

Eagle Closed End Second (CES)			
LTV/FICO GRID		PURCHASE, RATE/TERM, & CASHOUT	
Occupancy	Loan Size	Minimum FICO	Max CLTV
Owner Occupied	\$70,000 - \$250,000	740	85
	\$70,000 - \$500,000	700	80
		680	75
2 nd Home	\$70,000 - \$500,000	740	80
	\$70,000 - \$500,000	680	75
Investor	\$70,000 - \$500,000	740	75
	\$70,000 - \$500,000	700	70

General Requirements	
Product Type	10 Year Fixed, 15 Year Fixed, 20 Year Fixed, 30 Year Fixed
Loan Amount	\$70k Min, 500k Max
Occupancy	Primary Residence, 2nd Home & Investment
Max LTV/Min FICO	85% / 680
Max DTI	Max of 50% (Primary), 45% (2nd/Investor) or Fannie Mae/Freddie Mac Guide
Payment History	0x30x12
Derogatory Housing Event Seasoning	4+ Year
Interest Only	Not Eligible
Ineligible States	HI, IN, NY, TN (primary & 2 nd home), TX
Discount Points	North Carolina: Discount points cannot be charged
Compliance	Tennessee: Run ComplianceEase upfront to determine the max allowable rate (changes monthly)

Borrower Eligibility		Property Type	
Power of Attorney	Not Eligible	2-4 Units	Not Eligible
Non-Occupant Co-Borrower	Not Eligible	Warrantable Condos	Max 80% CLTV
Permanent Resident Alien	Per Fannie Mae Guide or Freddie Mac Guide	Non-Warrantable Condos / Cooperatives	Not Eligible
Non-Permanent Resident Alien	Primary Residence Only	Rural Properties	Not Eligible
		Declining Markets	10% LTV Reduction
Cash-Out Requirements		Reserve Requirements	
Eligibility	Unlimited Cash Out	\$70,000 - \$500,000	Not Required
		Additional Financed Properties	Not Required