



QuickPoint R&T - Matrix

01/21/2021

Rate & Term Refinance	
Loan Amounts	\$150,000 - \$1,000,000
FICO	680 +
Mortgage History	0 x 30 x 12 see criteria
Credit Events	48 mo BK,FC,SS,DIL

Primary	
LTV	80%
Program	Full Doc or Bank Statement
Doc Type	W2 + Paystub Self-Employed 3, 12, 24 mos Business Bank Statements
DTI	50% see criteria
Valuation	AVM

Investor	
LTV	75%
Program	DSCR
Doc Type	Lease or HUD FMR see criteria
DSCR	1.00 see criteria
Valuation	AVM

Criteria
<ul style="list-style-type: none"> • Mortgage History - Minimum of 6 months pmts on current mortgage (0x30x6) • DTI - 50% expense factor with no P&L - With P&L minimum expense factor down to 20% • Doc Type - Use current lease -document amount within 10% of realtor.com rental estimate OR use HUD Fair Market Rent for subject county. https://www.huduser.gov/portal/datasets/fmr.html • DSCR - Interest Only qualifying ratios based on Note Rate Initial Interest Only Payment (ITIA) • No Reserve requirements • Rate & Term Refinance - Lesser of 2% of loan amount or \$5,000 cash-out. • All standard employment, credit and income verification requirements contained in VPM Guidelines

AVM Requirements			
<ul style="list-style-type: none"> • Select AVM Vendor from list below • Order AVM - Product Type to include FSD (Forecast Standard Deviation) Score. • Order AVM - Input AVM Data into VPM Collateral Tool for Property Value The AVM Value will be reduced based on the FSD score (see chart below) 			

Vendor	FSD Score		
Clear Capital	0.10	0.13	0.20
Consolidated Analytics	0.05	0.10	0.18
CoreLogic	0.07	0.13	0.20
AVM Value Reduction	2.50%	5.00%	10.00%

Products						
Type	Product Code		Qual Rate	I/O Period	Amort Term	Final Maturity
	Primary	Investor				
30yr Fixed	PQ30F	IQ30F	Note Rate	n/a	30yr	30yr
30yr Fixed I/O	PQ30FIO	IQ30FIO	Note Rate	10yr	20yr	30yr
40yr Fixed I/O	PQ40FIO	IQ40FIO	Note Rate	10yr	30yr	40yr

Property Type					
Rural Ineligible					
Primary	SFR	Condo	2-Unit	Townhouse	Rowhouse
Investor	SFR	Condo	2-4 Unit	Townhouse	Rowhouse

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