

## theGURU - Standard Income Doc

Loan Purpose	Occupancy	FICO	LTV							
			55	60	65	70	75	80	85	90
Purchase	PRIMARY	720+	\$4.0M	\$4.0M	\$4.0M	\$4.0M	\$3.0M	\$2.0M	\$1.5M	\$1.0M
		700-719	\$3.0M	\$3.0M	\$3.0M	\$3.0M	\$3.0M	\$2.0M	\$1.5M	\$1.0M
		680-699	\$3.0M	\$3.0M	\$3.0M	\$3.0M	\$2.0M	\$2.0M	\$1.5M	
		660-679	\$2.5M	\$2.5M	\$2.5M	\$2.5M	\$1.5M	\$1.5M		
			55	60	65	70	75	80	85	90
	2nd Home & Investment	720+	\$2.5M	\$2.5M	\$2.5M	\$2.5M	\$2.5M	\$2.0M		
		700-719	\$2.5M	\$2.5M	\$2.5M	\$2.5M	\$2.5M	\$2.0M		
		680-699	\$2.5M	\$2.5M	\$2.5M	\$2.5M	\$2.0M	\$2.0M		
		660-679	\$2.5M	\$2.5M	\$2.5M	\$2.5M	\$1.5M	\$1.5M		
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Rate & Term Refi	PRIMARY	720+	\$3.0M	\$3.0M	\$3.0M	\$3.0M	\$2.0M	\$1.5M		
		700-719	\$3.0M	\$3.0M	\$3.0M	\$2.0M	\$2.0M	\$1.5M		
		680-699	\$3.0M	\$3.0M	\$3.0M	\$2.0M	\$1.5M	\$1.0M		
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		680-699	\$2.5M	\$2.5M	\$2.5M	\$2.0M	\$1.5M			
		660-679	\$2.5M	\$2.5M	\$2.5M	\$1.5M	\$1.5M			
			55	60	65	70	75	80	85	90
Cash Out Refi	PRIMARY	720+	\$3.0M	\$3.0M	\$3.0M	\$3.0M	\$2.0M	\$1.5M		
		700-719	\$3.0M	\$3.0M	\$3.0M	\$2.0M	\$2.0M	\$1.5M		
		680-699	\$3.0M	\$3.0M	\$3.0M	\$2.0M	\$1.5M	\$1.0M		
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**\*\*\*Super Jumbo\*\*\***  
**Loan Amounts: \$4,000,001 - \$10,000,000**  
 \*Custom Pricing and Case by Case review  
 Contact your CX to discuss  
 \*ITIN Currently Suspended\*

PRODUCT HIGHLIGHTS	
<b>Product Type</b>	30-Yr Fixed, 15-Yr Fixed, 5/6 ARM, 7/6 ARM, 10/6 ARM 40-Yr term available with IO
<b>Interest Only</b>	660 Min FICO
<b>Loan Amounts</b>	Min: \$150,000 - Max: \$4,000,000
<b>Loan Purpose</b>	Purchase, Rate/Term, & Cash Out
<b>Occupancy</b>	Primary (O/O), Second Home, & Investment (N/O/O)
<b>2nd Home</b>	Max LTV: 80% (Purchase), 75% (R/T), 75% (Cash Out)   Max Loan Amount: \$2,500,000
<b>Investment</b>	Max LTV: 80% (Purchase), 75% (R/T), 75% (Cash Out)   Max Loan Amount: \$2,500,000
<b>Property Types and Restrictions</b>	Single Family, Attached, 2-4 Units, Condo, PUDs, Leaseholds, Condo Hotel Condo & 2-4 Units - Max LTV/CLTV: 85%, Condo Hotel 75% (Purchase), 65% (Refinance) Properties up to 20-acres, not meeting the rural definition - Max LTV/CLTV: 80%
<b>Cash Out</b>	Max Cash in Hand; Unlimited Max LTV in IL: 75%
<b>Appraisals</b>	FNMA Form 1004, 1025, 1073 with interior/exterior inspection and desk review Two Appraisals required if loan amount > \$2.0M
<b>States</b>	AZ, CA, CO, FL, IL, MD, MN, PA, TX, UT
<b>State Restrictions</b>	Max LTV in IL: 85% (Purchase); 80% (Refinance)
<b>Income</b>	<b>Salary/Wage:</b> Paystubs, W-2, 2-Yr or 1-Yr Tax Returns, IRS Form 4506 <b>Self-Employed:</b> 2-Yr or 1-Yr of Personal and Business Tax Returns, YTD P&L, IRS Form 4506 2 months bank statements
<b>1 Year Standard Doc</b>	Price Adjuster Applies - See rate sheet
<b>Credit Score</b>	Middle of 3 scores or Lower of 2
<b>Mtg History</b>	0x30x12
<b>Credit Event Seasoning</b>	48-mo from Foreclosure, Short Sale, Deed in Lieu, Any Bankruptcy
<b>Asset Seasoning</b>	Min of 30 days verified; any large deposits must be sourced
<b>Gift Funds</b>	Min borrower contribution of 5% for Primary & 10% for Investment
<b>Tradelines</b>	Three (3) credit scores reporting or a min: 2 open and reporting for 24-mo with activity in the last 12-mo or 3 open and reporting 12-mo with recent activity
<b>DTI</b>	Standard Max 50%; up to 55% for Primary Residence using 2-Yr Standard Doc (additional parameters apply)
<b>Reserves</b>	LTV <= 85%; 6-months PITIA, LTV >=85%; 12-months of PITIA Loan Amount > 1.5M: 9-mo of PITIA   Loan Amount > \$2.5M: 12-mo of PITIA Cash Out may be used to satisfy requirement
<b>Document Age</b>	90-days
<b>Prepayment Penalty (Investment Property Only)</b>	Standard 3-Yr; eligible up to 5-Yr No prepay on loan amounts less than \$263,975 in PA Prepay only eligible for loans vested in LLC in IL and NJ. No prepay allowed in MD, MI.
<b>ITIN Purchase &amp; Refinance</b>	FICO 720: 85% LTV to \$750,000; 80% to \$1,000,000; 75% to \$1,500,000 FICO 700: 80% LTV to \$750,000; 75% to \$1,000,000; 70% to \$1,500,000 FICO 680: 75% LTV to \$750,000; 70% to \$1,000,000; 65% to \$1,500,000
<b>ITIN Cash Out</b>	ITIN: Reserves 6 months; Primary & Secondary homes only; Min \$300,000 FICO 720: 75% LTV to \$1,000,000; 65% LTV to \$1,500,000 FICO 700: 70% LTV to \$1,000,000; 60% LTV to \$1,500,000 FICO 680: 65% LTV to \$1,000,000; 55% LTV to \$1,500,000
<b>Max Financed Prop</b>	\$10,000,000 in unpaid principal balance or ten (10) properties with Redstone
<b>Exceptions</b>	Eligible, please discuss with your CX
<b>FTHB</b>	Primary only   Min 660   Max 45% DTI   Min 6 mo. reserves   See guides for max pmt. shock