



ITIN - ACTIVATOR

| Occupancy: Primary Residence | | | *Max LTV 70% |
|--|--|---------------------------------|--|
| Purchase & Rate & Term | | | First-Time Homebuyer with no rental history |
| FICO | Max LTV/CLTV | Reserves | |
| 700 | 85%* | 6 months | *Max LTV 80% Income Types WVOE 1099 P&L Property Types Condominium 2-4 Units |
| 660 | 80%* | 6 months | |
| Cash Out | | | |
| Minimum FICO | Max LTV/CLTV | Reserves | |
| 700 | 75%* | 6 months | |
| 660 | 70% | 6 months | |
| Additional Requirements | | | |
| Acreage | Max 10 acres | | |
| Appraisal | Properties with condition rating of 5 or 6 are not acceptable. C4 condition rating requires additional review. Desk review required for all loan files not requiring 2nd appraisal. Transferred appraisal acceptable. 2nd appraisal or Desk Appraisal must be ordered from Champions Approved AMC. | | |
| Declining Market | If property is located in a declining market as indicated by the appraisal, MAX LTV is reduced by 5% | | |
| Assets | Sourced and Seasoned for 30 days. | | |
| Cash-In-Hand | No limit | | |
| Credit Events | Forbearance Modification: 12 months seasoning (1 year) Foreclosure Bankruptcy Deed In Lieu Short Sale: 48 months seasoning (4 years) | | |
| Occupancy | Primary Residence only | | |
| Loan Amounts | Minimum: \$100,000* Maximum: \$1,000,000 *WVOE Program - Minimum \$150,000 | | |
| Minimum Tradelines | LTV > 65%: Minimum of 3 acceptable tradelines each 24 months seasoned LTV ≤ 65%: Minimum of 3 acceptable tradelines: 1 tradeline 24 months seasoned VOR: Rental Management Company VOR or 24 mos. cancelled checks may be used as 1 tradeline | | |
| Housing History | 0x30x12 on all mortgages | | |
| Residual Income | Family Members (including borrower): | Minimum Residual Income: | |
| | 1 | \$500 | |
| | 2 | \$1,000 | |
| | 3 | \$1,250 | |
| | 4+ | \$250 for each additional | |
| Product Types | 30 Year Fixed | | |
| Property Types | Eligible Properties: SFR, PUD, Townhome *Condominium and 2-4 Units (Max LTV/CLTV 80%) Ineligible: Manufactured Homes, Leaseholds, Log Homes, Non-Warrantable Condos, Condotels and Rural Properties | | |
| Qualifying Payment | Fixed = Note Rate | | |
| Reserves | Minimum reserves required per grid above. Cashout may be used for reserves but borrower must have 3 months reserves of own funds. | | |
| Seller Concessions | 6% with CLTV ≤ 65% 3% with CLTV > 65% | | |
| Gift Funds | Allowed with no minimum contribution. Cannot be used towards reserves. | | |
| Subordinate Financing | Subordinate financing with a remaining term of at least 5 years is allowed up to maximum LTV/CLTV on grid. See guidelines for additional restrictions. | | |
| Income Requirements - MAX DTI 50% | | | |
| Wage Earner | | | |
| Max DTI | •50% standard •43%: FTHB that cannot document mortgage or rental history (non-borrowing spouse mortgage or rental history may be used to satisfy this requirement) | | |
| WVOE (*80% MAX LTV) | WVOE, 2 months bank statements reflecting direct deposits, \$150k minimum loan amount. (Payroll MUST be Electronically deposited by employer for this income type) Restrictions: See Additional restrictions in full guidelines •\$150k minimum loan amount •2-4 units not eligible •No FTHB •24 months housing history required •No secondary financing | | |
| W2 | 2 years W2s and 2 months bank statements reflecting direct deposits OR Paystub reflecting YTD income. | | |
| Self-Employed | | | |
| 12 Month Business Bank Statements | Income calculated based on 12 months recent business bank statements and expense factor. Standard Expense factor 50%. (see guidelines alternative expense factor documentation). Minimum ownership of 25% per applicant. | | |
| P&L (*80% MAX LTV) | Third party prepared P&L covering past two fiscal years and year to date for self-employed business on preparer's letterhead stating they have prepared or reviewed the corresponding tax returns for the covered period, 60 days bank statements showing gross deposits consistent with the revenue of the P&L. Restrictions: See Additional restrictions in full guidelines •2-4 units not eligible •No FTHB | | |
| 2 Year Tax Returns | 2 years 1040 with business tax returns and K1s if applicable. Current YTD P&L with 3 months bank statements | | |
| 1099 (*80% MAX LTV) | 2 years 1099s and most recent 60 days bank statements reflecting deposits consistent with 1099s. Subject to 50% expense factor unless lower can be documented by CPA and makes sense to the industry. Restrictions: See Additional restrictions in full guidelines •2-4 units not eligible •No FTHB | | |