asset amount
  - Asset eligibility and documentation requirements as per table within Asset Depletion section of the product matrix
- Self-Employment:
  - Self-Employment income: Minimum 720 FICO when any Self-Employment income is required for qualifying purposes. If the Self-Employment income is not needed for qualifying purposes, then the 720 FICO minimum is not applicable
  - If DU returns a recommendation for one (1) year of tax returns, the most recent year's tax return must be provided and IRS extensions are not permitted
    - If borrower has filed an extension, the most recent prior two (2) years tax returns are required
  - If the borrower has filed an extension for the current tax year, the YTD profit and loss statement must be provided to cover the full year

- **Assets**

- Gift Funds:

- Gift funds may be used once borrower has contributed 5% of their own funds
    - Not permitted for reserves
    - LTVs greater than 80% - gift funds not permitted

- Business Funds:

- Not permitted for reserves
    - Cash flow analysis required using most recent three (3) months business bank statements to determine no negative impact to business. Business bank statements must be no older than the latest three months represented on the year-to-date profit and loss statement
    - Business bank statements must not reflect any NSF's (non-sufficient funds) or overdrafts
    - If borrower(s) ownership in the business is less than 100%, the following requirements must be met:
      - Borrower(s) must have majority ownership of 51% or greater
      - The other owners of the business must provide an access letter to the business funds
      - Borrower(s) % of ownership must be applied to the balance of business funds for use by borrower(s)
    - Reserves: Refer to Reserve section of the product matrix for overlay reserve requirements
    - Retirement Accounts:
      - Eligibility Percentage to meet reserve requirements
        - ✓ If borrower is >59 ½, then 70% of the vested value after the reduction of any outstanding loans
        - ✓ If borrower is <59 ½, then 60% of the vested value after the reduction of any outstanding loans
      - In cases where the account holder is not of retirement age and funds are being used for down payment or closing costs, evidence of liquidation of retirement funds is required

- **Subordinate Financing**

- Down payment and closing cost assistance subordinate financing is not permitted

- **Maximum Acreage**

- Maximum ≤ 40 acres - Properties >10 acres ≤40 acres must meet the following:
    - Maximum land value 35%
    - No income producing attributes
    - Transaction must be 10% below maximum LTV/CLTV/HCLTV as allowed on Bayview Jumbo AUS for transactions over twenty (20) acres. For example, if borrower qualifies for a loan at 80% LTV based on transaction, FICO score, loan amount and reserves, then the maximum allowed would be 70%

- **Ineligible Property Types**

- Manufactured Homes/Mobile Homes
- Mixed-Use Properties
- Model Home Leasebacks
- Properties with condition rating of C5/C6
- Properties with quality rating of Q6
- Unique properties

- **Appraisal Requirements**

- Transferred appraisals are not permitted.
- Collateral Desktop Analysis (CDA) ordered from Clear Capital or CU score  $\leq 2.5$  is required to support the value of the appraisal. CDA not required if two (2) full appraisals provided.
- Purchase > \$2M = 2 Full appraisals required
- Refi > \$1.5 M = 2 Full appraisals required

- **Escrow Holdbacks**

- Not allowed unless the holdback has been disbursed and a certification of completion has been issued prior to purchase by Community Loan Servicing

- **Geographic Restrictions**

- Properties located outside of the United States or in a Territory, Province or Commonwealth; including, but not limited to properties in Guam, Puerto Rico, the Virgin Islands, the Commonwealth of the Northern Mariana Islands or American Samoa are not permitted