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HELIX
DIGITAL HELOC PLATFORM

HELIX QUICK REFERENCE GUIDE

Revised: August 20, 2026

HELIX HELOC PROGRAM OVERVIEW

Product Description

The REMN **HELIX** HELOC PROGRAM is a **variable-rate HELOC** that provides eligible borrowers with access to up to **$750,000** in home equity through a **5-year interest-only draw period** followed by a fully amortizing repayment period.

- Available in all **50** states and DC.
  - ✓ Broker must be licensed in the subject property state.
- Minimum Loan Amount **$25,000***
- Maximum loan amount **$750,000**
  - ✓ Line Amounts over **$500,000** are subject to the following:
    - Minimum 720 FICO
    - Maximum 75% CLTV
    - Full Appraisal
- Maximum **80%** CLTV (Primary Residence; subject to FICO, occupancy, and state restrictions)
- Minimum **600** FICO
- DTI **50%** (FICO 600-679 limited to **45%**)
- Debt consolidation is permitted to reduce DTI
- 5 Year interest-only and draw period followed by a 25-year amortization repayment period (TN: 5 Year IO and 10 Year amortizing repay).
- Single Family Residence, 2-4 Units (640+ FICO), PUDs, Townhomes, Warrantable and Non-Warrantable Condominiums, and Factory-Built Modular Homes.

*State exceptions apply. Refer to section titled State Specific Information.

PRIMARY RESIDENCE		
Min FICO [1, 3]	Max Line Amt. [2]	Max CLTV
740	$750,000	75%
740	$500,000	80%
720-739	$750,000	75%
720-739	$500,000	80%
700-719	$500,000	80%
680-699	$500,000	75%
660-679	$500,000	70%
640-659	$500,000	65%
620-639	$250,000	55%
600-619	$250,000	50%

SECOND HOME		
Min FICO [1]	Max Line Amt.	Max CLTV
740	$500,000	75%
720-739	$500,000	70%
700-719	$500,000	70%
680-699	$500,000	65%
660-679	$500,000	60%
640-659	$500,000	60%

INVESTMENT		
Min FICO [1]	Max Line Amt.	Max CLTV
740	$500,000	70%
720-739	$500,000	70%
700-719	$500,000	70%

Footnotes for Primary Residence, Second Home and Investment:

1. DTIs >45%: Minimum 680 FICO
2. Line Amounts >$500K: Full Appraisal Required
3. FICOs under 640:
   - Single Family Residence only
   - 0x30x12 Payment History

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BORROWER ELIGIBILITY

Eligible Borrowers	U.S. Citizens, Permanent Resident Aliens (Green Card holders), and eligible Non-Permanent Resident Aliens (Visa holders).
Occupancy Types	Primary Residence, Second Home, Investment Property.
Co-Borrowers	Occupying and non-occupying co-borrowers are permitted. Non-occupying co-borrowers are restricted to Primary Residence, Single-Family properties and must satisfy program relationship and credit requirements.
Maximum Borrower Exposure	Maximum of three Homebridge/REMN loans with aggregate exposure not exceeding $750,000. Borrowers owning more than 15 properties are ineligible.
Maximum Financed Properties	Borrowers owning more than fifteen (15) properties are not eligible.
Title Vesting	Fee Simple and Leasehold ownership permitted for individuals and Inter Vivos Revocable (Living) Trusts.
Power of Attorney	Permitted on a case-by-case basis, subject to underwriting approval.

CREDIT REQUIREMENTS

Credit Score Used	Equifax FICO 8 (Primary Wage Earner). Broker- or borrower-provided credit reports are not accepted.
Minimum Trade Lines	Two (2) tradelines seasoned 12 months, or one (1) tradeline seasoned 24 months.
Credit Report Age	Maximum 90 days old at closing.
Housing Payment History	FICO 640+: 0x30x6 / 1x30x12.FICO 600-639: 0x30x12.
Consumer Payment History	Installment and revolving accounts may not be more than 90 days past due at closing.
Bankruptcy Seasoning	**Chapters 7 or 11:** Four years from the discharge or dismissal date. **Chapters 13:** Two years from discharge date, or four years from the dismissal date.
Foreclosure Seasoning	Seven years from the discharge date.
Short Sale / Deed-in-Lieu / Pre-Foreclosure	Four years
Judgments & Tax Liens	Judgments must be paid at or before closing; however, for loan amounts under $350K, outstanding judgments may remain open if the total aggregate balance of all judgments is less than $1K. Tax liens must be paid and released at or before closing.
Collections & Charge-Offs	Must be paid at or before closing, subject to program exceptions for small balances and medical collections.

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INCOME & EMPLOYMENT	
Income Verification	Automated waterfall process utilizing The Work Number (TWN), Truwork, Plaid CRA, Pointserv, and manual documentation when necessary.
W-2 Borrowers	Employment and income are validated through automated verification when available; manual documentation accepted if needed.
Self-Employed Borrowers	Eligible. Income for Self-employed borrowers can be validated with either personal or business accounts through business bank account analysis, tax transcript retrieval, or manual review of tax returns.
Eligible Income Sources	Salary/Wages, Rental Income, Social Security, Pension, Brokerage Distributions, VA Benefits, Child Support, and Alimony (with acceptable documentation).
Gross-Up Income	VA Benefits and documented non-taxable Social Security income may be grossed up by 25%.
Rental Income	Documentable rental income permitted; PITIA wash allowed.
Documentation Options	Automated verification preferred. Manual documentation may include paystubs, W-2s, tax returns, benefit statements, leases, divorce decrees, and 1099-Rs.

LIABILITIES & DTI	
DTI Calculation	(Monthly Liabilities + Qualifying HELOC Payment) ÷ Total Verified Income. Qualifying payment is based on the maximum draw using the interest-only payment.
Maximum DTI	50% (FICO 600-679 limited to 45%).
Debt Consolidation	Installment and revolving debt paid off at or before closing may be excluded from DTI calculations. Lease obligations may not be excluded.
Installment Debt	May be excluded if ten (10) or fewer monthly payments remain.
Revolving Debt	Minimum payment shown on the credit report or current statement is used for qualification. Accounts paid off at closing may be excluded from DTI.
Student Loans	Actual payment may be used when documented. Deferred or forbearance loans qualify using the documented IDR payment, 1% of the outstanding balance, or the fully amortizing payment.
Alimony & Child Support	Monthly obligations must be included in DTI and supported by legal documentation.
Debt Paid by Others	May be excluded with acceptable documentation evidencing another party has made the payments.
Active Litigation	Active bankruptcy, foreclosure, deed-in-lieu, pre-foreclosure, judgments, tax liens, collections, charge-offs, or similar litigation are ineligible.

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PROPERTY & COLLATERAL

Eligible Occupancy	Primary Residence, Second Home, and Investment Property.
Eligible Property Types	Single Family Residence, 2-4 Units (640+ FICO), PUDs, Townhomes, Warrantable and Non-Warrantable Condominiums, and Factory-Built Modular Homes.
Ineligible Property Types	Manufactured Homes, Co-ops, Condotels, Commercial Properties, Mixed-Use Properties, Agricultural Zoned Properties, Barndominiums, Log Homes, Vacant Land, Timeshares, and Income-Producing Enterprises.
Accessory Dwelling Units (ADUs)	Permitted. The ADU may not serve as the subject property.
Acreage	No limit, except Texas (maximum 10 acres).
Properties Listed for Sale	Ineligible if currently listed or listed within the previous 60 days in certain states.
Title Vesting	Fee Simple and Leasehold ownership permitted for individuals and Inter Vivos Revocable (Living) Trusts. LLCs, Corporations, Partnerships, Irrevocable Trusts, Blind Trusts, and Land Trusts are not eligible.
Hazard Insurance	Required for all first-lien HELOCs.
Flood Insurance	Required for properties located in FEMA-designated Special Flood Hazard Areas (SFHA).

VALUATION & TITLE

Valuation Method	Automated Valuation Model (AVM) waterfall for loan amounts up to $500,000; Full Appraisal required for loan amounts over $500,000.
AVM Eligibility	Primary AVM: Clear Capital (FSD ≤20); Secondary AVM: Collateral Analytics/ICE (FSD ≤20); Manual review if needed.
Full Appraisal Required	All line amounts greater than $500,000.
Transferred Appraisals	May be accepted for loan amounts up to $500,000, subject to program requirements and underwriting approval.
Appraisal Forms	1004 (Single Family), 1025 (2-4 Unit), and 1073 (Condominium).
Title Requirements	Property Report for loan amounts up to $350,000; ALTA Title Policy required for loan amounts of $350,001-$750,000.
Escrow Holdbacks	Not permitted.

STATE-SPECIFIC GUIDELINES

Texas	Primary Residence: • 12 day “cooling off” period between signing the initial disclosures to the closing date. • Borrowers / owners can only have one 50(a)(6) at a time. Existing (a)(6) liens must be paid off at closing (refinance only). • Prior 50(a)(6) transactions must be seasoned for 12 months. • Full Appraisal Required. No upfront fee (cost is rolled into closing). All Transactions: • 2.00% max origination fee to the consumer • Max 10 acres Texas Home Equity: Texas 50(a)(6) requirements and regulations apply when the subject is a primary residence. • Borrowers can only have one 50(a)(6) at a time. Existing 50(a)(6) liens must be paid off at closing. • Prior 50(a)(6) transactions must be seasoned for 12 months. • Primary residence borrowers in Texas are required to obtain a full appraisal. In these scenarios, the appraisal fee will not be charged to the borrower upfront (rolled into the closing costs instead).
Tennessee	Draw Terms and Structure: 5-year interest-only; 10-year repayment period.
NY, RI, DC, IL, MA, UT, NM, DE, HI, OH	Maximum CLTV subject to credit score limitations.
Maine, Rhode Island, Vermont	No origination fees permitted. Broker compensation is allowed and remains payable.
Michigan	Minimum loan amount reduced to $10,000 for eligible licenses.
Properties Listing Restrictions	Properties currently listed for sale, or listed within the previous 60 days, are ineligible in DC, IL, IN, IA, LA, ME, NC, PA, RI, TN, TX, VT, and WA.

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PROCESS OVERVIEW

Stage	Guideline
1. Prequalification	Borrower or Mortgage Loan Officer submits a prequalification application.
2. Property Validation	Property address is authenticated and verified as eligible.
3. Identity Verification	Borrower identity is verified through Plaid to satisfy OFAC, KYC, and AML requirements.
4. Soft Credit Pull	Homebridge/REMN obtains an Equifax FICO 8 soft pull to confirm program eligibility.
5. Valuation & CLTV Review	Property valuation is obtained and CLTV is validated.
6. Offer Issuance	Qualified borrowers receive a prequalified offer.
7. Hard Credit Pull	Borrower authorizes a hard credit inquiry after accepting the offer.
8. Underwriting & Clear to Close	Automated eligibility validations are completed, followed by a manual quality control review.
9. Closing & Funding	Remote Online Notarization (where available) or in-person closing, with proceeds delivered via ACH, RTP, or paper check.