

TETON JUMBO AUS							
Owner Occupied							
Loan Purpose	Loan Amount	Property Type	Credit Score	LTV / CLTV	DTI	Reserves > AUS req or below	
Purchase / Rate & Term	≤ \$1,500,000	SFD, PUD, Condo	700	80%	43	Loan Amount ≤ \$1mm = 6 mo PITI Loan Amount ≤ \$1.5mm = 9 mo PITI	
	≤ \$1,500,000	2 Units	700	75%			
Loan Purpose	Loan Amount	Property Type	Credit Score	LTV / CLTV	DTI	Reserves > AUS req or below	
Cash-Out	≤ \$1,000,000	SFD, PUD, Condo	700	75%	38	6 mo PITI	
2nd Home							
Loan Purpose	Loan Amount	Property Type	Credit Score	LTV / CLTV	DTI	Reserves > AUS req or below	
Purchase / Rate & Term	≤ \$1,000,000	SFD, PUD, Condo	720	80%	43	12 mo PITI	
	≤ \$1,500,000	SFD, PUD, Condo	740	80%			
Loan Purpose	Loan Amount	Property Type	Credit Score	LTV / CLTV	DTI	Reserves > AUS req or below	
Cash-Out	≤ \$1,000,000	SFD, PUD	740	70%	38	12 mo PITI	
	≤ \$1,000,000	SFD, PUD	720	65%			
TETON JUMBO AUS							
Available Products	Product	Qualifying Rate		Term	Margin	Caps	Index
	30 Year Fixed	Note Rate		360	N/A	N/A	N/A
Secondary Financing	Allowed - See LTV/CLTV grid Junior financing must meet the requirements as defined by Fannie Mae PACE / HERO liens are not allowed to be subordinated. Follow FNMA for payoff requirements. If paying off a secondary lien, it must be purchase money or seasoned more than one (1) year and accumulative withdraws cannot exceed \$2,000 within the last 12-months, to treat transaction like rate & term.						
Property Type	Single Family Residence (Detached & Attached) PUD Condo (All condo's must meet FNMA warrantable condo requirements) 2-Units - Primary Residence ONLY						
Cash-Out	No equity withdrawal restriction						
Delayed Financing	Properties purchased with cash within the past six (6) months (measured from the purchase date of the property to the disbursement date of the new loan) are eligible for a cash-out refinance. Cash-Out pricing is applicable						

Borrower Requirements	
Eligible Borrowers	US Citizens Permanent Resident Alien Non-Permanent Resident Alien
Non-Permanent Resident	Non-Permanent Resident Aliens are eligible. A non-permanent resident alien is someone who is: - Not a U.S. Citizen - Granted the right to live and work in the U.S. on a temporary basis, and a lawful non-permanent resident of the U.S. (Visa Holder) Borrowers who are Non-Permanent resident aliens and provide evidence of lawful residency and right to work in U.S. are eligible for financing with the same terms as U.S. Citizens.
Multiple Properties Owned	The maximum number of residential 1-4 unit properties financed is four (4). Properties owned free and clear are NOT included in this limitation. Max exposure to Newfi for any one (1) borrower is 5 loans or \$5,000,000 UPB
Non-Occupant Co-Borrowers	Allowed per AUS. Blended ratios OK. Occupant must provide all reserves.
Credit	
Credit Score	Refer to Matrices for eligibility When multiple borrowers apply, the lowest middle score is the qualifying credit score
Age of Documentation	Income & Assets - 60-days Credit & Title - 90-days Appraisal - 120-days
Housing Payment History	Follow AUS
Major Credit Events	Seven (7) years seasoning is required for the following credit events: - Bankruptcy (All BK's), Foreclosure, Deed-in-Lieu of Foreclosure Four (4) years seasoning is required for the following credit events: - Short Sale / Short Refi, 120-day late / 150-day late / NOD, Loan Modification Simple Rate Loan Modifications not included as a housing event
Collections & Charge Offs	At or prior to loan closing, all delinquent credit that will impact title - including delinquent taxes, judgments, charge-off accounts, tax liens and mechanics liens - must be paid off. Collection and charged-off accounts that do not impact title do not need to be paid off if the sum total of all derogatory accounts is \$5,000 or less.
Required Credit History	Follow AUS
Business Liabilities	Business debt held in the name of borrower must be included in the DTI. These debts cannot be excluded from ratios regardless of whether business pays monthly obligation
Forbearance - Mortgage Accounts	Follow FNMA Guidance

Income	
Debt to Income Ratios (DTI)	43% DTI Max 38% DTI Max for Cash-Out Transactions
Tax Transcripts	Required on all income used to qualify, Transcripts can match income type Business transcripts not required if business income is reported on 1040
Commission Income	Requires 2 years 1040's, all 2106 type expenses must be deducted from the income
Rental Income	Requires 1 year 1040
Declining Income	Must be reasonable and supported with documentation to show trend is stable or increasing
Cannabis Income	Borrowers with Cannabis related income are not allowed; Either as W2 or Self-Employed
Assets	
Business Funds	Business funds allowed for down payment, closing costs, and reserves Loan must meet the FNMA requirements for use of business assets
Gift Funds	Gift funds allowed for down payment or to pay closing costs. The following parameters apply: <ul style="list-style-type: none"> <li>- Signed gift letter is provided, indicating: <ul style="list-style-type: none"> <li>- Donor's relationship to Borrower, (donor must be a relative or family member)</li> <li>- Donor's address, phone number and dollar amount of gift</li> <li>- Certification it is an outright gift with no repayment required</li> </ul> </li> <li>- Evidence of the donor's ability to provide funds</li> <li>- Evidence of transfer of funds, such as a cancelled check or evidence of wire transfer from donor to Borrower. Documentation must also include a bank statement or other evidence from the depository institution that receives the funds.</li> <li>- The occupying borrowers must make at least three percent (3%) of the down payment from their own funds</li> </ul> Gifts of Equity may be given provided all of the following are met: <ul style="list-style-type: none"> <li>- Signed gift letter is provided</li> <li>- Gift of equity is listed on the Closing Disclosure</li> </ul>

Paying Off Debt to Qualify	<p>Revolving accounts may be excluded from the DTI ratio, documentation must be provided that the account was paid in full either prior to closing or at closing.</p> <p>Installment debt may be excluded if paid off and closed</p> <p>For Installment Debt, monthly payments may be excluded from DTI calculation if there are fewer than ten (10) monthly payments.</p>
Reserves	<p>The greater of the AUS reserve requirements or the reserve requirements in the Product Matrix are required. If AUS does not provide reserve requirements follow the Product Matrix reserve requirements. Reserves must be verified and comprised of liquid assets that borrower can readily access. Equity lines of credit, gift funds, and cash out from the subject property on a refinance transaction are not acceptable sources to meet the reserve requirement.</p>
Source of Reserves	<p>100% of the value for non-retirement assets can be used. Assets that have restrictions on liquidating such as Private Equity, RSU's cannot be considered.</p> <p>60% of the value for retirement accounts can be used (IRA accounts, 401(k), KEOGH, 403(b) and other IRS qualified retirement plans) less any outstanding loans. TOW needs to be provided for any employer sponsored plans.</p>
Paycheck Protection Plan	<p>These loans cannot be included in assets or counted as income</p>
<b>Property / Appraisal Information</b>	
Acreage	<p>No more than ten (10) acres</p>
Rural Properties	<p>Allowed</p> <p>Properties indicated by the appraisal as rural must comply with the following criteria:</p> <ul style="list-style-type: none"> <li>- The primary use must be residential</li> <li>- The property must not be agricultural, or otherwise providing a source of income to the Borrower or for the subject loan</li> <li>- The lot size and acreage must be typical for the area and similar to the surrounding properties</li> <li>- The maximum acreage allowed is ten (10) acres, which includes road frontage and the subject property</li> <li>- The present use must be the "highest and best use" for the subject property</li> <li>- The condition, quality and use of outbuildings may be considered in determining the market value of the subject property when the appraiser clearly supports the adjustments with similar comparable information</li> </ul>
Recently Listed Properties	<p>Properties currently listed for sale or listed within the past six (6) months are not eligible for refinance transactions. Days off the market is calculated from the application date.</p>

Condos	All condominiums must meet FNMA warrantable condo requirements. Condo review type (Full or Limited) determined by FNMA requirements. Detached Condos and small projects (2-4 units) do not require condo review.
Ineligible Properties	Non-Warrantable Condos Manufactured Homes Condotels & resort style condos Unique style homes: earth, dome, etc. Property condition of C5 or C6 Working farms or ranches Mixed Use Property
Solar Panels	Follow FNMA Guidance
Appraisal Requirements	Loan amounts up to and including \$1,500,000 require one (1) appraisal and CDA. FNMA CU Score < 2.5 does not require a CDA. Up to 10% tolerance on the CDA is allowed If the CDA value is more than 10% below the appraisal value, the lower of the two (2) values must be used If the tolerance exceeds 10% then a field review may be provided to support the appraised value If the field review is within 10% of the original appraised value, then the original appraised value may be used If the variance between the original appraised value and the field review is greater than 10%, a second full appraisal is required and the lesser of the two (2) will be used Loan amounts > \$1,500,000 require two (2) appraisals (no CDA required)
Appraisal Age	Appraisal must be dated within 120 days of the note date A re-certification of value is not acceptable
Transferred Appraisals	Allowed When two (2) appraisals are required, only one (1) appraisal can be transferred
Declining Property Value	Reduce maximum LTV/CLTV by 10% for any property located in an area of declining property values as noted on the appraisal