



Acadia Closed End Second				
CLTV MATRIX – Owner-Occupied				
Loan Amount	Credit Score	Full Doc 1-2 years	Max Combined Liens \$	Max DTI
≤ \$350,000	720	90%	\$2.0M	50%
	700	90%		
	680	85%		
	660	80%		
≤ \$450,000	720	85%	\$2.5M	
	700	85%		
	680	80%		
	660	75%		
≤ \$550,000	720	80%	\$2.5M	
	700	80%		
	680	75%		
	660	70%		
CLTV MATRIX – 2nd Home				
Loan Amount	Credit Score	Full Doc 1-2 years	Max Combined Liens \$	Max DTI
≤ \$350,000	720	80%	\$2.0M	50%
	700	80%		
	680	75%		
	660	70%		
≤ \$450,000	720	75%	\$2.5M	
	700	75%		
	680	70%		
	660	65%		
≤ \$550,000	720	70%	\$2.5M	
	700	70%		
	680	65%		
	660	60%		



CLTV MATRIX – Non-Owner Occupied				
Loan Amount	Credit Score	Full Doc 1-2 years	Max Combined Liens \$	Max DTI
≤ \$350,000	720	80%	\$2.0M	50%
	700	80%		
	680	75%		
	660	70%		
≤ \$450,000	720	80%	\$2.5M	
	700	75%		
	680	70%		
	660	65%		
≤ \$550,000	720	75%	\$2.5M	
	700	70%		
	680	65%		
	660	60%		



Fixed Rate Closed End 2nd	
Term	10 Year Fixed, 15 Year Fixed, 20 Year Fixed & 30 Year Fixed
QM Points and Fees	5% Limit
Cash Out Seasoning	Borrower must have six (6) months ownership in property, based on note date of the subject
Loan Amount	Minimum Loan Amount: \$150,000 Loan amounts rounded down to the nearest \$100 increment
Occupancy	Owner Occupied Second Home Non-Owner
Geographic Restrictions	2nd Liens Not Available in the following states: CO, HI, IA, MA, MN, TN, TX
Eligible Borrowers	<p><b>U.S. Citizens</b></p> <p><b>Permanent Resident Aliens</b> Permanent Resident Aliens with an Alien Registration Card (Green Card) are eligible for financing with the same terms as U.S. Citizens.</p> <p><b>Non-Permanent Resident Aliens</b> 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"> <li>- Not a United States (U.S.) citizen;</li> <li>- Granted the right to live and work in the U.S. on a temporary basis; and</li> <li>- A lawful non-permanent resident of the U.S. (Visa Holder)</li> </ul> <p>A borrower with an expired, but otherwise acceptable Visa type, is permitted with supporting documentation.</p>



Ineligible Borrowers	Non-occupying co-borrowers Foreign Nationals Borrowers with diplomatic immunity or otherwise excluded from US jurisdiction
Multiple Properties Owned	The maximum number of residential 1-4 unit properties owned (financed or free and clear) is two (2)
First Time Homebuyer	Eligible A First Time Home Buyer is required to have a documented 0x30x12 month housing history. Private party housing histories are ineligible
Vesting	Individual or revokable trust ONLY
Ineligible 1st Liens	<ul style="list-style-type: none"> <li>- Loans in active forbearance or deferment. Any deferred balance must be paid through closing</li> <li>- Loans with negative amortization</li> <li>- Reverse mortgages</li> <li>- Balloon loans that the balloon payment comes due during the amortization period of the 2nd loan</li> <li>- Private Party</li> </ul>
Interest Only First Mortgage	Interest only senior liens are acceptable when qualified at a maximum DTI of 45%. The current I/O payment on the senior lien is used to calculate DTI



Credit & Liabilities	
Housing History	<p>Borrowers must have satisfactory consecutive 12-month mortgage and/or rent payment history in the three (3) years prior to loan application. Mortgage and rental payments not reflected on the credit report must be documented via an institutional Verification of Rent or Verification of Mortgage (VOR/VOM), or with alternative documentation. Alternative documentation must show the most recent 12-month history, and may be in the form of cancelled checks or bank statements, mortgage/rental statements including payment history, etc. Payments to private lenders require support with cancelled checks.</p> <p>Alternative documentation is ineligible for FT HB.</p>
Credit Report	<p>Borrower explanations are to be provided for any Disputed Tradelines with derogatory information reported in the last two years.</p> <p>For borrowers who have a security freeze on their credit, the security freeze must be removed and credit repulled.</p>
Credit Score	<p>Minimum two credit scores required per borrower</p> <p>Lowest middle score used for qualification</p>
Tradeline Requirements	<p>The primary wage-earner must meet either of the minimum tradeline requirements listed below:</p> <ul style="list-style-type: none"> <li>- At least three (3) tradelines reporting for a minimum of twelve (12) months with activity in the last 12 months; or,</li> <li>- At least two (2) tradelines reporting for a minimum of twenty-four (24) months with activity in the last 12 months</li> </ul> <p>Valid tradelines have the below characteristics:</p> <ul style="list-style-type: none"> <li>- The credit line must be reflected on the borrower's credit report</li> <li>- The account must have activity in the last 12 months but may be open or closed</li> <li>- Student loans may be counted as tradelines as long as they are in repayment and are not deferred</li> <li>- An acceptable 12 or 24-month housing history not reporting on credit may also be used as a tradeline (VOR from professional management company)</li> </ul> <p>The following are not acceptable to be counted as valid tradelines:</p> <ul style="list-style-type: none"> <li>- Liabilities in deferment status</li> <li>- Accounts discharged through bankruptcy</li> <li>- Authorized user accounts</li> <li>- Charge-offs</li> <li>- Collection accounts</li> <li>- Foreclosures</li> <li>- Deed-in-lieu foreclosures</li> <li>- Short sales</li> <li>- Pre-foreclosure sales</li> </ul>



<p>Seasoning on Major Credit Events</p>	<p>48 months required on the following:          No multiple credit/housing events (FC, BK, SS/DIL) in the last seven (7) years          NOD          Short Sale/Short Refi          Deed in Lieu          Foreclosure          Bankruptcy (all types)</p>
<p>Age of Docs</p>	<p>Credit Documents: 120 Days          Income Documents: 60 Days          Asset Documents: 60 Days          Appraisal: 120 Days          Title Report: 120 Days</p>
<p>Consumer Credit</p>	<ul style="list-style-type: none"> <li>- Applicants with current credit delinquencies are ineligible</li> <li>- Charge-offs or collections paid off over 12 months ago are acceptable. Open medical collections less than \$1,000 per occurrence ok to be left open</li> <li>- Borrowers enrolled in credit counseling are ineligible</li> <li>- All judgements, garnishments and all outstanding liens must be paid off prior to or at loan closing</li> <li>- All income tax liens (federal, state, local) must be paid off prior to or at loan closing</li> </ul>



Income & Assets	
Income	<p>The following requirements apply:</p> <ul style="list-style-type: none"> <li>- Salaried, variable, and secondary employment income:               <ul style="list-style-type: none"> <li>- The borrower's recent paystub and IRS W-2 forms or transcripts covering the most recent 2 year period, AND</li> <li>- VVOE or Paystub dated within 10 business days of close</li> <li>- Variable and secondary income to be documented per agency guidelines</li> </ul> </li> <li>- Self-employed:               <ul style="list-style-type: none"> <li>- 1 or 2 years signed tax returns</li> <li>- Proof of active self-employment dated within 10 business days of close</li> </ul> </li> <li>- In all cases of employment, a 2 year history should be verified</li> <li>- Where silent, FNMA guidelines apply</li> </ul>
Max # of Business Entities	<p>No limit on the number for Schedule C.            A transaction may have up to two (2) 1065 and/or 1120 entities between all the borrowers.            REO held inside an entity is generally not considered an entity for this purpose provided the entity's sole activity is to hold real estate.            An entity with a percentage of ownership that does not require business returns is not considered in this calculation for max number of entities.            Transactions that exceed the number of entities may be approved case by case via exception.</p>
Ineligible Income	<p>Non-occupying co-borrowers            Income produced, or in relation to, cannabis or hemp            Income produced, or in relation to, the adult entertainment industry</p>
Assets	Loans must follow and meet all requirements of FNMA



Property Types	
Eligible Properties	Single Family (attached and detached) PUD 2-4 Units (attached and detached) - <b>Max 75 CLTV Owner Occupied, 70 CLTV Non-Owner Occupied</b> Warrantable Condo - Follow agency requirements
Ineligible Properties	<ul style="list-style-type: none"> <li>- Rural</li> <li>- Condotels</li> <li>- Non-warrantable Condos</li> <li>- Manufactured</li> <li>- Log Homes</li> <li>- Working Farms and Hobby Farms</li> <li>- Unique Properties</li> <li>- Agricultural or Commercial Zoned Properties</li> <li>- Co-ops</li> <li>- Room and Board Facilities</li> <li>- Adult Assisted Living/Care Facilities</li> <li>- Leaseholds</li> </ul>
Minimum Property Requirements	<ul style="list-style-type: none"> <li>- 600 square feet.</li> <li>- Property constructed for year-round use</li> <li>- Permanently affixed continuous heat source</li> <li>- Maximum deferred maintenance cannot exceed \$2,000</li> <li>- No health or safety issues both internal or external</li> </ul>
Condo Limited Review	Primary Residence - 85% Max LTV/CLTV Second Home - 75% Max LTV/CLTV Investment Property - 75% Max LTV/CLTV  Detached units and units in 2-4 unit projects do not require review: follow Fannie Mae
Condo Full Review	All Florida property require full review All transactions not eligible for limited review per above require full review
Acreage	maximum 10 acres





Valuation Requirements	
Valuation Requirements	<p>An original Residential Appraisal dated within 12 months of the Note Date plus an Appraisal Review with a value equal to or greater than the appraisal. CLTV is calculated using the lower value of the original appraisal or appraisal review. The original appraisal must be AIR compliant.</p> <p>OR</p> <p>Primary and 2nd Homes:</p> <ul style="list-style-type: none"> <li>- A new Residential Appraisal plus an AVM supporting value within 10%. If the AVM variance is greater than 10%, the lower of the two is used to calculate CLTV</li> </ul> <p>Investor</p> <ul style="list-style-type: none"> <li>- New 2055 Appraisal and Residential Review supporting value within 10% variance. Lower of the two is to be used to calculate CLTV</li> </ul>
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 180 days of note date, cannot indicate value declined. Original report cannot exceed 180 days at closing.</p>
Transferred Appraisals	Not allowed
Recently Listed	Properties that have been on the market within six months of the application date are ineligible
Declining Values	Properties in which the appraiser is reporting a declining trend in values for the subject's market area are limited to a maximum 75% CLTV on primary and 2nd homes, 70% CLTV on non-owner