

		5 - 8 Unit Residential & 2 - 8 Unit Mixed Use Option 9 - DSCR > 1.00		
Loan Amount	Reserves	FICO	Purch-R/T	Cash Out
\$250,000 - 1,500,000	6 mo	720	75%	70%
		700	75%	70%
		680	75%	70%
		660	70%	65%
\$1,500,001 - 2,500,000	9 mo	720	70%	65%
		700	70%	65%
		680	70%	65%
		660	65%	60%
\$2,500,001 - 4,000,000	12mo	720	60%	55%
		700	60%	55%
		680	60%	55%
		660	55%	50%

DSCR Qualification	
<b>Purchase</b>	Qualify using lower of lease amount or market rents -subject to vacant unit limits below
<b>Refinance</b>	Qualify using lower of lease amount or market rents -subject to vacant unit limits below
<b>Vacant Units</b>	Qualify using 75% market rents ( 1 Vacancy max on 2-3 Units - 2 Vacancies on 4+ Units) Over 2 vacant units considered on a case by case basis
<b>Qualifying Rent</b>	Actual rents or market rents less any mgmt fee as shown by appraisal
<b>Qualifying Payment</b>	Gross Rents / PITIA - Qualifying Ratio based on Note Rate

Appraisal	
<b>Appraisals</b>	- Any FHLMC or FNMA 5 to 8 Residential Income Property Appraisal Form - Examples: FHLMC Form 71A or 71B - or similar short form appraisals - General Purpose Commercial Forms for Mixed Use - One Residential Income Property or Commercial Mixed Use Appraisal
<b>Cash Out</b>	- Desk Review required on cash out - See page 4 "Appraisal Standards" for additional details

Credit					
Housing Lates		Max	0x30x12	1x30x12	0x60x12
Seasoning	FC	Min	48mo	36mo	24mo
	SS/DIL	Min	48mo	36mo	24mo
	BK 7*	Min	48mo	36mo	24mo
	BK 13*	Min	48mo	36mo	Discharge
<b>Cash-Out</b>		Max	\$2,000,000		
			* BK Discharge or Dismissal for Ch 7; Discharge for Ch 11/13		

Products										
Index	Type	Product Code	Doc Type Option	Qual Rate	Margin	Floor	Caps	I/O Period	Amort Term	Final Maturity
1 Yr Libor	5/1	MP30A51	ALL	Greater of Note Rate or Fully Indexed	Refer to rate sheet	Margin	2/2/5	-	30yr	30yr
	5/1 30yr I/O	MP30A51IO	ALL					10yr	20yr	30yr
	5/1 40yr I/O	MP40A51IO	ALL					10yr	30yr	40yr
	7/1	MP30A71	ALL					-	30yr	30yr
	7/1 30yr I/O	MP30A71IO	ALL					10yr	20yr	30yr
	7/1 40yr I/O	MP40A71IO	ALL					10yr	30yr	40yr
SOFR 30A	5/6	MP30A56	ALL	Greater of Note Rate or Fully Indexed	Refer to rate sheet	Margin	2/1/5	-	30yr	30yr
	5/6 30yr I/O	MP30A56IO	ALL					10yr	20yr	30yr
	5/6 40yr I/O	MP40A56IO	ALL					10yr	30yr	40yr
	7/6	MP30A76	ALL					-	30yr	30yr
	7/6 30yr I/O	MP30A76IO	ALL					10yr	20yr	30yr
	7/6 40yr I/O	MP40A76IO	ALL					10yr	30yr	40yr
	30yr Fixed	MP30F	ALL			-		30yr	30yr	
	30yr Fixed IO	MP30FIO	ALL			-	10yr	20yr	30yr	
	40yr Fixed IO	MP40FIO	ALL			-	10yr	30yr	40yr	

Overlays	
First Time Investors are Ineligible	
Borrowers must have minimum 12 month housing history	
Residential 5-8 Unit	
Mixed Use 2-8 Unit - See Additional Program Requirements page for Mixed Use %	
Prepayment Penalty Required	
Cash-out <b>may not</b> be counted toward reserve requirement.	

Option 9	DSCR	Investor DSCR	
			<ul style="list-style-type: none"> <li>• <b>Purchase or Refinance</b> <ul style="list-style-type: none"> <li>• Leased - Qualify using lower of actual lease amounts or market rents</li> <li>• Vacant Unit - Use 75% of market rents for 1 vacancy on 2-3 Units - 2 vacancies on 4+ Units - Over 2 Units on a Case by Case Basis</li> </ul> </li> <li>• Reduce qualifying rents by any mgmt fee shown on appraisal for both purchases and refinances</li> </ul>
			<ul style="list-style-type: none"> <li>• <b>Qualifying Payment</b> <ul style="list-style-type: none"> <li>• Full Amortization (Gross Rents / PITIA) Qualifying ratios based on Note Rate (PITIA)</li> <li>• Interest Only - Qualifying ratios based on greater of Note Rate or Fully Indexed Rate (PITIA), fully amortized payment on remaining term after I/O period</li> </ul> </li> <li>• Qualifying Monthly Rents divided by PITIA of subject property must be greater than or equal to 1.0</li> </ul> <p><b>Loan Amounts ≥ \$2,000,000 Require DSCR ≥ 1.00 and Debt Yield of 9% or Greater ( Net Operating Income / Loan Amount = 9% or Greater)</b></p>

<b>Appraisal</b>	<ul style="list-style-type: none"> <li>Any FHLMC or FNMA 5 to 8 Residential Income Property Appraisal Form (FHLMC 71A or 71B, FNMA 1050 or similar short form - No Fair or Poor Ratings</li> <li>Any General Purpose Commercial Form for Mixed Use - See MultiPoint Appraisal Standards for additional guidance</li> <li>Purchase and Rate/Term = 1 Full Appraisal</li> <li>Cash Out = 1 Full Appraisal and Desk Review</li> </ul>																								
<b>Assets</b>	<ul style="list-style-type: none"> <li>Assets sourced or seasoned for two months</li> <li>Gift funds are acceptable for use toward down payment and loan costs</li> <li>See Guidelines for General Assets and Gift Funds requirements</li> </ul>																								
<b>Borrower Eligibility</b>	<ul style="list-style-type: none"> <li>First Time Investors are Ineligible - <b>Borrower must have a history of owning and managing commercial or residential real estate for at least 1 year in last 3 years</b></li> <li>Borrower must have a minimum 12 month housing history</li> </ul>																								
<b>Cash-Out</b>	<ul style="list-style-type: none"> <li>Cash-out <b>may not</b> be counted toward reserve requirement.</li> </ul>																								
<b>Credit</b>	<ul style="list-style-type: none"> <li>3 tradelines reporting for 12+ months or 2 tradelines reporting for 24+ months all with activity in the last 12 months</li> <li>Limited tradelines not eligible</li> </ul>																								
<b>Eligible State(s)</b>	<ul style="list-style-type: none"> <li>State eligibility subject to VPM review of applicable docs</li> </ul>																								
<b>Interest Only</b>	<table border="0"> <tr> <td>• Libor 5/1 and SOFR 5/6 30yr ARM</td> <td>5yr Fixed</td> <td>10yr I/O</td> <td>20yr Full Amortization after I/O Period</td> </tr> <tr> <td>• Libor 5/1 and SOFR 5/6 40yr ARM</td> <td>5yr Fixed</td> <td>10yr I/O</td> <td>30yr Full Amortization after I/O Period</td> </tr> <tr> <td>• Libor 7/1 and SOFR 7/6 30yr ARM</td> <td>7yr Fixed</td> <td>10yr I/O</td> <td>20yr Full Amortization after I/O Period</td> </tr> <tr> <td>• Libor 7/1 and SOFR 7/6 40yr ARM</td> <td>7yr Fixed</td> <td>10yr I/O</td> <td>30yr Full Amortization after I/O Period</td> </tr> <tr> <td>• 30yr Fixed</td> <td></td> <td>10yr I/O</td> <td>20yr Full Amortization after I/O Period</td> </tr> <tr> <td>• 40yr Fixed</td> <td></td> <td>10yr I/O</td> <td>30yr Full Amortization after I/O Period</td> </tr> </table>	• Libor 5/1 and SOFR 5/6 30yr ARM	5yr Fixed	10yr I/O	20yr Full Amortization after I/O Period	• Libor 5/1 and SOFR 5/6 40yr ARM	5yr Fixed	10yr I/O	30yr Full Amortization after I/O Period	• Libor 7/1 and SOFR 7/6 30yr ARM	7yr Fixed	10yr I/O	20yr Full Amortization after I/O Period	• Libor 7/1 and SOFR 7/6 40yr ARM	7yr Fixed	10yr I/O	30yr Full Amortization after I/O Period	• 30yr Fixed		10yr I/O	20yr Full Amortization after I/O Period	• 40yr Fixed		10yr I/O	30yr Full Amortization after I/O Period
• Libor 5/1 and SOFR 5/6 30yr ARM	5yr Fixed	10yr I/O	20yr Full Amortization after I/O Period																						
• Libor 5/1 and SOFR 5/6 40yr ARM	5yr Fixed	10yr I/O	30yr Full Amortization after I/O Period																						
• Libor 7/1 and SOFR 7/6 30yr ARM	7yr Fixed	10yr I/O	20yr Full Amortization after I/O Period																						
• Libor 7/1 and SOFR 7/6 40yr ARM	7yr Fixed	10yr I/O	30yr Full Amortization after I/O Period																						
• 30yr Fixed		10yr I/O	20yr Full Amortization after I/O Period																						
• 40yr Fixed		10yr I/O	30yr Full Amortization after I/O Period																						
<b>Prepay Penalty Option</b>	<ul style="list-style-type: none"> <li>Prepayment penalty must be in compliance with the terms and limitations of the applicable state or federal law</li> <li>Minimum prepayment penalty required</li> </ul>																								
<b>Property Types</b>	<ul style="list-style-type: none"> <li>5 - 8 Unit Residential Properties</li> <li>2 - 8 Unit Mixed Use - Residential with Retail/Office Unit(s) - See Commercial Concentration Below - Additional Property Info under Appraisal Standards                             <ul style="list-style-type: none"> <li>2 - 3 Units : Maximum 1 Commercial Unit Allowed</li> <li>4 - 5 Units : Maximum 2 Commercial Units Allowed</li> <li>6 - 8 Units : Maximum 3 Commercial Units Allowed</li> <li>Commercial Concentration over these limits on a case by case basis</li> </ul> </li> <li>Vacant Units Qualify at 75% Market Rents (Maximum 1 Vacancy on 2-3 Units - 2 Vacancies on 4+ Units) Residential or Mixed Use</li> <li><b>No Rural Properties (See Rural Property definition in VPM Program Guidelines)</b></li> </ul>																								
<b>Qualifying Payment</b>	<ul style="list-style-type: none"> <li>Full Amortization: Qualifying ratios based on Note Rate (PITIA)</li> <li>Interest Only: Qualifying ratios based on greater of Note Rate or Fully Indexed Rate (PITIA), fully amortized payment on remaining term after I/O period</li> </ul>																								
<b>Cash Out Refinance Limitations</b>	<ul style="list-style-type: none"> <li>Property owned 12 mos or less - Valuation limited to Acquisition Cost plus Documented Hard Cost of Improvements</li> <li>Property owned 12 mos to 24 mos - Valuation limited to 25% Appreciation</li> </ul>																								
<b>Seller Concessions / IPC</b>	<ul style="list-style-type: none"> <li>All LTVs maximum of 2%</li> </ul>																								
<b>Subordinate Financing</b>	<ul style="list-style-type: none"> <li>CLTV max = LTV max</li> <li>Subordinate Financing payment must be included in DSCR calculation</li> </ul>																								

<p><b>Appraisal Report Forms</b></p>	<ul style="list-style-type: none"> <li>• <b>5 to 8 Residential Units</b>                FHLMC 71A, FNMA 1050 or similar short form used to evaluate MultiFamily properties with 5 or more units                A Narrative Report can be used <b>but is not required</b>. For complex, higher value properties Appraisers may require the report to be in Narrative form to adequately cover the scope of the project.</li> <li>• <b>Mixed Use</b> - Any General Purpose Commercial Form created by Appraisal Institute (available through CoreLogic's a la mode, ACIweb, SFREP)</li> <li>• Purchase and Rate/Term = 1 Full Appraisal</li> <li>• Cash Out = Full Appraisal + Desk Review. Use original appraised value if desk review is within 10% - Use desk review value if variance is greater than 10%</li> <li>• All appraisals are to be USPAP compliant and completed by an appraiser with the required certification/license to perform Multi-Unit and/or Mixed Use projects.</li> <li>• <b>Required Attachments:</b> <ul style="list-style-type: none"> <li>• Rent Roll - Appraiser to include current certified rent roll (proforma for new build)</li> <li>• Income &amp; Expense Statement - Appraiser to include owner's certified income &amp; expense statements (proforma for new build)</li> <li>• Descriptive photographs of subject property</li> <li>• Descriptive photographs of street scene</li> <li>• Photographs of interior of all units</li> <li>• Aerial photograph</li> <li>• Sketch or floor plan of typical units</li> <li>• Map</li> <li>• Plot plan or survey</li> <li>• Qualifications of Appraiser</li> </ul> </li> </ul>
<p><b>Property Condition</b></p>	<ul style="list-style-type: none"> <li>• No Fair or Poor Ratings</li> <li>• No Environmental Issues (Storage or use of hazardous material)</li> <li>• No Health &amp; Safety Issues ( Any noted by appraiser - Examples : Broken windows, stairs, hand railings, steps, electrical or plumbing issues, etc.)</li> <li>• No Excessive Deferred Maintenance that could be a health safety or habitability issue for tenants</li> <li>• No Structural Deferred Maintenance - Foundation, Roof, Electrical, Plumbing, Walls, Ceiling, Floor, Doors, Leaks, etc.</li> </ul>
<p><b>Mixed Use Limitations</b></p>	<ul style="list-style-type: none"> <li>• Commercial use limited to retail units and office space ( subject to commercial concentration limits under "Property Types")</li> <li>• Residential/Commercial Zoning acceptable provided business use does not include the use or storage of toxic chemicals.</li> <li>• No Rural Properties (see Rural Property definition in VPM Program Guidelines)</li> </ul>