

### Non-Prime Correspondent Matrix

Maximum Program LTV's														
Grade			A-			B+			B			Recent Housing Event (RHE)		
Mortgage History			1x30			0x60			0x120			0x30 since event		
FC Seasoning			24 Months			24 Months			24 Months			Settled		
SS/DIL Seasoning			24 Months			24 Months			24 Months			Settled		
BK Seasoning (Chapter 7)			12 Months			12 Months			12 Months			12 Months		
Minimum Loan Amount			\$100,000			\$100,000			\$100,000			\$100,000		
Maximum Loan Amount			\$2,000,000			\$2,000,000			\$2,000,000			\$2,000,000		
Amortization			5/1, 7/1, 30yr Fixed			5/1, 7/1, 30yr Fixed			5/1, 7/1, 30yr Fixed			5/1, 7/1, 30yr Fixed		
Loan Amount	Reserves	FICO	Purchase	Rate/Term	Cash Out	Purchase	Rate/Term	Cash Out	Purchase	Rate/Term	Cash Out	Purchase	Rate/Term	Cash Out
< \$750,000	3 Months	660	85%	80%	80%	80%	80%	75%	80%	80%	70%	85%	80%	75%
		620	80%	80%	80%	80%	80%	75%	80%	80%	70%	80%	80%	75%
		580	80%	80%	75%	80%	80%	70%	70%	70%	65%	80%	80%	70%
		500	75%	70%	70%	75%	70%	70%	70%	70%	65%	70%	70%	70%
\$750,000 - \$1,000,000	6 Months	660	80%	75%	75%	75%	75%	70%	75%	75%	65%	75%	75%	70%
		620	75%	75%	75%	75%	75%	70%	75%	75%	65%	75%	75%	70%
		580	75%	75%	70%	75%	75%	65%	65%	65%	60%	75%	75%	65%
		500	70%	65%	65%	70%	65%	65%	65%	65%	65%	60%	65%	65%
> \$1,000,000	12 Months	660	75%	70%	70%	70%	70%	65%	70%	70%	60%	70%	70%	65%
		620	70%	70%	70%	70%	70%	65%	70%	70%	60%	70%	70%	65%
		580	70%	70%	65%	70%	70%	60%	60%	60%	55%	70%	70%	60%
		500	65%	60%	60%	65%	60%	60%	60%	60%	55%	60%	60%	60%

Additional Program Requirements			
Feature	LTV	FICO	Reserves
1st Time Home Buyers	-	560	6 Months
24 Month Personal Bank Statements	80% Max	580	6 Months
12 Month Personal Bank Statements	80% Max	720	6 Months
	70% Max	680	6 Months
Second Home	5% Reduction; 75% Max	560	6 Months
Limited Tradelines	Qualify at 580 FICO		6 Months
Non-Perm Resident (US Credit)	-	-	6 Months
Non-Perm Resident (non-US Credit)	Qualify at 620 FICO		12 Months