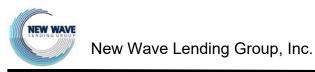
ASSET IN FULL Program

| FICO | Loan Amount | Occupancy | Purchase | Rate/Term | Cash Out |
|------|-------------|-----------|----------|-----------|----------|
| 700+ | 749,999 | All | 75 | 75 | 75 |
| | 999,999 | All | 75 | 75 | 70 |
| | 2,999,999 | O/O only | 75 | 75 | 65 |
| | 3,000,000+ | O/O only | 65 | 60 | 60 |
| 650+ | 749,999 | All | 75 | 75 | 75 |
| | 999,999 | All | 75 | 75 | 70 |
| | 2,999,999 | O/O only | 75 | 75 | 65 |
| | 3,000,000+ | O/O only | 65 | 60 | 60 |
| 600+ | 749,999 | All | 75 | 75 | 75 |
| | 999,999 | All | 75 | 70 | 65 |
| | 2,999,999 | O/O only | 70 | 65 | 60 |
| | 3,000,000+ | O/O only | - | - | - |



| ASSET IN FULL | | | | | |
|---|--|--|--|--|--|
| Appraisal | C5, C6 not acceptable; CDA required; Loan amount>\$1.5M require 2 nd full appraisal | | | | |
| Assets | Sourced and Seasoned for 60 days, Personal Accounts=100% utilization of the assets Retirement Accounts=50% if <59.5 yrs OR 60% if >59.5 yrs make sure borrower will not be retired at the time of the first payment | | | | |
| Cash Out | No additional cash out limitations other than those imposed by loan amount | | | | |
| Citizenship | US citizens, Permanent Resident Aliens | | | | |
| Compliance | Origination Points and Fees are limited to the lesser of (a)3.0% of the loan amount and (b)the maximum allowed by Federal & State High Cost Thresholds | | | | |
| Credit | Minimum 1 account >= 3 years AND Minimum 2 accounts>=2 years; Seasoning: Mortgage Delinquency/FC/SS/DIL/BK 5 years; Charge-offs/Collections/Tax Liens 3 years | | | | |
| Credit Score | 600+ | | | | |
| First Time Home Buyer | Not Allowed | | | | |
| Gifts | Not Allowed | | | | |
| Impound | Escrow required for taxes and insurance | | | | |
| Interest Only | loan amount must be ≥ \$250,000 and Self Employed only | | | | |
| Loan Amount | Please refer to Matrix | | | | |
| LTV | Up to 75% LTV - Purchase or C/O Refinance | | | | |
| Multiple Financed Properties and Exposure | The number of investment properties a borrower may own including subject to 20, whether mortgaged or not; maximum of four or an aggregate amount of \$5M, whichever is less for first mortgages only. If there are more than three loans to one borrower: One loan must be on an owner occupied principal residence; Adjoining properties or units in the same condominium complex are limited to a maximum of two loans | | | | |
| Non-Occupant Co- borrower | Case by case. Primary borrower must be able to qualify the mortgage by himself | | | | |
| Occupancy | Owner Occupied, Second Home or Investment | | | | |
| Origination Points and Fees | Limited to the lesser of 3% of the loan amount and the maximum allowable by Federal & State High Cost thresholds | | | | |
| Product | 30 Year Amortized & Term –30 Year Fixed, 5/1 Hybrid ARM, 7/1 Hybrid ARM, 2/2/6, Index=1 Yr CMT, Floor Rate=Starting rate, Margin based on credit score; Exception available for Interest Only | | | | |
| Property Types | SFR, PUD, Townhouse, Condominium, No Multi Units Properties condition good/No Rural | | | | |
| Qualifying | Verification of sufficient Funds to pay the principal balance of the new loan and any other loans to be secured by subject property in full is required. The average daily balances cannot drop below the required amount during the verified 2 months period. Income is left blank on the application and 1008. Accounts for down payments and closing cost should be separate from account used to qualify ATR in full, otherwise will need exception; Asset should cover loan amount, closing cost and down payment etc | | | | |
| Qualifying Arm | Greater of the note rate and fully indexed rate | | | | |
| Reserve | Not required | | | | |
| Seller Concessions | Limited to non-reoccurring closing costs; ≤65% CLTV max 6.0%; >65% CLTV max 3.0% | | | | |
| Subordinate Financing | Not allowed | | | | |