

Standalone Digital HELOC Quick Reference Guide

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Product Description			
<ul style="list-style-type: none"> Term: 5-year interest only draw; 25-year repayment Maximum Loan Amount: <ul style="list-style-type: none"> HELOC in 2nd Lien Position \$400,000 HELOC 1st Lien Position: \$400,000 Minimum Loan Amount (1st and 2nd Position): \$25,000 Maximum DTI: 50%* Eligible Properties: SFR, 2-4 units, PUDs, Condos 			
	Owner-Occupied	2 nd Home	Investment
Minimum FICO	Maximum CLTV	Maximum CLTV	Maximum CLTV
760+	80%	75%	70%
740-759	80%	75%	70%
720-739	80%	70%	70%
700-719	80%	70%	70%
680-699	75%	65%	N/A
660-679	70%	60%	N/A
640-659	65%	60%	N/A
Eligibility Criteria			
General Application Requirements	<ul style="list-style-type: none"> Co-Borrowers are permitted; must occupy the subject property and must be vested on title Non-Occupant Co-Signers are allowed – Borrower 1 must be vested on title <ul style="list-style-type: none"> Applications dated on or after August 16th: The occupying borrower must receive income Changes are allowed after the loan application is completed in certain instances by contacting Borrower Support; refer to the Standalone Digital HELOC FAQ 		
Credit	<ul style="list-style-type: none"> Primary wage earner borrower must have a minimum 640 credit score Credit is valid for 90 days from the time of closing 		
Draw Terms and Structure	<ul style="list-style-type: none"> Minimum 75% initial draw disbursed at closing 5-year interest-only draw period; 25-year repayment period (fully amortizing) NOTE: Tennessee Exception: 5-year interest-only; 10-year repayment period (fully amortizing) 		
Eligible States	<ul style="list-style-type: none"> Eligible in all states Brokers must be licensed in the state where the subject property is located Refer to the State Specific Information section for state specific details 		
Employment	<ul style="list-style-type: none"> Employment verified via The Work Number, TRUV or Plaid (Third-Party Vendors) 		
Fees/Closing Costs	<ul style="list-style-type: none"> Most fees and closing costs are netted against loan proceeds at closing Fees/closing costs netted against the loan proceeds include: one-time origination fee and nominal costs for credit report, loan document prep, notary, recording fees, etc. 		
Income	<ul style="list-style-type: none"> Maximum DTI 50% *NOTE: Loans started on or after October 1, 2024: Transactions with a FICO < 680 maximum 45% DTI Wage earner or self-employed income eligible Borrowers may validate income using one of the following options: <ul style="list-style-type: none"> Wage Earner Borrowers: <ul style="list-style-type: none"> The Work Number, OR Link income information from employer payroll system (TRUV), OR Upload two most recent paystubs and most recent W-2 Self-employed Borrowers: <ul style="list-style-type: none"> Link bank account information (Plaid), OR Upload prior two year's tax returns 		

Eligibility Criteria (cont.)	
Late Payments, Collections and Derogatory Events	<ul style="list-style-type: none"> • Mortgage/rent history requires 0x30 in past 6 months and maximum 1x30 in last 12 months • Past-due consumer debt can be no more than 90 days past due at closing. Debts > 90 days must be paid off prior to closing • No bankruptcy in last 4 years • Foreclosure/Deed-in-Lieu/Short Sale: Foreclosure, Charge-off of a Mortgage Account, Deed-in-Lieu, Pre-Foreclosure Sale or Short sale, and Short Payoff of any Mortgage (even if other than subject property) will not be approved or considered • Judgments and tax liens must be paid off prior to or at closing • Collections may remain open as follows: <ul style="list-style-type: none"> ○ < 24 months old with a maximum balance of \$2,000 ○ 24 months old with a maximum balance of \$2,500 per occurrence ○ Charge-offs and collections that exceed the above balances must be paid in full prior to closing • Medical collections may remain open regardless of balance
Lien Position	HELOC may be in first or second lien position
Prepayment Penalty	No prepayment penalty applies
Property	<ul style="list-style-type: none"> • SFR, 2-4 units, PUDs, Condos • Fee Simple or Inter Vivos Revocable Trust eligible as Title Holder; LLC ineligible as Title Holder • Property value must be supported as follows: <ul style="list-style-type: none"> ○ Loan Amounts ≤ \$400,000: Proprietary AVM. In the event AVM results are not acceptable, a BPO will be required • Minimum Property Value is \$100,000 • Properties located in a FEMA disaster declaration area require a Property Condition Report
Rate	<ul style="list-style-type: none"> • Rates are published each Monday in the Portal • The rate is based on Prime plus variable Margin
State Specific Information	<ul style="list-style-type: none"> • Minnesota <ul style="list-style-type: none"> ○ Minimum Loan Amount: \$100,000 • Delaware, Hawaii, Illinois, Massachusetts, Minnesota, New Mexico, New York, Ohio, Rhode Island, Utah, Washington D.C. <ul style="list-style-type: none"> ○ CLTV cap dependent on credit score • Tennessee <ul style="list-style-type: none"> ○ Draw Terms and Structure: 5-year interest-only; 10-year repayment period • Texas <ul style="list-style-type: none"> ○ Property Valuation: > 70% LTV - BPO required ○ There is a required a minimum 12 day “cooling off” period between signing the initial disclosures to the closing date ○ 2.00% max origination fee ○ If the borrower pulled out cash via a 50(a)(6) then we cannot do a loan as borrowers/owners can only have one 50(a)(6) at a time ○ The property MUST be less than 10 acres ○ Primary residences only and must be a Homestead ○ Non-occupant co-borrowers are not allowed ○ The borrower cannot have had a home equity loan in the last 12 months ○ Remote Online Notary – Not Allowed <ul style="list-style-type: none"> ○ Must sign at Title Company/Attorney’s office • Maine, Rhode Island, Vermont <ul style="list-style-type: none"> ○ Origination fees are not allowed

