



Olympic Peaks

CLTV/HCLTV MATRIX

Standalone Close HELOC

Loan Purpose	Occupancy	Property Type	Credit Score	CLTV / HCLTV	Max Loan Amount	Max DTI
Rate & Term / Cash-Out	Primary / 2nd Home	SFR, 2-4 Units*, PUD, Condo	740	85%	\$350,000	50%
			720	80%	\$350,000	
			680	75%	\$350,000	
			660	70%	\$350,000	43%
			640	60%	\$350,000	

*2-4 Units are ineligible for 2nd Homes

CLTV/HCLTV MATRIX

Piggyback HELOC

Loan Purpose	Occupancy	Property Type	Credit Score	CLTV / HCLTV	Max Loan Amount	Max DTI
Purchase / Rate & Term	Primary	SFR, PUD	680	85%	\$350,000	50%
		2-4 Units, Condo	680	80%	\$350,000	
Cash-Out	Primary	SFR, PUD	700	85%	\$350,000	
		SFR, PUD	680	85%	\$250,000	
		2-4 Units, Condo	700	80%	\$250,000	
Purchase / Rate & Term	2nd Home	SFR, PUD	700	80%	\$350,000	
		Condo	720	80%	\$250,000	
Cash-Out		SFR, PUD	700	75%	\$250,000	

HELOC ARM's

Term	30 YR Term: 10 Year Initial Draw Period, Draw Period is Interest Only / 20 Year Repayment Period
Index	Prime Rate
Qual Rate	Index + Margin + 2% using line amount, amortized over the full loan term
Margin	Refer to rate sheet
Floor / Ceiling	Floor = 4% / Ceiling = 18%, unless limited by state or regulatory requirements
Minimum Initial Draw Amount (At Closing)	Minimum initial draw amount 75% of line amount or minimum amount required by state law, whichever is greater
Minimum Draw Amount (Post Closing)	\$1,000
Blackout Period	Draws after the loan has funded will not be available for the following 90 days
QM Points and Fees	5% Limit



Cash Out Seasoning	<p>Borrower must have six (6) months ownership in property, based on note date of the subject</p> <p>Value determination:</p> <ul style="list-style-type: none"> - Owned \geq 12 months, use current appraised value - Owned $<$ 12 months, use the lower of current appraised value or acquisition cost
Min Loan/Line Amount	<p>\$103,000 - Missouri</p> <p>\$100,000 - All Other States</p>
Max Loan/Line Amount	\$350,000
Occupancy	<p>Owner Occupied</p> <p>Second Home</p>
Geographic Restrictions	2nd Liens Not Available in the following states: CO, HI, IA, MA , MN, TN, TX
Eligible Borrowers	<p>U.S. Citizens</p> <p>Permanent Resident Aliens Permanent Resident Aliens with an Alien Registration Card (Green Card) are eligible for financing with the same terms as U.S. Citizens.</p> <p>Non-Permanent Resident Aliens Non-Permanent Resident Aliens are eligible per FNMA criteria. A Non-Permanent Resident Alien is someone who is:</p> <ul style="list-style-type: none"> - Not a United States (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) <p>A borrower with an expired, but otherwise acceptable Visa type, is permitted with supporting documentation.</p>
Ineligible Borrowers	<p>Non-occupying co-borrowers NOT allowed</p> <p>Foreign Nationals</p> <p>Borrowers with diplomatic immunity or otherwise excluded from US jurisdiction</p>
First Time Homebuyer	<p>Eligible</p> <p>First Time Homebuyers (FTHB), defined as no ownership of a house within the last 3 years (all borrowers must meet the housing payment history requirements)</p>
Vesting	<p>Individual vesting ONLY</p> <p>Trust vesting NOT ALLOWED</p> <p>Entity vesting NOT ALLOWED</p>
Ineligible 1st Liens	<p>High cost mortgage loans</p> <p>TX Refinance 50 (a)(6)</p> <p>Temporary Buydown</p> <p>Negative Amortizations</p> <p>Assumable loans</p> <p>Reverse 1st lien mortgage</p> <p>Balloon notes or features</p>



Credit & Liabilities	
Housing History	0x30x6 - no mortgage lates in the last 6-months 1x30x24 - no more than one (1) 30-day mortgage late in the last 24-months
Credit	Loans must follow and meet all requirement of the DU or LP approval Loans must follow and meet all requirements of FNMA All judgements, collections, and tax liens must be paid at or prior to close
Liabilities	Follow FNMA requirements for documenting and calculating liabilities
Documentation Standards	Fannie Mae DU: Approve/Eligible Approve/Ineligible (if ineligible due to loan size for non-conforming 1st) Or, Freddie Mac LP: Accept Accept/Ineligible (if ineligible due to loan size for non-conforming 1st) Verification of 1st lien terms are required to be documented and considered in the AUS Unless otherwise addressed, FNMA or FHLMC Underwriting Guidelines should be followed for the applicable AUS provided
Seasoning on Major Credit Events	Bankruptcy (chapter 7 or 11): 4 years Bankruptcy (chapter 13): 2-years from discharge date, 4-years from dismissal date Multiple BK's: 5 years if more than one (1) filing within the past 7 years Foreclosure: 7 years Deed-in-Lieu, Pre-foreclosure sale, or Charge-Off of Mortgage: 4 years Modification and Forbearance (COVID related included): 4 years
Age of Docs	Age of credit report, employment, income, and asset documentation may not exceed 120 days from note date.



Income & Assets	
Income	<p>Loans must follow and meet all requirements of the DU or LP approval unless otherwise stated</p> <p>The following requirements apply:</p> <ul style="list-style-type: none"> - Salaried, variable, and secondary employment income: <ul style="list-style-type: none"> - The borrower's recent paystub and IRS W-2 forms or transcripts covering the most recent 2 year period, AND - VVOE or Paystub dated within 10 business days of close - Variable and secondary income to be documented per agency guidelines - Self-employed: <ul style="list-style-type: none"> - 2 years signed tax returns - Proof of active self-employment dated within 10 business days of close - In all cases of employment, a 2 year history should be verified - Where silent, FNMA guidelines apply
Ineligible Income	<p>Non-occupying co-borrowers</p> <p>Income produced, or in relation to, cannabis or hemp</p> <p>Income produced, or in relation to, the adult entertainment industry</p>
Assets	<p>Loans must follow and meet all requirements of the DU or LP approval</p> <p>Loans must follow and meet all requirements of FNMA</p>
Property Types	
Eligible Properties	<p>Single Family (attached and detached)</p> <p>2-4 Units (attached and detached) - Primary Residence ONLY</p> <p>PUD</p> <p>Warrantable Condo - Follow agency requirements</p>
Ineligible Properties	<p>Properties listed for sale within the last 6-months (based on application date)</p> <p>Condo Hotels and Condotels</p> <p>Unique Properties (such as a log home)</p> <p>Properties with more than 10 acres</p> <p>Manufactured Homes</p> <p>Mobile Homes</p> <p>Leaseholds</p> <p>Unimproved Land</p> <p>Cooperatives</p> <p>Non-Warrantable Condos</p> <p>Commercial, farms/working farms, churches and mixed use commercial</p>



Valuation Requirements	
Valuation Requirements	<p>Standalone:</p> <p><= \$250,000: Amplified Appraisal Report (AAR) with interior and exterior inspection. Report must be dated within 60 days of note date. No re-certs allowed on the Amplified Appraisal Report (AAR).</p> <p>> \$250,000: Full interior and exterior appraisal (1004,1073, or 1025). Report must be dated within 120 days of note date. Re-certs allowed: Original appraisal must be within 12 months of note date. Re-cert must be within 120 days of note date.</p>
	<p>Piggyback: Must close with a Newfi 1st Mortgage</p> <p><= \$250,000 where Newfi 1st Mortgage is an Agency loan AND received a PIW or ACE with PCR approval may provide:</p> <p>An Amplified Appraisal Report (AAR) with interior and exterior inspection. Report must be dated within 60 days of note date. No re-certs allowed on the Amplified Appraisal Report (AAR).</p> <p>Lower of AUS or Amplified Appraisal Report (AAR) must be used for transaction.</p> <p>> \$250,000: Full interior and exterior appraisal (1004, 1073, or 1025). Report must be dated within 120 days of note date. Re-certs allowed: Original appraisal must be within 12 months of note date. Re-cert must be within 120 days of note date</p>
Secondary Valuation Requirements	<p>Secondary Valuation is required for all appraisal options/loan amounts</p> <p>Acceptable Secondary Valuations are:</p> <p>An Automated Valuation Model (AVM) a confidence score of > 0.80 or forecasted standard deviation (FDS) of < 0.20 dated within 60 days</p> <p>OR</p> <p>Clear Capital Collateral Desktop Analysis (CDA) CDA within 10% of primary valuation is considered supported. If variance exceeds 10% a field review that supports value is required. CDA must be dated within 60 days of note date.</p>
Appraisal Age	<p>Appraisal must be dated within 120 days of note date</p> <p>Re-certs of value (1004D Summary Appraisal Update reports) are acceptable if original appraisal was completed within 12 months of note date, cannot indicate value declined, re-cert needs to be within 120 days of note date</p>
Appraisals from a Previous Transaction	Allowed provided the lender and the borrower are the same as the current transaction (previous appraisal would need to show Newfi as the lender)
Transferred Appraisals	Allowed