



AmeriTrust Diamond FULL DOC TIER 1

Maximum LTV/CLTVs		Standard Doc - 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/SS/DIL >=48 Months Forbearance, Mod or Deferral: Refer to full guidelines				
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				
1 Year Standard Doc				
Price adjustor applies – see rate sheet.				



Declining Market and State/CBSA Restrictions

State overlays for CT, IL, NJ, NY:

*Maximum LTV/CLTV limited to 85% for purchase and 80% for rate/term and c/o transactions and the maximum loan amount is limited to 2MM.

Declining: If the appraisal report identifies the property in a declining market, Max LTV/CLTV is limited to 85% for purchase and 80% for rate/term and c/o transactions and the max loan amount is limited to 2 MM.

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"> Min Credit Score: 660 Max LTV: 90%
Loan Amounts	<ul style="list-style-type: none"> Min: 150,000 Max: 4,000,000
Loan Purpose	<ul style="list-style-type: none"> Purchase, Rate/Term, and Cash Out
Occupancy	<ul style="list-style-type: none"> Primary, Second Home, Investment
Property Type	<ul style="list-style-type: none"> Single Family: Attached, Detached 2-4 Units and Condominiums: Max LTV/CLTV 85%. Condo Hotel: Max LTV/CLTV 85%, Max Loan Amount \$2,500,000. Rural: Not Eligible <p><u>Florida Condominiums:</u></p> <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"> Property up to 20-acres, not meeting the rural definition, eligible. 10 or more acres limited to a max LTV/CLTV 80%
Cash-In-Hand	<ul style="list-style-type: none"> Max Cash-In-Hand: Unlimited
Appraisals	<ul style="list-style-type: none"> FNMA Form 1004, 1025, 1073 with interior/exterior inspection. Appraisal review product required unless 2nd appraisal obtained. 2nd Appraisal required for loans > \$2,000,000.

Income Requirements

Income	<ul style="list-style-type: none"> Wage/Salary: Paystubs, W-2, 2 Years or 1 Year of Tax Returns, IRS Form 4506-C, Verbal VOE Self-Employed: 2 Years or 1 Year of Personal and Business Tax Returns, YTD P&L, 2-monthly bank statements, IRS Form 4506-C
---------------	---



--	--



RUBY FULL DOC TIER 1 CONT'D

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: 43% • See FTHB guidelines for DTI restrictions • Primary Residence - Up to 55% allowed: • Min residual income of \$3,500 • Max LTV/CLTV <= 80% • Standard Doc 2-years • Minimum 12-months reserves • First Time Home Buyer not eligible
Gift Funds	<ul style="list-style-type: none"> • Min contribution: 5% primary, 10% investment
Escrow	<ul style="list-style-type: none"> • Escrows for hazard insurance and taxes are required • See Escrow section of full guidelines for more details
Document Age	<ul style="list-style-type: none"> • 90-days
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"> • Refer to rate sheet or www.ameritrusttpo.com for PPP allowable per state