

This At-A-Glance (AAG) is a summary tool to use in conjunction with the Homepoint Guide (Guide). The AAG does not replace the published Guide. Where the AAG is silent or conflicts with the published Guide, the Guide will govern and control. This AAG applies only to the channel and investor program indicated.

Jumbo Eligibility Matrix - AUS								
FRM Only   Minimum Loan Amount: \$1 Over FHFA Conforming Loan Limit Maximum LTV/CLTV/HCLTV   AUS Findings Required   Maximum DTI 45%								
Units	Loan Amount	Purchase		Rate/Term Refinance		Cash-Out Refinance		
		Credit Score	LTV/CLTV/HCLTV	Credit Score	LTV/CLTV/HCLTV	Credit Score	LTV/CLTV/HCLTV	Cash Back
<b>Primary Residence</b>								
1	Minimum to \$1,000,000	660	80.00%	660	80.00%	680	75.00%	\$350,000
	Minimum to \$1,500,000	660	80.00%	660	80.00%	700	70.00%	\$350,000
		700	89.99% <sup>1</sup>	660	80.00%	700	70.00%	
	\$1,500,001 to \$2,000,000	700	75.00%	700	75.00%	700	55.00%	\$500,000
2	Minimum to \$1,000,000	660	80.00%	660	80.00%	680	70.00%	\$350,000
	\$1,000,001 to \$1,500,000	660	65.00%	660	65.00%	700	55.00%	\$350,000
	\$1,500,001 to \$2,000,000	700	60.00%	700	60.00%	N/A	N/A	N/A
<b>Second Home</b>								
1	Minimum to \$1,000,000	680	80.00%	680	80.00%	700	75.00%	\$350,000
	\$1,000,001 to \$1,500,000	680	70.00%	680	70.00%	720	65.00%	
	\$1,500,001 to \$2,000,000	700	55.00%	700	55.00%	N/A	N/A	N/A
<b>Investment Property</b>								
1	Minimum to \$1,000,000	700	70.00%	700	70.00%	700	60.00%	\$350,000
	\$1,000,001 to \$1,500,000		65.00%		65.00%		720	
2 to 4	Minimum to \$1,000,000	700	70.00%	700	70.00%	720	60.00%	\$350,000
	\$1,000,001 to \$1,500,000		65.00%		65.00%		60.00%	
<b>General Notes</b>								
<ul style="list-style-type: none"> <li>Declining Market – Reduce maximum LTV/CLTV shown in this Eligibility Matrix by <b>10%</b> for all property types</li> <li>First-time Homebuyer – Capped at \$1,000,000 for 15-year terms and \$1,500,000 for 30-year terms</li> <li>Maximum cash back for a rate/term refinance is <b>\$2,000</b></li> <li>Reserves – See the Reserve Requirements Section in the Homepoint Guide to determine minimum reserves</li> <li><b>Texas</b> – Ineligible for refinance for any occupancy or purpose</li> </ul>								
<b>Footnotes</b>								
<sup>1</sup> LTV greater than 80.00% – No subordinate financing and no condominiums (attached or detached).								

Jumbo AUS Program Summary & Overlays			
The following is an overview of core guidelines and overlays. See the Homepoint Guide for full program requirements.			
Topic	Description		
Products & Terms	Amortization	Term	Jumbo Balance Loan Products
	FRM	360	Jumbo Fixed 30 AUS
		180	Jumbo Fixed 15 AUS
Buydown	Temporary buydowns not permitted.		

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Topic	Description		
Minimum Loan Amounts	Units	Contiguous U.S.	AK & HI
	1	\$647,201	\$970,801
	2	\$828,701	\$1,243,051
	3	\$1,001,651	\$1,502,476 <sup>1</sup>
	4	\$1,244,851	\$1,867,276 <sup>1</sup>
	<sup>1</sup> Minimum loan amount for 3 and 4-unit properties in Alaska and Hawaii exceeds the maximum loan amount for investment property.		
Documentation	<ul style="list-style-type: none"> <li>AUS 'Approve' findings required. Only 'Ineligible' for loan amount</li> <li>Must meet general Qualified Mortgage requirements</li> <li>Credit documents valid for 90 days and Appraisal for 120 days</li> </ul> <p><b>Income</b></p> <ul style="list-style-type: none"> <li>Follow AUS findings for minimum documentation</li> <li>Self-Employed – Personal and business tax returns, K-1 statements, YTD P&amp;L, and balance sheet</li> <li>Tax transcripts required</li> </ul> <p><b>Assets</b></p> <ul style="list-style-type: none"> <li>Minimum two-month recent statements</li> <li>Closing funds may be sourced to personal or acceptable business accounts</li> <li>Reserves – Only personal accounts used to document minimum reserves. Additional reserves required for additional financed properties</li> </ul>		
Appraisals	Loan Amount	30-Year Terms	15-Year Terms
	Minimum to \$1,500,000	<ul style="list-style-type: none"> <li>One appraisal and</li> <li>Secondary valuation report</li> </ul>	<ul style="list-style-type: none"> <li>One appraisal and</li> <li>Acceptable CDA</li> </ul>
	\$1,500,001 to \$2,000,000	<ul style="list-style-type: none"> <li>Two appraisals</li> </ul>	<ul style="list-style-type: none"> <li>Two appraisals, and</li> <li>Acceptable CDA</li> </ul>
	<ul style="list-style-type: none"> <li>Transferred appraisal not accepted</li> <li>New appraisal must be ordered for current Homepoint transaction</li> <li><b>Secondary Valuation</b> report is either <ul style="list-style-type: none"> <li>Acceptable CDA or</li> <li>CU score &lt;=2.5</li> </ul> </li> <li>When CDA is used, it will review the appraisal report used to determine transaction LTV</li> </ul>		
Purchase	<ul style="list-style-type: none"> <li>IPC Primary Residence or Second Home – <b>6%</b> with LTV 75.01-90.0%; <b>9%</b> with LTV up to 75.0%</li> <li>IPC Investment property – <b>2%</b> up to <b>70%</b> LTV</li> <li>No personal property allowed in contract</li> <li>Must be arm's length transaction</li> </ul>		
Refinance	<ul style="list-style-type: none"> <li>Eligible for refinance if property has not been listed within <b>six</b> months of application</li> <li>Delayed financing allowed, subject to additional requirements</li> <li>Continuity of Obligation required when paying off current mortgage</li> <li>Construction to Permanent – Allowed as two-closing transaction</li> </ul>		
Borrower Eligibility	<ul style="list-style-type: none"> <li>US Citizens and Permanent Resident Aliens – Eligible for any occupancy type</li> <li>Non-Permanent Resident Alien – Eligible for 1-unit primary residence with maximum 70% LTV</li> <li>First-time Homebuyer – Purchase of primary residence only</li> <li>LTV capped at 80% if borrower will have <b>five</b> or more financed properties, <i>including subject property</i></li> </ul>		
Property Eligibility	Eligible	Ineligible	
	<ul style="list-style-type: none"> <li>Single-family or 1 to 4-unit properties (subject to occupancy)</li> <li>Condominiums (warrantable projects)</li> <li>PUDs</li> <li>Up to 20 acres with additional restrictions when &gt;10</li> </ul>	<ul style="list-style-type: none"> <li>Leaseholds</li> <li>Manufactured homes</li> <li>See <i>Property &amp; Transaction Eligibility</i> in the Homepoint Guide</li> </ul>	

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Topic	Description
<b>High Cost &amp; High-Priced Loans</b>	'High Cost' loans not permitted. Loans defined as a 'Higher-priced Mortgage Loan' or 'Higher-priced Covered Transaction' under Reg Z may be eligible on a case-by-case basis and additional restrictions apply. Certain state-defined 'higher-priced loans' are ineligible: AR, GA, IL, IN, KY, ME, MA, NJ, NM, NY, RI, TN.
<b>Escrow/Impound Accounts</b>	<ul style="list-style-type: none"> <li>▪ Escrow accounts will be established for all loans unless prohibited by law</li> <li>▪ Escrow waivers when requested must meet established waiver requirements</li> </ul>
Current changes identified with <span style="color: green;">green font</span> . <span style="color: red;">See Specialty Underwriting group for additional information for any policy not addressed. Home Point has sole discretion for final underwriting decision.</span>	

Equal Housing Opportunity. This matrix is to be used as a quick reference only and does not replace program/agency guidelines. Refer to our program guidelines online for details. This information is not an advertisement to extend consumer credit as defined by Sec. 1026.2 of Regulation Z.