

| Product Description | | | |
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| <ul style="list-style-type: none"> Term: 5-year interest only draw; 25-year repayment Maximum Loan Amount: <ul style="list-style-type: none"> HELOC in 2nd Lien Position \$400,000 HELOC 1st Lien Position: \$400,000 Minimum Loan Amount (1st and 2nd Position): \$25,000 Maximum DTI: 50% Eligible Properties: SFR, 2-4 units, PUDs, Condos | | | |
| | Owner-Occupied | 2 nd Home | Investment |
| Minimum FICO | Maximum CLTV | Maximum CLTV | Maximum CLTV |
| 760+ | 80% | 75% | 70% |
| 740-759 | 80% | 75% | 70% |
| 720-739 | 80% | 70% | 70% |
| 700-719 | 80% | 70% | 70% |
| 680-699 | 75% | 65% | N/A |
| 660-679 | 70% | 60% | N/A |
| 640-659 | 65% | 60% | N/A |
| Eligibility Criteria | | | |
| General Application Requirements | <ul style="list-style-type: none"> Co-Borrowers are permitted; must occupy the subject property and must be vested on title Non-Occupant Co-Borrowers are allowed – Borrower 1 must be vested on title <ul style="list-style-type: none"> Applications dated on or after August 16th: The occupying borrower must receive income Changes are allowed after the loan application is completed in certain instances by contacting Borrower Support; refer to the Standalone Digital HELOC FAQ | | |
| Credit | <ul style="list-style-type: none"> Primary wage earner borrower must have a minimum 640 credit score Credit is valid for 90 days from the time of closing | | |
| Draw Terms and Structure | <ul style="list-style-type: none"> Minimum 75% initial draw disbursed at closing 5-year interest-only draw period; 25-year repayment period (fully amortizing) NOTE: Tennessee Exception: 5-year interest-only; 10-year repayment period (fully amortizing) | | |
| Eligible States | <ul style="list-style-type: none"> Eligible in all states Brokers must be licensed in the state where the subject property is located Refer to the State Specific Information section for state specific details | | |
| Employment | <ul style="list-style-type: none"> Employment verified via The Work Number or Plaid (Third-Party Vendors) | | |
| Fees/Closing Costs | <ul style="list-style-type: none"> Most fees and closing costs are netted against loan proceeds at closing Fees/closing costs netted against the loan proceeds include: one-time origination fee and nominal costs for credit report, loan document prep, notary, recording fees, etc. | | |
| Income | <ul style="list-style-type: none"> Maximum DTI 50% Wage earner or self-employed income eligible Borrowers may validate income using one of the following options: <ul style="list-style-type: none"> Wage Earner Borrowers: <ul style="list-style-type: none"> The Work Number, OR Link income information from employer payroll system, OR Upload two most recent paystubs and most recent W-2 Self-employed Borrowers: <ul style="list-style-type: none"> Link bank account information, OR Upload prior two year's tax returns | | |

| Eligibility Criteria (cont.) | |
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| Late Payments, Collections and Derogatory Events | <ul style="list-style-type: none"> • Mortgage/rent history requires 0x30 in past 6 months and maximum 1x30 in last 12 months • Past-due consumer debt can be no more than 90 days past due at closing. Debts > 90 days must be paid off prior to closing • No bankruptcy in last 4 years • Foreclosure/Deed-in-Lieu/Short Sale: Foreclosure, Charge-off of a Mortgage Account, Deed-in-Lieu, Pre-Foreclosure Sale or Short sale, and Short Payoff of any Mortgage (even if other than subject property) will not be approved or considered • Judgments and tax liens must be paid off prior to or at closing • Collections may remain open as follows: <ul style="list-style-type: none"> ○ < 24 months old with a maximum balance of \$2,000 ○ 24 months old with a maximum balance of \$2,500 per occurrence ○ Charge-offs and collections that exceed the above balances must be paid in full prior to closing • Medical collections may remain open regardless of balance |
| Lien Position | HELOC may be in first or second lien position |
| Prepayment Penalty | No prepayment penalty applies |
| Property | <ul style="list-style-type: none"> • SFR, 2-4 units, PUDs, Condos • Fee Simple or Inter Vivos Revocable Trust eligible as Title Holder; LLC ineligible as Title Holder • Property value must be supported as follows: <ul style="list-style-type: none"> ○ Loan Amounts ≤ \$400,000: Proprietary AVM. In the event AVM results are not acceptable, a BPO will be required • Properties located in a FEMA disaster declaration area require a Property Condition Report |
| Rate | <ul style="list-style-type: none"> • Rates are published each Monday in the Portal • The rate is based on Prime plus variable Margin |
| State Specific Information | <ul style="list-style-type: none"> • Minnesota <ul style="list-style-type: none"> ○ Minimum Loan Amount: \$100,000 • Delaware, Hawaii, Illinois, Massachusetts, New Mexico, New York, Ohio, Rhode Island, Utah, Washington D.C. <ul style="list-style-type: none"> ○ CLTV cap dependent on credit score • Tennessee <ul style="list-style-type: none"> ○ Draw Terms and Structure: 5-year interest-only; 10-year repayment period • Texas <ul style="list-style-type: none"> ○ Property Valuation: > 70% LTV - BPO required ○ There is a required a minimum 12 day “cooling off” period between signing the initial disclosures to the closing date ○ 2.00% max origination fee ○ If the borrower pulled out cash via a 50(a)(6) then we cannot do a loan as borrowers/owners can only have one 50(a)(6) at a time ○ The property MUST be less than 10 acres ○ Primary residences only and must be a Homestead ○ The borrower cannot have had a home equity loan in the last 12 months • Maine, Rhode Island, Vermont <ul style="list-style-type: none"> ○ Origination fees are not allowed |