

INDIVIDUAL TAXPAYER IDENTIFICATION NUMBER (ITIN) ^{2, 8}

Full Documentation and Bank Statement Only

1-4 Unit Primary Residence; 1-Unit Second Home; 1-4 Unit Investment Property

THIS IS A QUICK GUIDE FOR THE FULL DOC PROGRAM. REFER TO FULL GUIDELINES FOR ACCESS WHICH SUPERSEDE THIS DOCUMENT.

Purchase and Rate/Term Refinance ⁷			
<=\$1,000,000 ¹			
	Owner Occupied	Second Home	Investment
FICO	FD/BS	FD/BS	FD/BS
740	80%	70%	70%
720	80%	70%	70%
700	80%	70%	70%
680	75%	70%	70%
<=\$1,500,000 ¹			
	Owner Occupied	Second Home	Investment
FICO	FD/BS	FD/BS	FD/BS
740	80%	70%	70%
720	75%	70%	70%
700	70%	70%	70%
680	70%	70%	70%

Cash Out Refinance ^{3, 4, 5, 6} * Asset Utilization Not Eligible*			
<=\$1,000,000 ¹			
	Owner Occupied	Second Home	Investment
FICO	FD/BS	FD/BS	FD/BS
740	65%	65%	65%
720	65%	65%	65%
700	65%	65%	65%
680	N/A	N/A	N/A
<=\$1,500,000 ¹			
	Owner Occupied	Second Home	Investment
FICO	FD/BS	FD/BS	FD/BS
740	65%	65%	65%
720	65%	65%	65%
700	65%	65%	65%
680	N/A	N/A	N/A

MATRIX FOOTNOTES

Footnotes (Apply to Matrix)

1. Minimum loan amount \$125,000
2. Max DTI is 50%
3. Max Cash-Out Refinance Limit: \$500,000
4. Loans using Asset Utilization are not eligible for Cash-Out Refinance
5. Loans using 1-Year Income are not eligible for Cash-Out Refinance
6. See Texas Cash-Out Refinances a/k/a Texas Home Equity Loans section of the full guidelines for full details regarding Texas Home Equity Section 50(a)(6) eligibility.
7. Non-Warrantable Condo transactions limited to 75% max LTV
8. Interest Only is not eligible

GUIDELINES

Overview

Eligible for Full Documentation and Bank Statement only – not eligible for other doc types/programs under Access Non-QM

Individual Taxpayer Identification Number (ITIN) is defined as a borrower who uses an ITIN instead of a Social Security number (SSN). The IRS issues ITINs to individuals who are required to file U.S. tax returns but are not eligible for a SSN. This can include non-citizens, immigrants, dependents, and spouses of U.S. citizens or residents. See above for ITIN LTV/FICO/Loan amount matrices. ITIN borrowers follow standard underwriting guidelines and Full Documentation/Bank Statement income requirements except for the below requirements/overlays.

GUIDELINES

Eligible Borrowers	<p>The following borrowers are eligible if they possess an ITIN:</p> <ul style="list-style-type: none"> • Permanent Resident Aliens • Non-Permanent Resident Aliens • Non-Resident Aliens • Note: Any of the above who possess a Social Security Number (SSN) instead of an ITIN are not eligible for the ITIN program
Ineligible Borrowers	<p>The following borrowers are not eligible:</p> <ul style="list-style-type: none"> • U.S. Citizens • Foreign Nationals
Program Restrictions	<ul style="list-style-type: none"> • Cash-Out Refinance requires 2-years income documentation (1-year is not eligible) • Interest-Only is not allowed • 0x30x12 Housing History (1x30x12 not allowed) • Gift funds are not permitted on investment properties • Trusts and Business Entities (LLC, Corporation, Leasehold, etc.) are not eligible • Temporary Buydowns are not eligible • Escrows/impounds for taxes and all insurance coverage is mandatory. • Transactions with a non-occupant co-borrower are limited to max \$1,000,000 loan amount • Technical Refinances are limited to max 60% LTV • Non-Arm's Length purchases are limited to max 70% LTV • Borrowers from OFAC sanctioned countries are ineligible
Documentation Requirements	<p>The following documentation is required:</p> <ul style="list-style-type: none"> • Government photo ID from U.S. or country of origin. Examples include: <ul style="list-style-type: none"> ◦ Government license, passport, matricular consular, etc. ◦ A Visa is not required in addition to the above for an ITIN borrower. • A copy of the borrower's valid and unexpired ITIN card or letter from the IRS <ul style="list-style-type: none"> ◦ ITIN is required to be assigned to the borrower prior to application. ◦ All documentation in the file must support the borrower's ITIN number and cannot reference a SSN belonging to another individual. ◦ Evidence of unexpired ITIN can be accomplished as follows: <ul style="list-style-type: none"> ▪ Full Doc: Current executed transcripts will validate the borrower's ITIN status ▪ Bank Statement: Provide one of the following: <ul style="list-style-type: none"> • IRS letter dated less than three years ago • Fully executed W7, including agent's signature • Letter from Tax Preparer confirming they have filed the borrower's most recent tax return with the IRS. <p>◦ Note: DACA is eligible with ITIN / SSN with a valid U.S. driver's license along with EAD card evidencing the DACA status</p>