

1099						
Primary Residence						
1-4 Unit/Condo P/RT						
Credit Score	\$750,000	\$1,000,000	\$1,500,000	\$2,000,000	\$2,500,000	\$3,000,000
720+	85%	85%	85%	85%	85%	80%
700 - 719	85%	85%	85%	85%	80%	75%
680 - 699	80%	80%	80%	75%	65%	65%
660 - 679	70%	70%	70%	65%	NA	NA
1-4 Unit/Condo C/O						
Credit Score	\$750,000	\$1,000,000	\$1,500,000	\$2,000,000	\$2,500,000	\$3,000,000
720+	80%	80%	80%	75%	75%	70%
700-719	75%	75%	75%	75%	70%	65%
680-699	75%	75%	75%	70%	55%	55%
Second Residence						
1 Unit/Condo P/RT						
Credit Score	\$750,000	\$1,000,000	\$1,500,000	\$2,000,000	\$2,500,000	\$3,000,000
720+	80%	80%	80%	75%	75%	70%
700 - 719	80%	80%	80%	75%	75%	65%
680-699	75%	75%	75%	70%	65%	NA
660-679	70%	70%	70%	60%	NA	NA
1 Unit/Condo C/O						
Credit Score	\$750,000	\$1,000,000	\$1,500,000	\$2,000,000	\$2,500,000	\$3,000,000
720+	70%	70%	65%	60%	60%	60%
700-719	65%	65%	60%	60%	60%	60%
680-699	60%	60%	60%	55%	55%	NA
Investment/Business Purpose						
1-4 Unit/Condo P/RT						
Credit Score	\$750,000	\$1,000,000	\$1,500,000	\$2,000,000	\$2,500,000	\$3,000,000
720+	80%	80%	80%	75%	75%	75%
700 - 719	80%	80%	75%	75%	75%	75%
680 - 699	70%	70%	70%	70%	65%	65%
660 - 679	65%	65%	65%	55%	NA	NA
1-4 Unit/Condo C/O						
Credit Score	\$750,000	\$1,000,000	\$1,500,000	\$2,000,000	\$2,500,000	\$3,000,000
720+	75%	75%	70%	65%	65%	65%
700-719	70%	70%	65%	65%	65%	65%
680-699	65%	65%	65%	60%	55%	55%

Reserves:

Loan Amount	≤ \$1,000,000	3 Months
	\$1,000,001 - \$2,000,000	6 Months
	> \$2,000,000	9 Months
Derogatory Credit Event ≤ 4 Years		Additional 6 Months
DTI > 43%		Additional 3 Months
Other Mortgages Appearing on the Borrower's Credit Report		Additional 3 Months*
Max Reserves Required Per Transaction LTV > 65%		18 Months
Max Reserves Required Per Transaction LTV ≤ 65%		9 Months