

MAXIMUM LTV / CLTV – PURCHASE

Purpose	Occupancy Status	No. of Units	Maximum Loan Amount	Maximum LTV/CLTV	Minimum FICO	Maximum DTI (%)	Minimum Reserves (Months)	Max Cash Out
Purchase & Rate Term Refinance	Primary Residence	1 Unit	\$1,500,000.00	90/90%	740	43	24	N/A
			\$1,500,000.00	80/80%	700	43	12	
			\$2,000,000.00	80/80%	700	43	15	
			\$2,500,000.00	75/75%	740	43	24	
				70/70%	720	43	24	
			\$3,000,000.00	75/75%	780	43	30	
				70/70%	740	43	30	
	Second Home	1 Unit	\$2,000,000.00	70/70%	720	43	15	
			\$1,000,000.00	80/80%	720	43	12	
			\$1,500,000.00	80/80%	740	43	18	
	Investment Property	1 Unit	\$2,000,000.00	75/75%	720	43	18	
			\$1,000,000.00	70/70%	720	43	18	
			\$1,500,000.00	70/70%	740	43	24	
		2-4 Units	\$2,000,000.00	60/60%	760	43	24	
			\$1,000,000.00	65/65%	720	43	18	
			\$1,500,000.00	65/65%	740	43	24	
Cash Out Refinance	Primary Residence	1 Unit	\$1,000,000.00	80/80%	720	43	12	\$350,000.00
				75/75%	700	43	12	
			\$1,500,000.00	80/80%	740	43	15	
				75/75%	720	43	15	\$500,000.00
			\$2,000,000.00	75/75%	760	43	15	
				70/70%	740	43	15	
	Second Home	1 Unit	\$2,500,000.00	65/65%	760	43	24	\$350,000.00
			\$1,000,000.00	70/70%	740	43	12	
				65/65%	720	43	12	
			\$2,000,000.00	70/70%	760	43	15	
				65/65%	740	43	15	
			\$2,500,000.00	60/60%	760	43	24	

LHFS PROGRAM CODES	
LHFS Program Name	Program Codes
W Jumbo RightOn Fixed 30	WJ30-110
W Jumbo RightOn Fixed 15	WJ15-110
W Jumbo RightOn Delayed Finance Fixed 30	WJDF30-110
W Jumbo RightOn Delayed Finance Fixed 15	WJDF15-110



RIGHTON PROGRAM HIGHLIGHTS

- Up to 90% LTV
- Cash-out up to \$500,000
- Credit scores down to 700
- 7 years seasoning foreclosure, short sale, or DIL
- 7 years seasoning on BK
- Maximum DTI: 43%
- Gift funds allowed
- Loans up to \$3,000,000
- No pre-payment penalties
- Properties up to 10 acres allowed
- Non-Owner occupied and 2nd homes allowed
- Fully Amortizing Fixed Rate 15 & 30-year terms

RIGHTON PROGRAM REQUIREMENTS

UNDERWRITING	All loans must be manually underwritten and fully documented. No documentation waivers based on AUS recommendations permitted
APPRAISAL RESTRICTIONS	<ul style="list-style-type: none"> • Loan amounts up to \$1,500,000 requires 1 full appraisal • Loan amounts more than \$1,500,000 requires 2 full appraisals • LHFS will order review appraisal
MINIMUM LOAN AMOUNT	Must be \$1 over the current one-unit conforming loan limit.
MINIMUM CREDIT REQUIREMENTS	<p>0x30 – 24-month mortgage history. All borrowers must have a minimum credit score of 700. The representative score for each borrower is:</p> <ul style="list-style-type: none"> • The middle score when three scores are obtained, or • The lower score when two scores are obtained • A minimum of two (2) credit scores must be available for each borrower. <p>Tradeline Requirements</p> <ul style="list-style-type: none"> • Minimum three (3) tradelines are required. The following requirements apply: <ul style="list-style-type: none"> ○ tradeline must be open for twenty-four (24) months and active within the most recent six (6) months. ○ remaining tradelines must be rated for twelve (12) months and may be opened or closed. <p>OR</p> <ul style="list-style-type: none"> • Minimum two (2) tradelines are acceptable if the borrower has a satisfactory mortgage rating for at least twelve (12) months (opened or closed) within the last twenty-four (24) months and one (1) additional open tradeline. • Each borrower contributing income for qualifying must meet the minimum tradeline requirements; however, borrowers not contributing income for qualifying purposes are not subject to minimum tradeline requirements. • Authorized user accounts are not allowed as an acceptable tradeline. • Non-traditional credit is not allowed as an acceptable tradeline. <p>Bankruptcy and Foreclosures:</p> <ul style="list-style-type: none"> • Bankruptcy (Ch. 7, 11 and 13), Short Sale, Deed-in-Lieu, Charge-off of Mortgage Accounts – None less than seven (7) years • Foreclosure – None in the last seven (7) years <p>Liens, Judgements, and Collections:</p> <ul style="list-style-type: none"> • Judgments and Tax Liens must be paid • Medical collections are excluded regardless of amount • Any new charge-offs or non-medical collections within the last 12 months greater than \$1,000 per trade line, or the cumulative amount is greater than \$2,000, must be paid off.



RIGHTON PROGRAM REQUIREMENTS

DTI	Maximum DTI: 43.00% Non-Occupant Co-Borrowers with Blended Ratios: 43.00%
ELIGIBLE BORROWERS	<ul style="list-style-type: none"> • U.S. Citizens • Non-US Citizens <ul style="list-style-type: none"> ○ Non-US Citizens who are lawful permanent or non-permanent residents of the United States, as defined by the INS, are eligible borrowers. ○ Identification Requirements: <ul style="list-style-type: none"> ▪ Non-US Citizens must provide non-expired official identification to confirm and document the applicant's immigration status ▪ Documentation must include: <ul style="list-style-type: none"> • Identification type and number • Place of issuance • Issue and expiration dates
INELIGIBLE BORROWERS	<ul style="list-style-type: none"> • Borrowers with diplomatic status • Foreign National Borrowers • Life Estates • Non-Revocable Trusts • Guardianships • LLCs, Corporations or Partnerships • Land Trusts, except for Illinois Land Trust • Borrowers with any ownership in a business that is federally illegal, regardless if the income is not being considered for qualifying.
FIRST TIME HOME BUYER	<p>Maximum loan amount is \$1,500,000.</p> <ul style="list-style-type: none"> • 720 Minimum FICO score • Primary residence only • Maximum 80% LTV/CLTV/HCLTV • Minimum of twelve (12) months reserves • Maximum LTV/CLTV of 80%
OCCUPANCY	Owner Occupied, Non-Owner Occupied, and Second Home
GIFT FUNDS	<ul style="list-style-type: none"> • Gift funds may be used once borrower has contributed 5% of their own funds. <ul style="list-style-type: none"> ○ Donor must be family member, future spouse, or domestic partner. ○ Executed gift letter with gift amount and source, donor's name, address, phone number and relationship. ○ Acceptable documentation includes the following: <ul style="list-style-type: none"> ▪ Copy of donor's check and borrower's deposit slip. ▪ Copy of donor's withdrawal slip and borrower's deposit slip. ▪ Copy of donor's check to the closing agent. ▪ A settlement statement/CD showing receipt of the donor's gift check.



RIGHTON PROGRAM REQUIREMENTS

ELIGIBLE PROPERTY TYPES	<ul style="list-style-type: none"> • 1-2 Unit Owner Occupied Properties • 1 Unit Second Homes • 1-4 Unit Investment Properties • Condominiums – Attached – Warrantable • Condominiums – Detached (including site condominiums) • Cooperatives. • Modular homes • Planned Unit Developments (PUDs) • Properties with ≤10 Acres 	
INELIGIBLE PROPERTIES	<ul style="list-style-type: none"> • Condotels • Manufactured Homes/Mobile Homes • Mixed-use properties • Model Home Leasebacks • Properties with condition rating of C5/C6 • Properties with construction rating of Q6 • Properties located in Hawaii in lava zones 1 & 2 	<ul style="list-style-type: none"> • Properties located in areas where a valid security interest in the property cannot be obtained • Properties >10 acres • Properties with a private transfer fee covenant unless the covenant is excluded under 12CFR 1228 as an excepted transfer fee covenant • Tenants-in-Common projects (TICs) Unique properties • Working farms, ranches or orchards
CONDOMINIUM RESTRICTIONS	Fannie Mae warrantable condominiums.	
MULTIPLE FINANCED PROPERTIES	<ul style="list-style-type: none"> • The number of 1-4 unit financed properties, including the borrower's primary residence and subject property are limited to a maximum of four (4) properties. • Borrower(s) limited to four (4) 1–4-unit residential property loans with LHFS, and not to exceed \$5,000,000. 	
STATE RESTRICTIONS	Guam, Puerto Rico, and US Virgin Islands not allowed. Hawaii lava zones 1 and 2 not allowed.	
RATE & TERM REFINANCE	Max cash back at closing is limited to 1% of the new loan amount.	
CASH-OUT REFINANCE	Maximum cash out per matrix.	
NEW SUBORDINATE FINANCING	Institutional Financing only. Seller subordinate financing not allowed.	
FIXED RATE LOAN TERMS	15 and 30 year fully amortizing.	
SELLER CONTRIBUTIONS	Maximum interested party contribution is limited to 6% for primary and second home transactions with LTVs ≤80%.	
INTEREST ONLY	Not eligible	
BALLOON	Not eligible	
HIGHER COST LOANS	Not allowed	
PREPAYMENT PENALTY	Not allowed	
ESCROW HOLDBACK	Not allowed	
HELPFUL LINKS	<ul style="list-style-type: none"> • LHFSWholesale.com • RightOn Guidelines • RightOn Submission Checklist 	

