

DIAMOND ITIN

Program Max LTV			Primary Residence		Second Home	
Loan Amount	Reserves	FICO	Purch. & R/T	C/O	Purch. & R/T	C/O
≤ \$1,500,000	3 Months	700	80%	75%	75%	65%
		660	80%	70%	70%	60%
		620*	75%	N/A	NA	NA
Mortgage History			0x60x12		0x60x12	
FC / SS/ DIL Seasoning			24 Months		24 Months	
Chapter 13 Seasoning			Discharged		Discharged	
Chapter 7 & 11 Seasoning			24 Months		24 Months	

*FICO < 660 | Purchase Only / Max DTI = 43%

Income	
Full Documentation	1 (or) 2 Yrs W-2s or Tax Returns
Alternative Documentation (Must be S/E for 2 yrs)	12 (or) 24 Months Personal (or) Business Bank Statements 12 (or) 24 Months 1099 Income 12 Months Profit & Loss Statement – See Other for Details

Program Requirements	
Limits	
Minimum Loan Amount	\$100,000
Maximum Loan Amount	\$1,500,000
Maximum Cash Out	\$500,000
Residual Income	\$1,500
Standard Max DTI	50%

Products				
30Y Fixed	30Y/40Y Fixed-IO	5/6 ARM	30Y/40Y	5/6 ARM-IO

Interest Only Features		
IO Period	Amort	Maturity
10 Years	20 Years	30 Years
10 Years	30 Years	40 Years

State Overlays	
Texas	Cash Out on 2 nd Homes Ineligible

Other

Occupancy	Primary, Second Home
Property Types	SFR, PUD, Townhome, 2-4 Units, Condos, Rural: Max 80% LTV on Rural, 2-4 Units, & Non-Warrantable Condos
Profit & Loss	2 Mo Bank Statements Required Min FICO – 660 Max LTV 80% (Purchase) / 70% (Refinance)
Appraisal Review Product	Clear Capital CDA or Field Review required for the following transactions: (i) LTV > 80% (ii) Loan Amount \$1M-\$2M (iii) Non-Arm's Length
Cash Out	Maximum Cash out = \$500,000; Cash Out may be used for reserve requirements
Residual Income	\$1,500 plus an additional \$150 per dependent
Interest Only	Max LTV 80%
Subordinate Financing	Max CLTV = Grid Max LTV (Institutional seconds only)
Citizenship	ITIN: Standard Eligibility only (no Recent Event); Primary & Second Homes only; Max LTV 80%
Assets	Sourced or seasoned for 30 days; Gift Funds allowed – See Guidelines for details
Credit	Standard: 3 tradelines reporting for 12+ months or 2 tradelines reporting for 24+ months all with activity in the last 12 months. Limited: No minimum tradeline requirements Qualifying FICO: the middle score if 3 agency scores are provided or lower score when only 2 agency scores are provided, if primary wage earner.
Compliance	Escrows required for HPML loans; Compliance with all applicable federal and state regulations; No Section 32 or state high cost
Declining Markets	If property is located in a declining market as indicated by the appraisal, Max LTV is reduced by 5%
Seller Concessions	Up to 6% towards closing for Primary & Second Homes; up to 3% for all Investment Properties
Prepayment Penalty	Please refer to www.ameritrusttpo.com / Broker Resources / PPP matrices OR daily rate sheet
Ineligible States	Primary & Second Home – NY All Occupancies: HI – lava zones 1 & 2