



RUBY 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/SS/DIL >=48 Months Forbearance, Mod or Deferral: See AmeriTrust Eligibility Guide				
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				
12 Mo Bank Statement, 1 Year 1099, & Asset Utilization Price adjustor applies - see rate sheet				
WRITTEN VOE ONLY & P&L ONLY: Max LTV/CLTV: 80% Purchase/75% Rate/Term 70% Cash-out Min Credit 680/ Max Loan \$2,500,000				



RUBY ALT DOC TIER 1 CONT'D

Declining Market and State/CBSA Restrictions	
<p>If either or both of the following apply: 1) The appraisal report identifies the property as a declining market; 2) The subject property is in a state or CBSA in the table at the end of this document, the maximum LTV/CLTV is limited to 85% for purchase and 80% for all refinances and the maximum loan amount is limited to \$2MM.</p>	
<p>Ineligible locations: Puerto Rico, Guam, & the US Virgin Islands</p>	
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 <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"> 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	
Personal Bank Statements	<ul style="list-style-type: none"> 24 or 12-months of Personal and 2-months of business bank statements. Qualifying income is determined by the total eligible deposits from the 24 or 12-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"> 24 or 12-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"> 24 or 12-month CPA/EA/CTEC/Attorney prepared Profit & Loss Statement Only CPA/EA/CYTEC/Attorney must attest they have prepared the borrower's most recent tax return
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
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 84 to determine a monthly income stream Min Credit Score: 660



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
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"> · Prepayment periods up to 5-Years eligible, see rate sheet · Penalties not allowed in AK, KS, MI, MN, NM, OH and RI · Penalties not allowed on loans vested to individuals in IL & NJ · Penalties not allowed on loan amounts less than \$312,159 in PA · Only declining prepayment penalty structures allowed in MS



RUBY

Statewide		CBSA-Specific	
State Name	State	CBSA Name	CBSA Code
Connecticut	CT	Phoenix-Mesa-Scottsdale, AZ	38060
Idaho	ID	Sacramento-Roseville, CA	40900
Illinois	IL	San Francisco-Oakland-Hayward, CA	41860
Louisiana	LA	San Jose-Sunnyvale-Santa Clara, CA	41940
New Jersey	NJ	Santa Cruz-Watsonville, CA	42100
New York	NY	Boulder, CO	14500
		Breckenridge, CO	14720
		Sevierville, TN	42940
		Austin-Round Rock, TX	12420