

PURCHASE			
Maximum LTV	Max Loan Amount	Max Ratios	Mortgage/Rental History
MINIMUM FICO 500			
90.00%	1-4 UNITS. PER FHA MAX COUNTY LIMITS FOR STANDARD PROGRAM.	AUS Accept: Per AUS; Manual: 31%/43%	Evaluated by AUS**
MINIMUM FICO 580			
96.50%	1-4 UNITS. PER FHA MAX COUNTY LIMITS FOR STANDARD PROGRAM.	AUS Accept: Per AUS; Manual: 31%/43%*	Evaluated by AUS**
<p>*DTI may exceed 31%/43% with compensating factors documented in the file and manual underwrite. Refer to the Manual UW Approvable Ratio Matrix.</p> <p>**Refer to mortgage rating section below for additional information.</p>			
NON ARMS LENGTH (Identity of Interest) TRANSACTION			
Maximum LTV	Max Loan Amount	Max Ratios	Mortgage/Rental History
MINIMUM FICO 500			
85.00%*	1-4 UNITS. PER FHA MAX COUNTY LIMITS FOR STANDARD PROGRAM.	AUS Accept: Per AUS; Manual: 31%/43%**	Evaluated by AUS***
<p>*LTV may exceed 85% if the transaction meets one of HUD's exceptions for Family Member, Builder's Employee Purchase, Corporate Transfer, or Tenant/Landlord Purchase transaction.</p> <p>**DTI may exceed 31%/43% with minimum 580 FICO, compensating factors documented in the file, and manual underwrite. Refer to AUS Section for additional information.</p> <p>***Refer to mortgage rating section below for additional information.</p>			



Equal Housing Opportunity Lender. Please note that all information is provided for informational purposes only, for the exclusive use of licensed mortgage professionals, and not for distribution to the public. This information does not represent an offer or commitment to enter a loan agreement by Equity Prime Mortgage, LLC (EPM). Not all programs are available in all areas and rates and costs stated do not apply to all loans made. EPM's underwriting guidelines and program restrictions apply. Terms and programs listed are subject to change without notice. EPM only conducts business in approved states. EPM is an Equal Housing Opportunity Lender. For complete licensing information go to <http://www.nmlsconsumeraccess.org>.



RATE/TERM REFINANCE (NON-STREAMLINED)			
Maximum LTV/CLTV	Max Loan Amount	Max Ratios	Mortgage/Rental History
MINIMUM FICO 500			
90.00%	1-4 UNITS. Per FHA Max County Limits See Loan Amount Matrix Below	AUS Accept: Per AUS; Manual: 31%/43%	Evaluated by AUS**
MINIMUM FICO 580			
97.75%***	1-4 UNITS. Per FHA Max County Limits. See Loan Amount Matrix Below	AUS Accept: Per AUS; Manual: 31%/43%*	Evaluated by AUS**
<p>*DTI may exceed 31%/43% with compensating factors documented in the file and manual underwrite. Refer to the Manual UW Approvable Ratio Matrix. **Refer to mortgage rating section below for additional information. ***Refer to guidelines for LTV restrictions when the subject property has not been occupied by the Borrower for the most recent 12 months.</p>			
CASH OUT REFINANCE			
Maximum LTV/CLTV	Max Loan Amount	Max Ratios	Mortgage/Rental History
MINIMUM FICO 500			
80.00%	1-4 UNITS. Per FHA Max County Limits. See Loan Amount Matrix Below	AUS Accept: Per AUS; Manual: 31%/43%*	0 x 30 past 12 months
<p>*DTI may exceed 31%/43% with minimum 580 FICO, compensating factors documented in the file, and manual underwrite. Refer to the Manual UW Approvable Ratio Matrix.</p>			



Equal Housing Opportunity Lender. Please note that all information is provided for informational purposes only, for the exclusive use of licensed mortgage professionals, and not for distribution to the public. This information does not represent an offer or commitment to enter a loan agreement by Equity Prime Mortgage, LLC (EPM). Not all programs are available in all areas and rates and costs stated do not apply to all loans made. EPM's underwriting guidelines and program restrictions apply. Terms and programs listed are subject to change without notice. EPM only conducts business in approved states. EPM is an Equal Housing Opportunity Lender. For complete licensing information go to <http://www.nmlsconsumeraccess.org>.



INCOME/ASSETS

<p>Debt Ratio</p>	<p>Loans with AUS Approve/Eligible - follow AUS decision.</p> <p>Manually underwritten loans with FICO score > 580 may exceed 31%/43% ratios with acceptable compensating factors (Energy Efficient Homes, Verified and Documented Cash Reserves, Minimal Increase in Housing Payment, No Discretionary Debt, Significant Additional and Income Not Reflected in Effective Income and Residual Income) Refer to the EPM FHA Underwriting Guidelines for applicability.</p> <p>Manually underwritten loans with FICO score 500 - 579 or non-traditional credit may not exceed 31%/43% ratios regardless of compensating factors.</p> <p>Manual UW Approval Ratio Matrix:</p> <p>The qualifying ratios for Borrowers with no credit score are computed using income only from Borrowers occupying the Property and obligated on the Mortgage. Non-occupant co-Borrower income may not be included.</p>
<p>Non-Taxable Income</p>	<p>Nontaxable income such as Social Security, Pension, Workers Comp, Disability Retirement, and Child Support income may be grossed up.</p>
<p>Unacceptable Sources of Income</p>	<p>The following income sources are not acceptable for purposes of qualifying the Borrower: Any unverified source of income, Income determined to be temporary or one-time in nature, retained earnings in a company, Stock options, Trailing spouse income, Unverifiable income, education benefits, Income derived from State approved marijuana dispensary, even if W-2 wages</p>



Equal Housing Opportunity Lender. Please note that all information is provided for informational purposes only, for the exclusive use of licensed mortgage professionals, and not for distribution to the public. This information does not represent an offer or commitment to enter a loan agreement by Equity Prime Mortgage, LLC (EPM). Not all programs are available in all areas and rates and costs stated do not apply to all loans made. EPM's underwriting guidelines and program restrictions apply. Terms and programs listed are subject to change without notice. EPM only conducts business in approved states. EPM is an Equal Housing Opportunity Lender. For complete licensing information go to <http://www.nmlsconsumeraccess.org>.



INCOME/ASSETS, continued	
Assets	Minimum cash investment from Borrower's own funds and/or gift (no cash on hand allowed when Borrower uses traditional banking sources and has traditional credit history). Any deposit 1% and greater of the sales price must be sourced and seasoned. An aggregate of deposits 1% and greater of the sales price must be sourced and seasoned. Any atypical deposits and /or multiple deposits outside of regular payroll may require source and seasoning when the funds are required for closing and/or reserves as this may be excessive based on the Borrower's history. This is regardless of the aggregate of deposits > 1% of the sales price.
Unacceptable Sources of Assets	Retained earnings in a company, stock options, assets derived from State approved marijuana dispensary, VA education benefits (GI Bill), student loans and/or grant funds, employer tuition reimbursements, unsecured borrowed funds, cash on hand, welfare benefits and Section 8 Voucher Assistance.
Debt Payoff / Paydown to Qualify	Accounts are not required to be closed. Payoff of revolving debt is allowed if paid in full prior to or at closing. Payoff & zero balance must be documented directly from credit or be paid on the Closing Disclosure (CD).
Gifts	Allowed. Gifts or excess gift funds are not acceptable as reserves on manual underwrites.
Documentation - 4506-C or 2907 Puerto Rico Tax Returns	Full income documentation loans only. All Borrowers must sign IRS Form 4506-C at closing. Underwriting may require processed IRS transcripts at their discretion prior to closing under circumstances such as verifying recently filed tax returns used for qualifying, the filing of amended tax returns, or to resolve inconsistencies with income documentation. Borrowers with income from Puerto Rico must: Sign form Modelo SC 2907 to obtain tax transcripts, returned Modelo SC 2903 transcripts for two (2) years, and transcripts must be translated to English by 3rd party. The 4506-C must be in the file with confirmation that states "no records found" when using Puerto Rico tax returns. The confirmation must be from the IRS website and contain the Borrowers name and SSN.
Items Paid Outside Closing (POC)	POC permitted for appraisal and credit report fees. Must be documented with a cancelled check or debit transaction with clearance shown on the bank statement and a copy of the invoice to source Borrower's own funds. Payment for appraisal and credit report may not be from a credit card. The Borrower is required to have a 3.5% Minimum Required Investment (MRI) which may not include POCs.
Minimum Reserves	AUS: 1-2 Units: None. 3-4 Units: 3 Months PITI. Manually Underwritten Loans: 1-2 Units: 1 Month. 3-4 Units: 3 Months
Non-Occupant Co-Borrower	1-Unit properties only. Max mortgage is limited to 75% LTV unless non-occupying co- Borrower's meet FHA definition of 'family member'. Seller cannot be non-occupant co-Borrower. Non-occupant co-Borrowers may be added to improve ratios. Non-occupant co-Borrowers cannot be used to overcome or offset Borrower's derogatory credit. The non-occupying Borrower arrangement may never be used to develop a portfolio of rental properties. The financial contribution by the non-occupying co-Borrower and the number of properties owned may indicate family members are acting as 'straw buyers.' EPM will not lend on transactions with non-occupying co-Borrowers that fit the above scenario. Income from non-occupant co-Borrowers are not eligible on cash out transactions and any transaction where the occupying Borrower has no credit score.
Future Income	Future earnings that exceed 20% of the Borrower(s) current income cannot be used for qualifying. Any recent pay increases that exceed 20% of the Borrower(s) current income must be documented with a current paystub and proof of deposit into the Borrower(s) bank account.



Equal Housing Opportunity Lender. Please note that all information is provided for informational purposes only, for the exclusive use of licensed mortgage professionals, and not for distribution to the public. This information does not represent an offer or commitment to enter a loan agreement by Equity Prime Mortgage, LLC (EPM). Not all programs are available in all areas and rates and costs stated do not apply to all loans made. EPM's underwriting guidelines and program restrictions apply. Terms and programs listed are subject to change without notice. EPM only conducts business in approved states. EPM is an Equal Housing Opportunity Lender. For complete licensing information go to <http://www.nmlsconsumeraccess.org>.



For Internal Distribution Only
© 2022 EPM NMLS #21116

TYPES OF FINANCING

<p>Rate Term Refinance</p>	<p>Properties owned > 12 months: The subject property must be owner occupied for at least 12 months at the time of case number assignment.</p> <p>Properties owned < 12 months: The subject property must be owner occupied for the entire period of ownership at the time of case number assignment.</p> <p>Transactions not meeting the above requirements are eligible provided that current owner occupancy can be documented, and supported, but is subject to 85% maximum LTV.</p> <p>For Properties acquired by the Borrower within 12 months of the case number assignment date, the appropriate LTV factor is applied to the lesser of: the Borrower's purchase price, plus any documented improvements made subsequent to the purchase, or the appraised value; except when the property was acquired through inheritance.</p>
<p>Cash-out Refinance / Seasoning</p>	<p>Follow HUD at 80% LTV Maximum. The Property securing the cash-out refinance must have been owned and occupied by at least one Borrower as their Principal Residence for the 12 months prior to the date of case number assignment. Properties acquired within 12 months of the case number assignment are not eligible for cash out refinance. See guidelines for allowable exception on inherited properties. Borrowers with mortgage delinquencies within past 12 months are not eligible for cash out refinances. Non-occupying Co-Borrowers are not permitted.</p> <p>Properties with mortgages must have a minimum of six (6) months of mortgage payments on the loan being refinanced and 210 Days must have elapsed between the first payment of the original loan and the first payment date of the new loan.</p>
<p>Down Payment Assistance</p>	<p>Down Payment Assistance (DPA) and Mortgage Credit Certificate (MCC) allowed with EPM approval of providing agency and program.</p>



GENERAL

Ineligible	Temporary Buydowns
Borrower Eligibility	In order to obtain FHA-insured financing, all Borrowers must meet the eligibility criteria outlined in the EPM FHA Underwriting Guidelines. Ineligible Borrowers: Individuals convicted of previous financial crimes, Borrowers with delinquent Federal non-tax debt, and all non-individual legal entities such as Corporations, General Partnerships, Limited Partnerships, Real Estate Syndications, Investment Trusts, Trusts (including Inter-vivos and Living Trusts) and Limited Liability Company (LLC).
Loan Terms Available	15 Year, 20 Year, 25 Year and 30 Year Fixed, and 5/1 ARM Conforming. No ARM products available for High Balance.
State Specific	Texas = cash-out refinance not allowed. Refer to the Conventional Texas Home Equity Matrix for requirements.
Prepayment Penalty	Not permitted
Adjusted Value	The maximum Mortgage is the lesser of the Nationwide Mortgage Limit for the area, or a percentage of the Adjusted Value. For refinance transactions: <ul style="list-style-type: none"> For Properties acquired by the Borrower within 12 months of the case number assignment date, the Adjusted Value is the lesser of: <ul style="list-style-type: none"> the Borrower's purchase price, plus any documented improvements made subsequent to the purchase; or the Property Value. Properties acquired by the Borrower within 12 months of case number assignment by inheritance or through a gift from a Family Member may utilize the calculation of Adjusted Value for properties purchased 12 months or greater. For properties acquired by the Borrower greater than or equal to 12 months prior to the case number assignment date, the Adjusted Value is the Property Value.
Maximum # of Properties	There is no maximum number of EPM financed properties.
Subordinate / Secondary Financing	Existing Secondary Financing: Notes and Deeds are not required. The subordination agreement is always required. This applies for all FHA Refinances. New Secondary Financing: Notes and Deeds are required. No exceptions.
FHA Solar Program	<p>CALCULATING THE LOAN AMOUNT</p> <ol style="list-style-type: none"> FHA's base loan amount is calculated normally, for purchase or refinance. Example: for most purchase transactions, the base loan amount is 96.5% of the lesser of appraised value or purchase price. For calculating the base loan amount, the property appraised value must not include value for the new energy system. (Cost of solar is not financed into the base loan amount; the solar system is an add-on to the base loan amount) Add solar cost to the base loan amount. Add the lesser of: <ol style="list-style-type: none"> New solar or wind energy system cost, or o 20 percent of property value <p>https://www.hud.gov/sites/documents/SOLAR-WIND.PDF</p>

