



## SmartVest Product Summary

### Investment Property Business Purpose Loan

ELIGIBILITY MATRIX				
Transaction Type	Units	Loan Amount	Credit Score	LTV/CLTV <sup>1</sup>
Purchase and Rate & Term Refi	1-4	\$2,000,000	740	70%
		\$1,500,000	720	80%
		\$1,000,000	720	85%
		\$1,000,000	660	75%
Cash out Refi	1-4	\$1,000,000	680	60%
		\$1,000,000	700	70%
		\$1,000,000	720	75%
		\$1,500,000	720	65%

<sup>1</sup>Condotels

- Cash out Refi: Maximum 75% LTV/CLTV or the maximum based on loan

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<b>1. Product Description</b>	<p>The SmartVest product is designed for borrowers who are experienced real estate investors seeking to purchase or refinance an investment property that is owned for business purposes. The borrower is qualified based upon the cash flow of the subject property.</p> <p>Diligence must be done to ensure that the borrower will not be occupying the subject property</p> <p>SmartVest loans are exempt from the ATR, QM and HPML requirements</p>									
<b>2. Loan Terms</b>	<ul style="list-style-type: none"> <li>• Fixed Rate: 30-year terms</li> <li>• 30-year Fixed Rate Interest Only               <ul style="list-style-type: none"> <li>○ 10-year interest only period</li> <li>○ 20-year amortization period</li> </ul> </li> <li>• 40-year Fixed Rate Interest Only               <ul style="list-style-type: none"> <li>○ 10-year interest only period</li> <li>○ 30-year amortization period</li> </ul> </li> </ul>									
<b>3. Loan Products</b>	<table border="1"> <thead> <tr> <th>Product</th> <th>Product Description</th> </tr> </thead> <tbody> <tr> <td>1502</td> <td>SmartVest 30 Year Fixed</td> </tr> <tr> <td>1601</td> <td>SmartVest 30 Year Fixed IO</td> </tr> <tr> <td>2444</td> <td>SmartVest 40 Year Fixed IO</td> </tr> </tbody> </table>	Product	Product Description	1502	SmartVest 30 Year Fixed	1601	SmartVest 30 Year Fixed IO	2444	SmartVest 40 Year Fixed IO	
Product	Product Description									
1502	SmartVest 30 Year Fixed									
1601	SmartVest 30 Year Fixed IO									
2444	SmartVest 40 Year Fixed IO									
<b>4. Prepayment Penalty</b>	<ul style="list-style-type: none"> <li>• Prepayment Penalty Options               <ul style="list-style-type: none"> <li>○ No prepayment penalty</li> <li>○ Three-, two- or one-year prepayment penalties permitted                   <ul style="list-style-type: none"> <li>▪ Six months interest on excess of 20% of the original principal balance</li> <li>▪ Refer to rate sheet</li> </ul> </li> </ul> </li> <li>• Prepayment penalties not permitted in the following states               <ul style="list-style-type: none"> <li>○ Minnesota</li> <li>○ New Jersey</li> <li>○ New Mexico</li> </ul> </li> <li>• Prepayment Penalty Rider is required</li> </ul>									
<b>5. Age of Documentation</b>	<ul style="list-style-type: none"> <li>• Credit and asset documents: Not to exceed 90 days old as of the Note date</li> </ul>									

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	<ul style="list-style-type: none"> <li>Appraisal: Not to exceed 120 days of as of the Note date. An appraisal update is permitted up to 180 days old as of the Note date. After 180 days, a new appraisal is required</li> </ul>
6. <b>Required Documentation</b>	<p>The following documentation is required</p> <ul style="list-style-type: none"> <li>Complete schedule of all real estate owned, indicating financed and free and clear properties</li> <li>Mortgage/lien rating for each financed property</li> <li><u>Business Purpose Loan Certification</u>, signed by borrower(s)</li> <li>Occupancy Certification, signed by the borrower(s)</li> <li>Personal Guaranty Document required when the LLC appears on the Note, regardless if the borrower is signing the Note.</li> </ul>
7. <b>Temporary Buydown</b>	Not permitted
8. <b>Minimum Loan Amount</b>	Minimum loan amount \$100,000
9. <b>Maximum Cash Out</b>	<ul style="list-style-type: none"> <li>Maximum Cash Out <ul style="list-style-type: none"> <li>\$750,000 for LTV/CLTV <math>\leq</math> 60% for one loan or multiple loans where all loans have LTV/CLTV <math>\leq</math> 60%</li> <li>\$500,000 for LTV/CLTV <math>&gt;</math> 60% for one or more loans</li> </ul> </li> <li>Maximum cash out is <ul style="list-style-type: none"> <li>Determined by the amount of cash out reflected on the Final Closing Disclosure (after any debt payoff)</li> <li>Cumulative for all properties simultaneously being financed with Newrez, not each individual loan</li> </ul> </li> <li>Proceeds received from a cash out refinance must be used for a business purpose</li> <li>For cash out refinance transactions, the amount of cash out proceeds from any Smart Series cash out refinance loans within 6 months of the note date must be included in the cumulative cash out limitation Diligence must be used to ensure that the proceeds are not used for a purpose other than a business purpose, such as verification that the account the borrower wires fund to matches the business account and not their personal bank account, debt is not being paid off on the Closing Disclosure, etc.</li> </ul>
10. <b>Underwriting</b>	<ul style="list-style-type: none"> <li>Non-Delegated Clients: <ul style="list-style-type: none"> <li>All loans must be underwritten by Newrez</li> </ul> </li> </ul>

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	<ul style="list-style-type: none"> <li>○ Loans must be submitted to LoanScoreCard or LoanNEX for approved clients</li> <li>● Delegated Clients:             <ul style="list-style-type: none"> <li>○ Delegated Clients must be approved by Newrez. Contact your Regional Sales Manager</li> </ul> </li> <li>● All loans must be manually underwritten</li> <li>●</li> </ul>
11. Qualifying Rate	<ul style="list-style-type: none"> <li>● Fixed Rate: Note rate</li> <li>● Interest Only Fixed Rate: Interest only payment for the initial 10-year interest only period</li> </ul>
12. Debt Service Coverage Ratio (DSCR)	<ul style="list-style-type: none"> <li>● Fully Amortized Products (all non-IO): The DSCR is calculated by taking 100% of the gross rents divided by the full payment of the subject property (principal, interest, taxes, insurance, and association fees (PITIA))</li> <li>● Interest Only Products: The DSCR is calculated by taking 100% of the gross rents divided by the Interest Only payment of the subject property plus taxes, insurance, and association fees. (ITIA)</li> </ul> <p>Minimum Debt Service Coverage Ratio Requirement</p> <ul style="list-style-type: none"> <li>● DSCR Purchase and Rate and Term Refi= 1.0             <ul style="list-style-type: none"> <li>○ DSCR .80 permitted with:                 <ul style="list-style-type: none"> <li>▪ Credit score 720</li> <li>▪ Max 70% LTV</li> <li>▪ Additional six months reserves</li> <li>▪ 0x30 on all mortgages</li> </ul> </li> </ul> </li> <li>● DSCR Cash out Refi = 1.15</li> <li>● DSCR First Time Investor = 1.15</li> <li>● DSCR Condotel DSCR = 1.15</li> </ul> <p>DSCR Example One - Loan Qualifies</p> <p>Gross Rent from Subject Property = \$2,000</p> <p>PITIA (Fully Amortized products) = \$1,500</p> <p>ITIA (Interest only products) = \$1,500</p> <p><math>\\$2,000 \div \\$1,500 = 1.33</math> DSCR</p> <p>Loan qualifies: 1.33 DSCR exceeds minimum 1.0 requirement</p>

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	<p>Example Two - Loan Does Not Qualify</p> <p>Gross Rent from Subject Property = \$2,000</p> <p>PITIA (Fully Amortized products) = \$3,000</p> <p>ITIA (Interest Only products) = \$3,000</p> <p><math>\\$2,000 \div \\$3,000 = .67</math> DSCR</p> <p>Loan does not qualify: DSCR of .67 is less than minimum 1.0 requirement</p>
13. Types of Financing	<ul style="list-style-type: none"> <li>• Purchase Mortgage</li> <li>• Rate &amp; Term Refi</li> <li>• Cash out Refi</li> </ul>
14. Incidental Cash Back	Cash out for a rate and term loan cannot exceed the lesser of \$2,000 or 2% of the loan amount
15. Properties Listed for Sale	<p>Rate and Term Refi</p> <ul style="list-style-type: none"> <li>• Subject property must not be currently listed for sale</li> <li>• If listed for sale, must be taken off the market</li> </ul> <p>Cash out Refi</p> <ul style="list-style-type: none"> <li>• Properties listed for sale in the six months prior to the Note date are limited to the lesser of 70% LTV/CLTV or product requirements</li> <li>• Properties must be taken off the market prior to the Note date</li> </ul>
16. Eligible Subordinate Financing	Existing subordinate financing
17. Ineligible Subordinate Financing	<ul style="list-style-type: none"> <li>• New subordinate financing</li> <li>• Subordinate financing not permitted for the following <ul style="list-style-type: none"> <li>○ Condotels</li> <li>○ When gift funds are used</li> </ul> </li> </ul>
18. Occupancy	Investment properties
19. Eligible Property Types	<ul style="list-style-type: none"> <li>• 1-4 units</li> <li>• Condos: <ul style="list-style-type: none"> <li>○ Warrantable and non-warrantable condos permitted</li> </ul> </li> <li>• Condotels</li> </ul>

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	<ul style="list-style-type: none"> <li>• Leasehold estates</li> <li>• Modular homes</li> <li>• PUDs</li> </ul>
20. <b>Ineligible Property Types</b>	<ul style="list-style-type: none"> <li>• Co-ops</li> <li>• Factory built homes</li> <li>• Leasehold Estate Condo Projects</li> <li>• Manufactured housing</li> <li>• Mixed-use</li> <li>• More than 20 acres</li> <li>• Properties with a C5 and C6 condition rating</li> <li>• Unique properties (e.g., log homes, berm homes, dome homes)</li> </ul>
21. <b>Eligible Borrowers</b>	<ul style="list-style-type: none"> <li>• U.S. citizens</li> <li>• Permanent resident alien</li> <li>• Inter vivos revocable trust</li> </ul>
22. <b>Ineligible Borrowers</b>	<ul style="list-style-type: none"> <li>• Non-permanent resident alien</li> <li>• First time homebuyers</li> <li>• Non-arm's length transactions between family members</li> <li>• Loans from principal/owner of Newrez third party originators are not eligible when the principal/owner is also the originator of their own loan</li> </ul>

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<p><b>23. Investor Experience</b></p>	<p><b>Experienced Investor</b></p> <p>At least one borrower has had investment property ownership and landlord experience managing residential or commercial real estate for a minimum of 12 consecutive months within the most recent three years from application date</p> <p>The 12 months of consecutive landlord experience can be within any of the three years prior to the application date.</p> <p><b>First Time Investor</b></p> <p>A first time investor with less than 12 months of landlord experience within the most recent three years prior to the application date is permitted if all of the following are met;</p> <ul style="list-style-type: none"> <li>• Minimum FICO Score of 700</li> <li>• Maximum LTV of 75%</li> <li>• Borrower must currently own a primary residence for at least 12 months prior to the note date of the subject property</li> <li>• Must have a 36-month credit history including a 12-month housing payment history (current or prior)</li> <li>• Maximum one investment property financed with the Company SmartVest product</li> <li>• CONDOTELS not permitted</li> </ul>
<p><b>24. State Restrictions</b></p>	<p>Loans that met the following requirements are subject to NY Subprime and are ineligible.</p> <ul style="list-style-type: none"> <li>• The loan meets conforming loan limits (including county jumbo level limits)</li> <li>• The borrower is a natural person</li> <li>• The debt is personal/family/household purposes</li> <li>• <b>The loan will be occupied by the borrower</b></li> </ul> <p><b>Since Smart Vest are investment properties and are not owner occupied, NY subprime does not apply.</b></p>
<p><b>25. Housing Payment History</b></p>	<ul style="list-style-type: none"> <li>• Housing Payment History: 0x30x12</li> </ul>

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	<ul style="list-style-type: none"> <li>• Inclusive of all liens regardless of position</li> <li>• Applies to all mortgages on all financed properties</li> </ul>	
26. <b>Significant Derogatory Credit</b>	<p>Foreclosure</p> <ul style="list-style-type: none"> <li>• ≥ 4 years from discharge or dismissal date</li> <li>• ≥ 2 years and &lt; 4 years from discharge or dismissal date               <ul style="list-style-type: none"> <li>○ Lesser of 70% LTV or product guidelines</li> <li>○ Greater of 660 credit score or product guidelines</li> <li>○ Additional three months reserves for subject to property</li> </ul> </li> </ul> <p>Bankruptcy, Short sale, DIL, Pre-foreclosure, Mortgage Charge-off, Notice of Default, Delinquency of 120 days</p> <ul style="list-style-type: none"> <li>• ≥ 4 years from discharge or dismissal date</li> <li>• ≥ 2 years and &lt; 4 from discharge or dismissal date               <ul style="list-style-type: none"> <li>○ Lesser of 70% LTV or product guidelines</li> <li>○ Great of a 660-credit score or product guidelines</li> </ul> </li> </ul>	
27. <b>Forbearance</b>	<ul style="list-style-type: none"> <li>• The borrower may not have any active mortgage forbearance on any mortgages</li> </ul>	
28. <b>Seller Contributions</b>	3%	
29. <b>Reserves</b>	Loan Amount	6 months
		9 months
	<ul style="list-style-type: none"> <li>• Maximum required reserves is the lesser of total required or 15 months</li> <li>• The maximum 15 months reserves is based off of the subject property PITIA</li> <li>• Cash proceeds from the transaction may be used for reserves</li> <li>• Rate and Term Refinance transactions do not require reserves if the following are met:               <ul style="list-style-type: none"> <li>○ Loan amount is ≤ \$650,000</li> <li>○ Mortgage history is 0x30x24 or since inception if owned between 12-24 months</li> <li>○ Subject property housing payment is decreasing</li> <li>○ Borrower does not have a prior foreclosure, bankruptcy, short-sale, deed-in-lieu, or mortgage charge-off</li> </ul> </li> </ul>	

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<p><b>30. Employment/Income</b></p>	<ul style="list-style-type: none"> <li>• Income used to qualify is based on cash flow from the property owned using a DSCR calculation</li> <li>• Borrower’s employment and income not required and must not be disclosed on the application</li> <li>• Additional sources of income are not eligible to be used for qualifying purposes</li> </ul>
<p><b>31. Documentation</b></p>	<p>Purchase</p> <p>Subject property is tenant occupied at the time of closing:</p> <ul style="list-style-type: none"> <li>• The lesser of the market rent from the <i>Single-Family Comparable Rent Schedule (Form 1007/1000)</i> / <i>Small Residential Income Property Appraisal Report (1025/72)</i> or the current (active) lease agreement will be used to determine the monthly rent.</li> </ul> <p>Subject property is vacant at the time of closing:</p> <ul style="list-style-type: none"> <li>• The market rent from the <i>Single-Family Comparable Rent Schedule (Form 1007/1000)</i> / <i>Small Residential Income Property Appraisal Report (1025/72)</i> will be used to determine the monthly rent.</li> </ul> <p>Refinance</p> <ul style="list-style-type: none"> <li>• The most recent lease agreement and <i>Single-Family Comparable Rent Schedule (Form 1007/1000)</i> is required to determine the monthly rent. An expired lease agreement that states that the lease becomes a month-to-month lease is permitted with proof of most recent month’s rental payment to the borrower.</li> <li>• If the lease agreement reflects market rents greater than those shown on <i>Single Family Comparable Rent Schedule (Form 1007/1000)</i>;             <ul style="list-style-type: none"> <li>○ If the lease is within a 10% variance from the <i>Single-Family Comparable Rent Schedule (Form 1007/1000)</i> use the rental income amount on the lease;</li> <li>○ If the lease is &gt; 10% variance, use the rental income shown on the <i>Single-Family Comparable Rent Schedule (Form 1007/1000)</i></li> </ul> </li> <li>• <b>If the refinance transaction is a payoff of a construction to permanent loan, the subject transaction can apply the purchase guidelines, utilizing the 1007/1000 when there is no</b></li> </ul>

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	<p>current lease agreement, if the Certificate of Occupancy was issued within ninety (90) calendar days of the application date and the appraisal supports the subject property as new construction.</p> <ul style="list-style-type: none"> <li>• Short Term Rental Income (Airbnb, VRBO, etc.) <ul style="list-style-type: none"> <li>○ Maximum LTV must be reduced by 5%</li> <li>○ If the subject property is a condo, provide evidence that the property is eligible for short term rentals (condo association letter, etc.)</li> <li>○ Provide a 12-month yearly income statement of the property being in service, including a month-by-month rental history. Statement may be provided by borrower or third-party rental agency <ul style="list-style-type: none"> <li>▪ If no rent is received for a month, use zero and continue to average over 12-month period <ul style="list-style-type: none"> <li>○ A 24-month average is required when more than three months' rent are less than 50% of the monthly average of rental income</li> </ul> </li> <li>▪ If the 12-month average is within a 10% variance from the <i>Single-Family Comparable Rent Schedule</i> (Form 1007/1000) use the rental income calculated in 12 months</li> <li>▪ If the lease is &gt;10% variance, use the rental income shown on the <i>Single-Family Comparable Rent Schedule</i> (Form 1007/1000)</li> </ul> </li> </ul> </li> </ul>
32. <b>IRS Form 4506-C</b>	Not required
33. <b>Tax Transcripts</b>	Not required
34. <b>Multiple Mortgages to the Same Borrower</b>	<ul style="list-style-type: none"> <li>• Borrower may own an unlimited number of financed properties</li> <li>• Maximum Financing with Newrez <ul style="list-style-type: none"> <li>○ Borrower limited to eight loans with Newrez not to exceed \$3,000,000 in aggregate <ul style="list-style-type: none"> <li>▪ Maximum 10% of properties in a PUD or condo project may have financing with Newrez</li> <li>▪ Projects ≤ 10 total units; borrower may finance one unit with Newrez</li> <li>▪ Company financing limited to a maximum concentration of 20% in any Florida condo project (per project not per borrower)</li> </ul> </li> </ul> </li> <li>• All real estate owned, along with any associated lien(s) must be disclosed on the application with the full PITIA</li> </ul>

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	<ul style="list-style-type: none"> <li>○ No other liabilities are required to be on the 1003 (URLA)</li> <li>● New multiple loans must be underwritten simultaneously</li> </ul>
<p><b>35. Declining or Soft Markets</b></p>	<ul style="list-style-type: none"> <li>● If the appraiser notes the market is soft or declining, a 5% reduction to the maximum LTV</li> </ul> <p>A market will be deemed “declining” if:</p> <ul style="list-style-type: none"> <li>● Appraiser indicates in Neighborhood Section that market is declining</li> <li>● Appraiser indicates anywhere in comments that market is declining</li> <li>●</li> </ul>
<p><b>36. Appraisals</b></p>	<ul style="list-style-type: none"> <li>● Appraisal Requirements             <ul style="list-style-type: none"> <li>○ ≤ \$1,500,000: One appraisal</li> <li>○ &gt; \$1,500,000: Two appraisals</li> <li>○ A <i>Single-Family Comparable Rent Schedule Form 1007/1000</i> is required</li> </ul> </li> <li>● The re-use of an appraisal is not permitted</li> <li>● Appraisal Transfers             <ul style="list-style-type: none"> <li>○ Permitted for Delegated Correspondents</li> <li>○ Permitted for Non-Delegated Correspondents provided it was completed in compliance with Fannie Mae or Freddie Mac guidelines</li> </ul> </li> </ul> <p><b>Secondary Valuation Requirement:</b></p> <p>One of the following is required as a secondary valuation to the appraisal to support the value but is not used to determine the actual value:</p> <ul style="list-style-type: none"> <li>○ Collateral Desktop Analysis (CDA) from Clear Capital</li> <li>○ Appraisal Risk Review (ARR) from Stewart Valuation Intelligence</li> <li>○ Consolidated Collateral Analysis (CCA) from Consolidated Analytics</li> </ul> <p>If any of these secondary valuations returns a value that is “Indeterminate” or lower than the appraised value and exceeds a 10% tolerance, a second full appraisal must be provided</p> <p>Two Appraisals Required</p>

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	<ul style="list-style-type: none"> <li>• Appraisals must be completed by two independent companies but can be from the same AMC</li> <li>• The LTV will be determined by the lower of the two appraised values as long as the lower appraised appraisal supports the value conclusion</li> <li>• Any inconsistencies between the two appraisal reports must be addressed and reconciled</li> <li>• If the two appraisals are completed “subject to,” only one 1004D is required based on the appraisal being used to determine value</li> <li>• A secondary valuation is not required</li> </ul>
37. <b>Escrow Waiver</b>	Max LTV ≤ 80%
38. <b>Mortgage Insurance</b>	Mortgage insurance not required

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39. Revision History		
Section	Update	Date
Eligible Borrowers	Removed: The borrower must have property ownership and landlord experience managing residential or commercial real estate for a minimum of 12 months	01.08.2024 v24.1
Ineligible Borrowers	Loans from principal/owner of Newrez third party originators are not eligible when the principal/owner is also the originator of their own loan	
First Time Investor	A first time investor with less than 12 months of landlord experience within the most recent three years prior to the application date is permitted	
Experienced Investor	At least one borrower has had property ownership and landlord experience managing residential or commercial real estate for a minimum of 12 consecutive months within the most recent three years from the application date.	
Documentation	<p>Added the following for purchase:</p> <ul style="list-style-type: none"> <li>The lesser of the market rent from the <i>Single-Family Comparable Rent Schedule</i> (Form 1007/1000) / Small Residential Income Property Appraisal Report (1025/72) or the current (active) lease agreement will be used to determine the monthly rent.</li> </ul> <p>Subject property is vacant at the time of closing:</p> <ul style="list-style-type: none"> <li>The market rent from the <i>Single-Family Comparable Rent Schedule</i> (Form 1007/1000) / Small Residential Income Property Appraisal Report (1025/72) will be used to determine the monthly rent</li> </ul>	
Matrix	Expended eligibility grid	02.08.2024

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## SmartVest Product Summary

### Investment Property Business Purpose Loan

Maximum Cash Out	<p>Previous:</p> <ul style="list-style-type: none"> <li>For cash out refinance transaction the application date must be dated at least six months after the previous Note date of the last Smart Series cash out refinance loan with the company</li> </ul> <p>New:</p> <ul style="list-style-type: none"> <li>For cash out refinance transactions, the amount of cash out proceeds from any Smart Series cash out refinance loans within 6 months of the note date must be included in the cumulative cash out limitation</li> </ul>	v24.2
Experienced Investor	Removed	
First Time Investor	Removed	
Investor Experience	Added: Experienced Investor and First Time Investor	
Debt Service Coverage Ratio (DSCR)	<p>Previous:</p> <ul style="list-style-type: none"> <li>Fully Amortized products (all non-IO): The DSCR is the ratio of operating income available to debt servicing for the principal, interest, taxes, insurance, and HOA fee payment (PITIA)</li> <li>Interest Only products: The DSCR is calculated by taking 100% the gross rents divided by the Interest Only payment plus ITIA of the subject property (interest, taxes, insurance, and assessments)</li> </ul> <p>New:</p> <ul style="list-style-type: none"> <li>Fully Amortized products (all non-IO): The DSCR is calculated by taking 100% of the gross rents divided by the full payment of the subject property (principal, interest, taxes, insurance, and association fees)</li> </ul> <p>Interest Only products: The DSCR is calculated by taking 100% of the gross rents divided by the Interest Only payment of the</p>	03.04.2024 v24.3

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## SmartVest Product Summary Investment Property Business Purpose Loan

	subject property (interest, taxes, insurance, and association fees)	
Underwriting	Removed: <ul style="list-style-type: none"> <li>Delegated Underwriting is not permitted</li> </ul> Updated: For Non-Delegated Clients only-Loans must be submitted to LoanScorecard or to LoanNEX for approved clients	
Investor Experience	Removed: <b>Notes: and moved these bullets below the first time investor section to clarify this is for First Time Investors only.</b> <ul style="list-style-type: none"> <li>Maximum one investment property financed with the Company SmartVest product</li> <li>CONDOTELS not permitted</li> <li></li> </ul>	03.28.2024 v24.4
Ineligible Property Types	Added: Leasehold Estate Condo Projects	
28. Seller Contributions	Seller contributions updated from 2% to 3%	04.29.2024
29. Reserves	Previous: <ul style="list-style-type: none"> <li>Proceeds from the transaction cannot be used for reserves</li> </ul> New: Cash proceeds from the transaction may be used for reserves	v24.5
12. Debt Service Coverage Ratio (DSCR)	Previous: <ul style="list-style-type: none"> <li>DSCR First Time Investor = 1.25</li> </ul> New: <ul style="list-style-type: none"> <li>DSCR First Time Investor = 1.15</li> </ul>	
9. Maximum Cash Out	<ul style="list-style-type: none"> <li>Removed: Cash out may not be used for reserves</li> </ul>	05.06.2024 v24.6
24. Investor Experience	First Time Investor	07.11.2024

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## SmartVest Product Summary

### Investment Property Business Purpose Loan

	<p>Previous:</p> <ul style="list-style-type: none"> <li>Borrower must currently own a primary residence for at least 12 months prior to the note date of the subject property and must have a current or prior 12-month housing history payment on the primary residence</li> <li>Must have a 36-month credit history including a 12-month housing payment history</li> </ul> <p>New:</p> <ul style="list-style-type: none"> <li>Borrower must currently own a primary residence for at least 12 months prior to the note date of the subject property</li> <li>Must have a 36-month credit history including a 12-month housing payment history (current or prior)</li> </ul>	v24.7		
Product Summary	<p>Updated verbiage:</p> <p>Cash-out to Cash out</p> <p>First-time to First time</p>			
29. Reserves	<p>Removed:</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Additional financed properties, including pending sales</td> <td style="width: 50%;">Additional 2 months per financed property</td> </tr> </table>	Additional financed properties, including pending sales	Additional 2 months per financed property	08.22.2024 v24.8
Additional financed properties, including pending sales	Additional 2 months per financed property			
Required Documentation	<p>Added:</p> <p>Personal Guaranty Document required when the LLC appears on the Note, regardless if the borrower is signing the Note.</p>	09.19.2024 v24.9		
Appraisal	<p>Previous:</p> <p>Appraisal Risk Review (ARR) from Pro Teck</p> <p>New:</p> <p>Appraisal Risk Review (ARR) from Stewart Valuation Intelligence</p> <p>Previous:</p> <ul style="list-style-type: none"> <li>Appraisal Requirements <ul style="list-style-type: none"> <li>○ ≤ \$1,000,000: One appraisal</li> </ul> </li> </ul>			

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## SmartVest Product Summary

### Investment Property Business Purpose Loan

	<ul style="list-style-type: none"> <li>○ &gt; \$1,000,000: Two appraisals</li> </ul> <p>New:</p> <ul style="list-style-type: none"> <li>● Appraisal Requirements             <ul style="list-style-type: none"> <li>○ ≤ \$1,500,000: One appraisal</li> <li>○ &gt; \$1,500,000: Two appraisals</li> </ul> </li> </ul>	
Documentation	<p>Added to the Refinance section:</p> <ul style="list-style-type: none"> <li>● If the refinance transaction is a payoff of a construction to permanent loan, the subject transaction can apply the purchase guidelines, utilizing the 1007/1000 when there is no current lease agreement, if the Certificate of Occupancy was issued within ninety (90) calendar days of the application date and the appraisal supports the subject property as new construction.</li> </ul>	10.17.2024 V24.10
Multiple Mortgages to the Same Borrower	<p>Current Guidelines</p> <ul style="list-style-type: none"> <li>● All real estate owned must be disclosed on the application with the full PITIA</li> </ul> <p>Added:</p> <ul style="list-style-type: none"> <li>● All real estate owned, along with any associated lien(s), must be disclosed on the application with the full PITIA             <ul style="list-style-type: none"> <li>○ No other liabilities are required to be on the 1003 (URLA)</li> </ul> </li> </ul>	

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