



### DIAMOND ITIN MATRIX

Program Max LTVs		Primary Residence			Second Homes & Investment	
Loan Amount	FICO	Purchase	Rate/Term	Cash-Out	Purchase & Rate/Term	Cash-Out
≤ \$1,500,000	720	80%	80%	65%	70%	65%
	700	80%	80%	60%	70%	NA
	680	75%	75%	NA	NA	NA

Program Requirements	
Limits	
Minimum Loan Amount	\$100,000
Maximum Loan Amount	\$1,500,000
Maximum Cash Out	\$500,000
FC / SS / DIL / BK Seasoning	0x30x12
Residual Income	\$1,500
Standard Max DTI	50%
Products	
30 Yr Fixed	5/6 ARM
Interest Only is not permitted	

Income	
Full Documentation	1 Yr W-2 or Tax Return
Alternative Documentation (See Guidelines for details)	12 Months Personal (or) Business Bank Statement 12 Months 1099 Income 12 Month Profit & Loss Statement – See Other for Details

Other	
Occupancy	Primary, Second Homes, Investment Properties
Reserves	Standard: 3 Months PITIA Cash-Out / 2ne Home / Investor / LTV >80%: 6 Months PITIA Minimum 3 mo's reserves must come from borrowers own funds on any transaction
Eligible Property Types	SFR, PUD, Townhomes, Condos, NW Condos, 2-4 Unit 2-4 Units are ineligible on Second Home transactions
Ineligible Property Types	Rural Properties, Condotels, Co-ops, Manufactured Homes, Mobile Homes, Geodomes, Unique Properties
Profit & Loss Only	2 Mo BS required   Max LTV 80% (Purchase) / 75% (Refinance)
Appraisal Review Product	Clear Capital AVM or like product required on all transactions
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
Subordinate Financing	Not permitted under the ITIN program
ITIN Documentation	See guidelines for details
Assets	Sourced or seasoned for 30 days; Gift funds allowed – Minimum 5% Borrower Contribution – See Guidelines for details
Credit	<u>Standard</u> : 3 tradelines reporting for 12+ months or 2 tradelines reporting for 24+ months all with activity in the last 12 months or 1 mortgage or installment tradeline for 36+ months with 12 months activity in the last 12 months. <u>Limited</u> : 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, of primary wage earner Tradeline requirement is waived if primary wage earner credit report reflects scores from all (3) bureaus & qualifying FICO score is 700+
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%
Escrow Waivers	Not permitted under the ITIN program
Seller Concessions	Up to 6% towards closing for all occupancies
Prepayment Penalty	Investment Only; Standard = % of amount prepaid (partial or full prepayment); 5-year penalty with 5%, 4%, 3%, 2%, 1% stepdown fee structure; OR 4-year penalty with 5%, 4%, 3%, 2% stepdown fee structure; OR 3-year penalty with 5%, 4%, 3% stepdown fee structure; OR 2-year penalty with 3% stepdown fee structure (year 1 and year 2 = 3%); OR 1-year penalty with 3% fee. Please see Ameritrust Prepayment Penalty Matrix for State restrictions.
Ineligible Geos	Primary & Second Home – NY. All Occupancies: HI – lava zones 1 & 2 ; Investor Occupancy ; Baltimore City, MD & Philadelphia, PA.