



AmeriTrust DIAMOND FN- 2nd Home and INVESTMENT PROPERTY ONLY

Maximum LTV/CLTVs 2 nd Home 2 yr Standard Doc/Asset Utilization or Investment Properties					
*below 1.00 ONLY INVESTMENT ALLOWED					
DSCR	Minimum Credit Score	Maximum Loan Amount	Purchase	Rate/Term Refinance	Cash-Out Refinance
>=1.00	700	1,500,000	75	70	65
		1,500,001-2,500,000	70	70	65
	700	2,500,001-3,000,000	65	65	60
	Foreign Credit	< 1,000,000	70	70	65
		1,000,001-1,500,000	70	70	60
		1,500,001-2,500,000	65	65	65
2,500,001-3,000,000		60	60	55	
<=1.00	680	1,000,000	65	60	60
		1,500,000	65	NA	NA
	Foreign Credit	1,000,000	65	60	60
		1,500,000	65	NA	NA

Housing History

- 0x30x12 on subject property or primary

Credit Event Seasoning

- BK/FC/SS/DIL/Mod: >=36 mo

First Time Investor / Unleased Properties

- Allowed / Refinance: LTV reduction not required

Declining Market and State/CBSA Restrictions

Max eligible LTVs do not require a market adjustment for Foreign National program.

Ineligible locations: Puerto Rico, Guam, & the US Virgin Islands

General Requirements

Product Type	<ul style="list-style-type: none"> • Fixed Rate Terms: 15, 30, 40-years; 5/6 ARM, 7/6 ARM, 10/6 ARM (40-year term ARMs available when combined with interest only feature)
Interest Only	<ul style="list-style-type: none"> • Eligible
Loan Amounts	<ul style="list-style-type: none"> • Min: 150,000 • Max: 3,000,000
Loan Purpose	<ul style="list-style-type: none"> • Purchase, Rate/Term, and Cash Out
Property Type	<ul style="list-style-type: none"> • Single Family: Attached, Detached • 2-4 Units and Condominiums: Max LTV/CLTV • Purchase – 70%, Refinance – 65% • Condo Hotel: Max LTV/CLTV: • Purchase – 70%, Refinance – 65% • Rural: Not Eligible <p>Florida Condominiums:</p> <ul style="list-style-type: none"> • A structural inspection is required for projects: • 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"> • DSCR maximum 2-acres
Cash-In-Hand	<ul style="list-style-type: none"> • 350,000 if LTV > 50% • 750,000 for LTV <= 50% • Total equity withdrawn cannot exceed above limits
Appraisals	<ul style="list-style-type: none"> • FNMA Form 1004, 1025, 1073 with interior/exterior inspection. Appraisal review product required unless 2nd appraisal obtained. Loan amounts >2M require second appraisal.
Eligibility Restrictions	<ul style="list-style-type: none"> • Citizens and individuals from OFAC sanctioned countries are not eligible • Florida Purchases: Loans secured by property located in the state of Florida made to foreign principals, persons, and entities are to include one of the following Affidavits published by the Florida Land Title Association: o Conveyances to Foreign Entities – By Individual Buyer o Conveyances to Foreign Entities – By Entity Buyer



Occupancy	<ul style="list-style-type: none"> • Full Doc – 2nd Home and Investment Properties (Business Purpose) • DSCR – Investment Property (Business Purpose) • For All Foreign Citizens
Reserves	<ul style="list-style-type: none"> • 12 months – six months when reducing LTV by 5% • DTI>43% max 50% full doc additional 3 months *not applicable to Investment DSCR • Cash out may be used to satisfy reserve requirements
ACH	<ul style="list-style-type: none"> • Automatic Payment Authorization (ACH) form is required for set-up along with a copy of a cancelled check prior to closing.



Income Requirements

Long-Term Rental Documentation and DSCR Calculation

Income	<p><u>Purchase Transactions:</u></p> <ul style="list-style-type: none"> • Monthly Gross Rents are the monthly rents established on FNMA Form 1007 or 1025 reflecting long term market rents. • If the subject property is currently tenant occupied, the 1007 or 1025 must reflect the current monthly rent. • A vacant or unleased property is allowed without LTV restriction. <p><u>Refinance Transactions:</u></p> <p style="margin-left: 20px;">Required documentation:</p> <ul style="list-style-type: none"> • FNMA Form 1007 or 1025 reflecting long-term market rents, and lease agreement. • If the lease has been converted month-to-month, then provide most recent two (2) months proof of receipt to evidence continuance of lease. If unable to provide evidence of receipt, the unit will be treated as vacant. • Monthly Gross Rent are determined by using the actual lease amount or estimated market rent from 1007/1025 as follows: • If using the lower of the actual lease amount or estimated market rent, nothing further is required. • If using a higher actual lease amount, evidence of 2-months of receipt is required, and the lease amount must be within 120% of the estimated market rent from the 1007/1025. • If the actual rent exceeds the estimated market rent by more than 120% the rents are capped at 120%. • If using a higher estimated market rent from 1007/1025, it must be within 120% of the lease amount. If the estimated market rent exceeds the lease amount by more than 20%, the estimated market rent is capped at 120% • A vacant or unleased property is allowed, no reduction to LTV. <p><u>DSCR Calculation:</u></p> <ul style="list-style-type: none"> • Debt Service Coverage Ratio is the Monthly Gross Rents divided by the PITIA of the subject property. See this matrix for required Debt Service Coverage Ratios. • Gross rents divided by PITIA = DSCR
---------------	---

Short-Term Rental (e.g., Airbnb, VRBO, FlipKey) Documentation and DSCR Calculation

Income	<p><u>Short-term rentals are properties which are leased on a nightly, weekly, monthly, or seasonal basis.</u></p> <ul style="list-style-type: none"> • Short-Term Rental Income – Purchase and Refinance Transactions: • LTV is lesser of 70% for a purchase and 65% for a refinance, or the LTV based upon the DSCR/FICO/Loan balance. (Excludes Condo Hotel projects) <p><u>DSCR Calculation:</u></p> <ul style="list-style-type: none"> • Monthly gross rents based upon a 12-month average to account for seasonality required. • Gross rents reduced by 20% to reflect extraordinary costs (i.e., advertising, furnishings, cleaning) associated with operating short-term rental property compared to non-short-term property. If the rental documentation referenced below includes expenses, actual expenses should be compared to the 20% expense factor. • If actual expenses are less than 20%, a minimum 20% expense factor is required to be utilized. If actual expense exceeds 20%, the actual expense factor should be used. <p>(Gross Rents * .80) divided by PITIA = DSCR.</p> <ul style="list-style-type: none"> • When short-term rental income is documented using multiple sources, the lowest source of monthly income is to be utilized for calculating DSCR. <p>Any of the following methods may be used to determine gross monthly rental income:</p> <ul style="list-style-type: none"> o A 1007 or 1025 Comparable Rent Schedule survey prepared by the appraiser reflecting long-term or short-term market rents. <ul style="list-style-type: none"> ▪ If long-term rent is utilized, 20% expense factor is not to be applied. o An alternative market rent analysis similar to FNMA Form 1007/1025 is allowed, subject to the following: <ul style="list-style-type: none"> ▪ Analysis must be completed pursuant to the lender's appraisal management process. ▪ Must be completed by a licensed appraiser. ▪ Must include daily rental rate and occupancy percentage. o The most recent 12-month rental history statement from the 3rd party rental/management service. <ul style="list-style-type: none"> ▪ The statement must identify the subject property/unit, rents collected for the previous 12-months, and all vendor management fees. The qualifying income must be net of all vendor or management fees. o The most recent 12-month bank statements from the borrower/guarantor evidencing short-term rental deposits. Borrower/guarantor must provide rental records for the subject property to support monthly deposits. o AIRDNA Rentalizer/Property Earning Potential Report accessed using the Explore Short-Term Rental data, must meet the following: <ul style="list-style-type: none"> ▪ Rentalizer (Property Earning Potential Report) <ul style="list-style-type: none"> ▪ Only allowed for purchase transaction ▪ Gross rents equal the revenue projection from the Property Earning Potential Report less the 20% extraordinary expense factor ▪ Forecast period must cover 12-months and dated 90-days within the Note date ▪ Maximum occupancy limited to 2 individuals per bedroom ▪ Must have three (3) comparable properties similar in size, room count, amenities, availability, and occupancy ▪ Market score must be 60 or greater as reflected on the Property Earning Potential Report.
---------------	---



Income Requirements -Foreign National

Income Standard Doc	<p><u>Salary/Wage:</u></p> <ul style="list-style-type: none"> • Paystubs covering a minimum of 30-days (which include YTD income) and ONE of the following: <ul style="list-style-type: none"> ○ W -2 equivalent; OR ○ Two (2) years tax returns from borrower country of origin; OR ○ A letter from employer on company letter head providing current monthly income salary, YTD earnings and total earnings for the past 2 years. Letter from employer must be on company letterhead, including address and company web address. Employer to be independently verified (LexisNexis, D&B, Google, other). All docs must be translated by and Independent certified translator and submitted with file prior to underwriting. <p><u>Self-Employed</u></p> <ul style="list-style-type: none"> • Must be self-employed for a minimum of 2 years evidenced by a letter from the borrower’s CPA or local equivalent (the “Accountant”) on Accountant’s letterhead. The letter must include income figures for each of the last 2 years and YTD income. A business license is required. The Business & Accountant must be independently verified; and • All documents must be translated by an independent certified translator prior to submitting to underwriting.
Asset Utilization	<ul style="list-style-type: none"> • Eligible assets must be sourced and seasoned for a minimum of three (3) months. • Qualified assets and reserves may be deposited in a financial institution outside of the U.S. subject to State/LTV restrictions. • Eligible assets must be divided by 60 to determine a monthly income stream.
Rental income	<p><u>Rental income can be documented by one of the following:</u></p> <ul style="list-style-type: none"> • The Borrower’s most recent year tax return translated into English. • A copy of the lease agreement for the property and the mortgage statement, tax statement and insurance statement. Using 75% of the lease amount less the PITIA to calculate the income. <p><u>Other income</u></p> <p>Income from other sources can be documented by one of the following:</p> <ul style="list-style-type: none"> • The Borrower’s most recent year tax return translated into English. • A letter from the Borrower’s accountant stating the Borrower’s income for the previous year’s income from other sources translated in English, a copy of the Borrower’s accountant’s license must be included in the file.



Underwriting Requirements

Credit Score	<ul style="list-style-type: none"> If score available, use the highest decision score amongst all borrower(s)/guarantor(s,) US credit if applicable: Min 2 reporting 24-months or 3 reporting 12-months Middle of 3 scores or lower of 2, if available, if only 1 score, see below or no score: <p>Foreign National borrowers who do not have an SSN or ITIN may still proceed under the Foreign National Program. The URLA should be updated with 999-99-9999 in the SSN field. All other program requirements still apply.</p> <p style="padding-left: 20px;">Alternative tradelines consisting of two of the following:</p> <ol style="list-style-type: none"> Two Credit reference letter(s) from the borrower's country of origin with the following info: State the type and length of the relationship, how the accounts are held, and status of the account. Contact information must be provided for the person signing the letter; and Any translation must be signed and dated by a certified translator. A 2-year housing history can be used as tradeline (if a primary residence is owned free and clear but taxes and insurance is paid for 12 months or more this can be used for one of the 2 trade lines.
Assets	<ul style="list-style-type: none"> Assets held in foreign accounts must be seasoned 60 days and meet one of the following requirements: (a) Must be seasoned in a US depository institution for 10 days prior to closing unless funds are held in a foreign bank with US Based FDIC insured branches; OR (b) Wired directly to the closing agent. o Note that Foreign Assets must be converted to US dollars using the current exchange rate. Assets held in a foreign account can be used for reserves. The most recent 30-day account statement is required, and funds are to be converted to U.S. dollars using the current exchange rate. A letter of reference on company letterhead from a verifiable banking institution may also be obtained. Contact information must be provided by the person signing the letter, and the letter must state the type of relationship, length of relationship, how accounts are held, and current balance. Any translation must be signed and dated by a certified translator.
Residual Income 2 nd HOME ONLY	<ul style="list-style-type: none"> Defined as Gross Monthly Income – Total Monthly Obligations Requirement based on # in household FN – applies to HPML loans or when the DTI>43% on 2nd homes only: 1 person \$1500 2 persons = \$2500 Add \$150 per additional household member.
Gift Funds	<ul style="list-style-type: none"> Gift funds are allowed on Foreign Nationals for countries that can be documented to have restrictions on funds leaving the country to a max of 70% LTV, must document 20% of borrowers own funds. Assets held in foreign accounts must be seasoned 60 days and meet one of the following requirements: a) Must be seasoned in a US depository institution for 10 days prior to closing unless funds are held in a foreign bank with US Based FDIC insured branches; OR b) Wired directly to the closing agent. o Note that Foreign Assets must be converted to US dollars using the current exchange rate.
Document Age	<ul style="list-style-type: none"> 90-days
Documentation Requirements	<ul style="list-style-type: none"> Provide borrower's valid and unexpired passport and documentation the borrower is legally present: • Copy of borrower's unexpired visa OR an I-797 with valid extension dates and I-94 • Borrowers from countries participating in the visa waiver program are not required to provide a visa. • Citizens of Canada traveling to the US do not require nonimmigrant visa.
Escrows	<ul style="list-style-type: none"> Escrows for hazard insurance and taxes are required
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