

**JUMBO FIXED RATE GP
PRIMARY & SECOND HOME
FULL DOCUMENTATION / DU APPROVE REQUIRED (4)(13)(15)**

**PRODUCT CODES: JFX 3010
JFX 30
JFX 15**

**JFX3010PP
JFX30PP
JFX15PP**

		PUR & RATE/TERM REFI – PRIM RES	PUR & RATE/TERM 2 ND HOME (5)	REFI – CASH OUT PRIM RES
MAX LTV & LOAN	1-2 UNIT	95% to \$500,000	85%/85% CLTV to \$500,000	80%/90% CLTV to \$750,000 (1)
	1-2 UNIT	90% /90% CLTV to \$650,000	80%/85% CLTV to \$650,000	
	1-2 UNIT	80%/100% CLTV to \$1,000,000 (26)	75%/85% CLTV to \$1,000,000	70%/90% CLTV to \$1,000,000 (1)
	1-2 UNIT	70%/90% CLTV to \$1,500,000		65%/90% CLTV to \$1,500,000 (1)(23)
	1-2 UNIT	75%/90% CLTV to \$1,500,000 (21)	65%/85% CLTV to \$1,500,000	
	1-2 UNIT	65%/90% CLTV to \$2,000,000	60%/85% CLTV to \$2,000,000	60%/90% CLTV to \$2,000,000 (1)(23)
	1-2 UNIT	60%/80% CLTV to \$3,000,000 (21)(22)		
	3-4 UNITS	80%/85% CLTV to \$650,000 (23)		70%/85% CLTV to \$650,000 (1) (23)
	3-4 UNITS	75%/85% CLTV to \$1,000,000 (23)		
	3-4 UNITS	65%/85% CLTV to \$1,500,000 (23)		
MINIMUM LOAN		\$50,000	\$50,000	\$50,000
TERM		15 or 30 Year	15 or 30 Year	15 or 30 Year
PROPERTY (16)	DETACHED	Yes	Yes	Yes
	TOWNHOUSE	Yes	Yes	Yes
	CONDO-FNMA (11)	Yes	Yes	Yes
	PUD – FNMA (11)	Yes	Yes	Yes
	MANUFACTURED HOUSING	No	No	No
	LOG HOMES	No	No	No
	MAX LOANS	(14)	(14)	(14)
	GEOGRAPHIC RESTRICTIONS	Yes (9)	Yes (9)	Yes (9)
	NUMBER OF PROPERTIES	Subject Plus 19	Subject Plus 19	Subject Plus 19
BORROWER	RES ALIENS (2)	Yes	Yes	Yes
	NON OCC CB	Yes (10)	Yes (10)	Yes (10)
	CO-BORROWER	(7)	(7)	(7)
	FIRST TIME HOMEBUYER	Yes (12)	Yes (12)	Yes (12)
TRUSTS (Inter Vivos)	FNMA Standard	Yes	Yes	Yes
QUAL RATIOS (24)		50%	50%	50%
GIFTS/GRANTS (8)		Yes	Yes	N/A
CASH RESERVES (25)		DU Findings	DU Findings	DU Findings
SELLER CONCES	LTV > 90%	3%	3%	N/A
	LTV =/< 90%	6%	6%	N/A
BUYDOWN		No	No	N/A
MTG INSURANCE (Borrower Paid Only)	90.01% & above	30% (19)	N/A	N/A
	85.01% to 90.00%	25% (19)	N/A	N/A
	80.01% to 85.00%	12% (19)	12% (19)	N/A
MIN CREDIT SCORES (6)		620	640	620
ASSUMABLE		No	No	No
PREPAY PENALTY		Yes – 5 Yr (18)	Yes – 5 Yr (18)	Yes – 5 Yr (18)
TRAILING CB	PURCHASE ONLY	Yes (12)	Yes (12)	N/A

4506T		(20)	(20)	(20)
REVIEW APPRAISAL		(3)	(3)	(3)
INTEREST ONLY (17)		10 Year Interest Only Option	10 Year Interest Only Option	10 Year Interest Only Option
SUBORDINATE FINANCING		(12)	(12)	(12)

- (1) Equity withdrawal limited to \$300,000 for LTV to 75%. \$200, 000 for LTV over 75%.
- (2) Investor will accept both Permanent and Non-Permanent Resident Aliens. No Foreign Nationals allowed. See additional underwriting guidelines, section 5.
- | | | |
|-----------------|--|---|
| (3) Appraisals: | <u>Loan Attributes</u>
Loan Amounts to \$650,000
Loan Amounts \$650,001 – \$1 Million
≤ 75% CLTV
> 75% CLTV
Loan Amounts > \$1 Million
≤ 65% CLTV
>65% CLTV | <u>Appraisal Requirement</u>
FNMA 1004

FNMA 1004
FNMA 1004 & One Field Review

FNMA 1004
(2) FNMA 1004 Appraisals |
|-----------------|--|---|
- Note: Multi Unit Properties require use of FNMA 72
- For property values greater than or equal to \$1MM, need interior photos. Appraisals cannot be completed by an appraiser who is on the investor's exclusionary list. Contact Ivanhoe's underwriting department to determine appraiser eligibility. Must update appraisal after 120 days; a recertification of value is not acceptable; lesser of new value or original value must be used for calculation. For non-owner occupied 2-4 units FNMA Form 216 is required and for single family FNMA Form 1007 is required. Permanent heat source is required on all properties regardless of location.
- (4) Must receive a DU "approve," ineligible only for loan amount. Must use DU, No exceptions. All loan documentation must be exclusively consistent with DU Recommendations. Credit overlays to DU apply; see all footnotes and additional underwriting guidelines.
- (5) One Unit Only.
- (6) Credit scores below 620 will not be accepted even if approved by DU. Must follow DU findings concerning derogatory credit, however, major derogatory items (Mortgage lates within past 12 months, bankruptcy, foreclosure, deed-in-lieu, judgments, liens, charge-offs and significant collections) are subject to individual underwriter evaluation regardless of credit score and may require additional explanations or verifications. Credit must be reestablished with a minimum of 4 years passed after bankruptcy, foreclosure, or deed in lieu. For loan with property in state of Georgia minimum credit score of 660 if LTV ≤80% CLTV and 680 if credit score is >80%. Credit scores below 660 require higher level of MI coverage if MI is required. Loan amount over \$2MM requires 660 regardless of DU approval.
- (7) Co-borrowers exclusive of the primary wage earner must meet Fannie Mae credit standards and minimum credit score requirement. Co-borrower with unacceptable credit are allowed provided they: 1) contribute no income for qualifying purposes; 2) contribute no assets for down payment, closing cost, or cash reserves; 3) add no separate liabilities in the form of liens, judgments, or the like.
- (8) Must be an immediate family member or unrelated person who can demonstrate an established personal relationship with the borrower, provided the borrower has at least 5% cash down payment from their own liquid assets and the loan amount does not exceed \$1 Million. No borrower down payment contribution is required if the gift is at least 20% of the property value or sales price, whichever is less.
- (9) Loans in Alabama not allowed. Texas – cash out refis not allowed on primary residence. New Jersey Only: No subordinate financing allowed. Therefore, CLTV restrictions do not apply.
- (10) Restricted to immediate family member or unrelated person who can demonstrate an established personal relationship to the mortgagor. Occupying borrower must provide at least 5% down payment from own funds.
- (11) Must meet FNMA requirements.
- (12) See additional underwriting guidelines.
- (13) Loans over \$800,000 require prior approval by the investor.
- (14) Investor will purchase one owner occupied, and one second home per borrower.
- (15) Investor does not allow non-borrowers, other than spouses, to be on the title.
- (16) Ten acres maximum. Investor will consider additional acreage on a case by case basis and there will be pricing hit. Properties listed for sale within past six months not allowed. Unique properties generally not allowed. Time adjustments not acceptable.
- (17) Ten year interest only feature available on 30 year amortization. Borrowers qualify at the initial rate using the I.O. Payment.
- (18) Allowed in the following states: Delaware, Florida, Tennessee, Virginia, District of Columbia and Pennsylvania. Prepayment penalty does not apply when the property is sold.

(19) Credit scores below 660 require higher level of MI coverage if MI is required. ≤85% LTV increase coverage to 22%; 85-90% LTV increase coverage to 30%; 90-95% LTV increase coverage to 35%.
(20) 4506T is required if borrower is self employed and/or if 1040's are used for any purpose and provided in credit package.
(21) This LTV/CLTV/Loan Limit tier is only available in the following states: CT, DC, FL, IL, MD, NJ, PA, VA. Loan Amount >\$2MM requires 660 regardless of DU approval.
(22) Minimum credit score of 660 required.
(23) Minimum credit score of 640 required.
(24) Loans with DU Approval exceeding this limitation are not allowed. Loans requiring Mortgage Insurance may require lower ratios and/or MI price may be different.
(25) Cash reserves for primary residence [1] loans require 2 months PITI. Loan amount > \$1.5 MM requires 6 months PITI. Second home loans require 2 months PITI. [1] Cash reserves can come from loan proceeds only when the credit score is at least 680 and the property is a primary residence. Acceptable to use lower reserves if given with DU approval findings.
(26) Loans 95.01% - 100% CLTV may not use subordinate financing provided by same investor.

ADDITIONAL UNDERWRITING GUIDELINES

1. CONSTRUCTION – PERMANENT LOANS

The maximum HCLTV for construction to permanent financing is 90.00%. Current appraised value is used for LTV calculation purposes. Must be an arms length transaction. The borrower cannot be his own general contractor, or be associated with the builder/developer.

Construction to Permanent financing allows the transaction to be treated as either a purchase money transaction, rate and term refinance or cash out refinance.

- If treated as a purchase money transaction, the lower of acquisition cost or appraised value is used. Acquisition cost is verified by using the lot value and documented cost of improvements. If the lot was purchased less than 12 months prior to the date of the loan application, the value of the lot is based upon the lesser of its purchase price or current appraised value. If the lot was purchased at least 12 months prior to the loan application, its value is based on the appraised value.
- If treated as a rate and term refinance transaction or a cash-out refinance transaction and the lot was purchased less than 12 months prior to the date of the loan application, the LTV is based on the lower of acquisition cost (the sum of the documented cost of improvements and purchase price of the lot) or current appraised value. If the lot was purchased 12 months or more prior to the date of the loan application, the LTV is based on the current appraised value.

2. TRAILING SECONDARY WAGE EARNER INCOME

The secondary wage earner must be a relative or domestic partner of the primary wage earner. (A relative is the primary wage earner's spouse, child, or other dependent. Domestic partners are individuals who share a committed relationship showing financial interdependence and joint responsibility for each other's common welfare, are not related by blood, reside in the same household, and intend to reside together indefinitely.) The relocation must be in connection with employment with a company that is providing official relocation program benefits to the employee borrower. The investor will require documentation from the employer that describes the relocation program and evidence of the borrowers' eligibility for the relocation benefits.

For underwriting purposes, the secondary wage earner's income is averaged for the previous two (2) years and 100% of such income can be used to qualify for the mortgage as long as the secondary wage earner's income does not exceed 33% of the total qualifying income. If the secondary wage earner's income exceeds 33% of the total qualifying income, only 50% of his or her income can be used for qualifying purposes. The secondary wage earner's income must be verified and documented in accordance with standard underwriting guidelines.

The mortgage must be an owner occupied purchase money mortgage, secured by one unit residence (including units in eligible condominium and planned unit developments). Maximum allowable rates are 28%/36%. The secondary wage earner must have been a salaried or commissioned employee in the same occupation for two (2) years immediately preceding the transfer, and must provide a written statement indicating his or her intention to obtain employment in the new location. Income from a secondary wage earner who was self-employed cannot be considered for qualification. The borrowers must have cash reserves or other liquid assets that are easily converted to cash (after the purchase of the new home) equal to at least six (6) months of payments for all housing costs and all other recurring debt obligations. In determining these reserves, housing costs include not only the cost of housing in the new area, but also any other payments that are being made in any unsold previous residences or investment properties (in cases where such payments are not being paid by the employer of the relocating borrower.) The minimum "representative" credit score must be **680 for both borrowers**. The investor must be able to reasonably determine that the new location provides the secondary wage earner employment and salary opportunities, in his or her current occupation, that are at least as favorable as in the previous location.

3. LIEN SEASONING – OVER 80% LTV

The payoff of subordinate financing is considered "cash out" unless documentation is provided that the full amount of the lien was used towards the purchase of the subject property.

The payoff of home improvement costs, leasehold interests or buy out of equity are considered "cash out" if paid off by our loan and must meet all "cash out" requirements.

LIEN SEASONING TO 80% LTV

The payoff of subordinate financing is considered "cash out" unless they have 12 months seasoning or documentation can be provided to show that the full amount of the lien was used towards the purchase of the subject property.

Funds used to pay off an equity line of credit are considered "no cash out" if there have been no net advances in excess of the greater of \$2,000 or 5% of the equity line amount occurring during the past 12 months. Equity lines not meeting these requirements are considered "cash out" if paid off by our loan, and as such must meet all "cash out" requirements.

4. SUBORDINATE FINANCING

Subordinate financing is allowed within grid parameters. CLTV cannot exceed maximum limits. Subordinate financing limits apply to loans from different investor. **If both first and second lien are being delivered to the same investor, underwriter must refer to investor "piggyback" guidelines that may be more restrictive.**

5. PERMANENT AND NON-PERMANENT RESIDENT ALIENS

Permanent Resident Aliens who are lawful permanent resident aliens of the United States are accepted under the same terms that are available to U.S. Citizens. The following documents are acceptable evidence of permanent residency:

- Alien Registration Receipt Card (Conditional Residential Alien Card) I-551, that has an expiration date on the back, as long as it is accompanied by a copy of a filed INS Form I-751; or
- Alien Registration Receipt Card I-551 with no expiration date. The form will show the borrower's signature, photograph, fingerprint and registration number; or
- An unexpired foreign passport that contains an unexpired stamp reading "Processed for I-551. Temporary Evidence of Lawful Admission for Permanent Residence. Valid until (mm-dd-yy). Employment authorized."

Non- Permanent Resident Aliens who are lawful resident aliens of the United States are allowed provided all of the following requirements are met:

- The borrower must have an established two-year credit history in the United States.
- Two-year employment history in the United States that can be substantiated or verified.
- Two-year residency in the United States that can be substantiated or verified.
- The borrower has either a passport with H1, H2, H3, I, K1, L1, E1, E2, TN, or NATO visa work permit.
- The borrower occupies the property as a primary residence.
- Purchase or Rate and Term Refinance only to 95% LTV/CLTV

6. FIRST TIME HOMEBUYERS

A First Time Homebuyer is defined as a borrower who has never had a mortgage.

A First Time Homebuyer will not be subject to restriction if the LTV/CLTV is 90% or less, the total debt to income ratio is 40% or below, and the credit score is 680 or greater. Exceptions to these loans attributes are not allowed.

A First Time Homebuyer not meeting all three of these loan attributes, without exception, will be subject to the following restrictions:

- _ Must have a minimum of 4 trade lines, each open with activity, within the last 24 months.
- _ 1-2 unit properties only.

7. COLLECTIONS, JUDGEMENTS, AND LIENS

All judgments, liens, and garnishments must be paid in full prior to or at closing. Collections or charge offs do not have to be paid off at or before closing if they are less than \$250 per item up to \$1,000 in total.

8. NON-ARMS LENGTH TRANSACTIONS

Loans secured by properties involved in non-arms length transactions may be considered on a case-by-case basis and may require investor approval. Additional appraisal validation may be required to confirm value. Verification of mortgage is required for past 18 months on all family transactions to verify it is not a "bailout" transaction. Maximum 80% LTV. Maximum loan amount of \$650,000.