



AmeriTrust Diamond ALT DOC TIER 1

Maximum LTV/CLTV		Bank Statements, 1099 & Asset Utilization, WVOE, P&L Only – Primary Residence		
Minimum Credit Score	Maximum Loan Amount	Purchase	Rate/Term Refinance	Cash-Out Refinance
720	1,000,000	90	85	80
	1,500,000	90	85	80
	2,000,000	85	80	80
	2,500,000	80	75	75
	3,000,000	75	70	70
	3,500,000	70	70	NA
	4,000,000	70	65	NA
700	1,000,000	90	85	80
	1,500,000	90	85	80
	2,000,000	85	75	70
	2,500,000	75	70	65
	3,000,000	75	70	65
	3,500,000	70	65	NA
680	1,000,000	90	85	75
	1,500,000	85	80	75
	2,000,000	80	75	70
	2,500,000	75	70	65
	3,000,000	70	65	65
660	1,000,000	80	80	75
	1,500,000	80	75	75
	2,000,000	75	70	65
	2,500,000	70	65	65
Housing History				
• 1x30x12				
Housing Event Seasoning				
BK/FC/5S/DIL >=36+ Months Forbearance, Mod or Deferral: 12 months from Note Date				
Occupancy Restrictions - Second Home				
Max LTV/CLTV: • 85- Purchase • 80 - Rate/Term • 75 - Cash-out Max Loan: \$2,500,000				
Occupancy Restrictions - Investment				
Max LTV/CLTV: • 85- Purchase • 80 - Rate/Term • 75 - Cash-out Max Loan: \$2,500,000				
WRITTEN VOE ONLY & P&L ONLY 24 or 12 : Max LTV/CLTV: 80% Purchase, 75% Rate/Term, 70% Cash-out Min Credit 680 Max Loan \$2.5MM				



Diamond ALT DOC TIER 1 CONT'D

State Overlays and Declining Market	
<ul style="list-style-type: none"> • State Overlays for CT, FL, IL, NJ, NY: <ul style="list-style-type: none"> o Maximum LTV/CLTV limited to 85% for purchase and 80% for rate/term and cash-out transactions and the max loan amount is limited to \$2mm • Ineligible locations: Puerto Rico, Guam, & the US Virgin Islands Declining Market: If the appraisal report identifies the property in a declining market, max LTV/CLTV is limited to 80% for purchase and 75% for rate/term and cash-out transactions and the maximum loan amount is limited to \$2mm	
Ineligible locations: Puerto Rico, Guam, & the US Virgin Islands	
General Requirements	
Product Type	• Fixed Rate Terms: 15, 30, 40-years; 5/6 ARM, 7/6 ARM, 70/6 ARM (40-year term ARMs available when combined with interest only feature)
Interest Only	• Min Credit Score: 660 • Max LTV: 90%
Loan Amounts	• Min: 125,000 • Max: 4,000,000
Loan Purpose	• Purchase, Rate/Term, and Cash Out
Occupancy	• Primary, Second Home, Investment
Property Type	<ul style="list-style-type: none"> • Single Family: Attached, Detached • SFR + 1ADU • 2-4 Units and Condominiums: Max LTV/CLTV 85%. • Condo Hotel: Max LTV/CLTV 85%, Max Loan Amount \$2,500,000. • Rural: see below <u>Florida Condominiums:</u> <ul style="list-style-type: none"> • A structural inspection is required for projects: <ul style="list-style-type: none"> • greater than 5 stories; and over 30 years old (or 25 years if within 3 miles of the coast) • Projects with an unacceptable or no inspection are ineligible
Acreage	<ul style="list-style-type: none"> • **Rural up to 20 acres allowed. <ul style="list-style-type: none"> ➢ 1.5 MM – 2.5 mm – Max 80 LTV ➢ 2.5 mm – 3 mm – Max 75 LTV ➢ Over 2 mm Fico min 680 • Fico score: 660-679 Max 70% LTV Pur/R&T, C/O; Fico Score: 680-719- 80% Pur -R&T/ C/O - 75%; LTV; 720+ 85 LTV Pur, R&T, C/O 80% LTV
Cash-In-Hand	• Max Cash-In-Hand: Unlimited
Appraisals	<ul style="list-style-type: none"> • FNMA Form 1004, 7025, 7073 with interior/exterior inspection. Appraisal review product required unless 2nd appraisal obtained. • 2nd Appraisal required for loans > \$2,000,000.
Income Requirements	
Personal Bank Statements	<ul style="list-style-type: none"> • 12 or 24-months of Personal and 2-months of business bank statements. • Qualifying income is determined by the total eligible deposits from the 12 or 24-months of personal statements divided by the number of statements. • The business bank statements must reflect business activity and transfers to the personal account.
Business Bank Statements	<ul style="list-style-type: none"> • 12 or 24-months of business bank statements. Qualifying income is determined by one of the following analysis methods: • Fixed Expense Ratio (50%) • Expense ratio provided by a 3rd party (CPA, EA, or tax preparer) min ratio of 10% • 3rd party prepared Profit & Loss Statement (CPA, EA, or tax preparer)
Profit & Loss Statement Only	<ul style="list-style-type: none"> • 12 or 24-month CPA/EA/CTEC/ Attorney prepared Profit & Loss Statement Only CPA/EA/CTEC/ <u>Tax Attorney must</u> attest they have prepared the borrower's most recent business tax return see above for LTV restrictions
Written Verification of Employment	<ul style="list-style-type: none"> • FNMA Form 1005 • Two (2) most recent months of personal bank statements reflecting deposit(s) from employer on each of the statements • Primary Only
IRS Form 1099	<ul style="list-style-type: none"> • 2-Years or 1-Year 1099 • Fixed Expense Ratio of 10% • YTD Documentation to support continued receipt of income from same source



Asset Utilization	<ul style="list-style-type: none"> • Eligible assets divided by 81 to determine a monthly income stream • Min Credit Score: 660
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Underwriting Requirements	
Credit Score	<ul style="list-style-type: none"> • Use credit score of the borrower with the highest qualifying income • Middle of 3 scores or lower of 2
Assets	<ul style="list-style-type: none"> • Min of 30-days asset verification required; any large deposit must be sourced
Reserves	<ul style="list-style-type: none"> • LTV < 85%: 6-months of PITIA • LTV > 85%: 12-months of PITIA • Loan Amount > \$1.5 M: 9-months of PITIA • Loan Amount > \$2.5M: 12-months of PITIA • Cash out may be used to satisfy requirement
DTI Requirements	<ul style="list-style-type: none"> • Max: 50% • See FTHB guidelines for DTI restrictions
Gift Funds	<ul style="list-style-type: none"> • Min contribution: 5% primary, 10% investment
Document Age	<ul style="list-style-type: none"> • 90-days
Escrows	<ul style="list-style-type: none"> • Escrows for hazard insurance and taxes are required. • Escrow accounts may be waived for loans meeting the following requirements:: • LTV less than or equal to 80% • Min credit score of 720 • Min 12 months reserve • Escrow waiver is subject to an LLPA adjustment refer to rate sheet
Tradelines	<ul style="list-style-type: none"> • Min: 2 reporting 24-months w / activity in last 12-months or 3 reporting 12-months w / recent activity. • If the primary borrower has three (3) credit scores, the minimum tradeline requirement is waived
Prepayment Penalty-Investment Property Only	<ul style="list-style-type: none"> • Declining structures that do not exceed 5% and do not drop below 3% in first 3 years. Refer to PPP matrices • Fixed percentage of no less than 3% • For all state restrictions refer to PPP matrices