



Olympic HELOC							
Eligibility*	Occupancy	Property Type	Max Line Amount	Max HCLTV	Score	Max DTI	
	Primary	SFR, PUD and Condo	≤ \$250,000	85.000%	680	45%	
			≤ \$300,000	80%	700	36%	
			≤ \$350,000	70%	720	36%	
	Occupancy	Property Type	Max Line Amount	Max HCLTV	Score	Max DTI	
	2nd Home	SFR, PUD and Condo	≤ \$250,000	80%	700	45%	
			≤ \$300,000	70%	700	36%	
			≤ \$350,000	N/A	N/A	N/A	
	Minimum loan/line amount = \$100,000						
	*Self Employed Borrowers						
<ul style="list-style-type: none"> • Maximum line amount is \$250,000 & maximum HCLTV is 85% on owner occupied • Maximum line amount is \$250,000 & maximum HCLTV is 70% on second home • Minimum 720 credit score 							
Term	10 Year Interest Only Draw Period / 20 Year Repayment						
Index	Prime Rate						
Qual Rate	Note Rate + 2% P&I payment based on 30 year amortization						
Margin	Refer to rate sheet						
Floor / Ceiling	Floor = 2.5% Ceiling = 18% or maximum allowed by state						
Appraisal Requirements	<ul style="list-style-type: none"> • Exterior inspection (Form 2055) including color photos with a stated value from a 3rd party OR • Radian/RedBell AAR Exterior Valuation – (\$125+- charged to borrower at closing) OR • A full appraisal from a recent 1st mortgage refinance <ul style="list-style-type: none"> o valid one year from note date o recert required if appraisal age exceeds 120 days o transfer letter required <p>Loan Amount > \$250,000 requires a full FNMA 1004 or FHLMC 70 with interior and exterior color photos If an appraisal or valuation product indicates declining value - Follow FNMA</p>						
Eligible Transactions	Rate & Term Cash Out						
Ineligible Transactions	High cost loans Purchase transactions						



QM Points and Fees	May not exceed 5%
Cash Out Seasoning	Borrower must have six (6) months ownership in property, based on note date of the subject Follow FNMA
Min Loan/Line Amount	\$100,000
Max Loan/Line Amount	\$350,000
Max Combined Liens	\$1.5MM
Eligible Properties	Single Family (attached and detached) PUD Warrantable Condo - Follow agency requirements
Ineligible Properties	Agriculturally zoned Appraisals with conditions rated C5 and/or C6 Condotels Co-Ops Leasehold Non-warrantable condos Manufactured Multi Unit (2-4) Unique properties Log/Log Style Homes Working or Hobby Farms Tracts greater than 10 acres (larger properties considered on a case-by-case basis) Properties subject to completion or repairs without a satisfactory certification of completion
Occupancy	Owner Occupied Second Home
Eligible Borrowers	Follow FNMA residency requirements.
Ineligible Borrowers	<ul style="list-style-type: none"> E2 investor visas DACA recipients TAX ID number in lieu of social security number Non-occupant co-borrowers
Eligible First Lien Programs	<ul style="list-style-type: none"> Fixed Rate fully amortizing Agency / Government eligible Agency and Govt ARMS with initial fixed term \geq 5 years Non-Agency Jumbo Fixed and ARMS with initial fixed term \geq 5 years
Ineligible First Lien Programs	Interest Only, negative amortization and other risky products not allowed



Credit	<ul style="list-style-type: none"> • Minimum credit score is 680 • Self employed minimum credit score is 720 • Underwriting score is determined as the middle of three indicator scores or the lower of two. For multiple borrowers, the lowest middle score for all borrowers is used • Installment debt can be paid down to 10 or fewer months remaining and excluded from DTI • Revolving debt can be paid to zero and excluded from DTI • Non-traditional credit scoring is ineligible • If there are unpaid federal income taxes, installment agreement is required, payment history that shows at least one payment being made and that the account is current, include the monthly installment amount in the DTI calculation • Tax liens must be paid off at or prior to closing • No mortgage delinquency (0x30) in the last 24 months • For any mortgage forbearance or payment deferral agreements that occurred during the COVID-19 pandemic time period, borrower(s) must have made at least six (6) consecutive separate on-time monthly housing payments and at least six (6) months must have elapsed since the forbearance/deferment arrangement ended • Borrower(s) must be current on all mortgage debt • Non-mortgage judgments, repossessions or charge offs not allowed in the last 60 months <p>The following are considered severe delinquency and a seven (7) year seasoning is required as well as new credit being established.</p> <ul style="list-style-type: none"> • Foreclosure / Deed in Lieu of Foreclosure • Bankruptcy • Short Sale or Short Payoff • Modification, forbearance or deferment (excluding COVID related)
Age of Docs	<ul style="list-style-type: none"> • 120 days for all credit documents from note date • Full appraisal good for one (1) year, re-cert required after 120 days from note date
DTI	See eligibility section
Geographic Restrictions	<ul style="list-style-type: none"> • Properties in the following locations are ineligible: HI and TX • For TN loans with a 20 year term, interest rate set at time of lock, not to exceed maximum effective interest rate: https://www.tn.gov/tdfi/tdfi-how-do-i/info/mortgage-rate-of-interest/max-effective-interest-rate-history.html • Properties in NC total lender fees may not exceed 1% of the note amount



First Mortgage Docs Required	Current mortgage statement AND Copy of note on 1st mortgage
Assets	If cash to close is required, one (1) month bank statement is required
Income / Employment - W2	W2 for recent one (1) year and a 30 day most recent pay history OR WVOE Income from the cannabis industry is not allowed
Tax Transcripts	Transcripts are not required, however a signed 4506C is required
Income / Employment - Self Employed	<ul style="list-style-type: none"> • Two (2) years tax returns - business and personal with all schedules AND • Year to Date P&L • Unlimited number of Schedule C businesses • Maximum number of 1120, 1120S, and 1065 entities is one (this includes real estate held inside an entity) • Maximum number of properties owned is four (4) For businesses impacted by the pandemic, follow FNMA seller guide, including all Lender Letters - Bank statements NOT required Self Employed Borrowers <ul style="list-style-type: none"> • Max CLTV is 85% on owner occupied • Max CLTV is 70% on second home • Minimum 720 credit score
Rental Income	When using rental income to qualify, only one (1) year tax return is required
Title Requirements	Junior/Limited/Short title commitment/prelim
Vesting	Title may not be held in the name of a trust or entity Must vest as individual only
Remote Online Notary (RON)	Not allowed
Premium ReCapture	If line pays off or makes principal curtailment in excess of 20% of the initial draw amount within 120 days of funded date, premium recapture applies. Premium recapture includes any lender credits and/or any compensation paid to broker
NOTE: When guidance is silent, refer to FNMA seller guide	