

Simple Access® – Bank Statements

Program Description – Bank Statements as Alternative Income Documentation

Luxury Mortgage Corp. offers loans to Applicants utilizing an analysis of deposits into bank statements rather than through traditional income documentation. Loans in this program must meet ATR as defined in section 1026.43. This program is designed for Applicants who are sound credit risks based on a common sense approach to underwriting.

Highlights include the following:

- Loan amounts up to \$3MM
- Interest only available with 30 or 40 year term
- DTI up to 50 allowed
- Credit scores down to 620
- Business and Personal Statements allowed
- All occupancy types allowed
- 5/6, 7/6 and 10/6 ARM, 15, 30, and 40 FRM (40 year term IO only)
- Multiple financed properties allowed
- Multiple bank statement qualification options

Eligibility Types

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| Applicants | <ul style="list-style-type: none"> • US Citizen • Permanent Resident Alien • Non-Permanent Resident Alien with the following visas: E, G, H, L, O, P, and TN • First time home buyer-see Housing Payment History guideline below • Non-Occupant Co-Applicants-see Underwriting Guidelines |
| Eligible Occupancy | Primary, Second Home, and Investment Properties |
| Ineligible Applicants | <ul style="list-style-type: none"> • Irrevocable Trust • Diplomatic immunity • Applicants with any ownership in a business that is Federally illegal, regardless of if the income is not being used for qualifying may be considered on exception basis |
| Property Types | <ul style="list-style-type: none"> • 1-4 unit attached and detached properties • Warrantable Condos • PUDs |
| Ineligible Property Types | <ul style="list-style-type: none"> • Mixed use properties • Properties with more than 20 acres • See Underwriting Guidelines for full list of unacceptable property types |
| Eligible Transactions | <p>Purchase, including non-arm's length transactions-see Underwriting Guidelines</p> <p>Rate and Term Refinance</p> <ul style="list-style-type: none"> • No title seasoning required • Payoff of first and second, where the second is seasoned >6 months and not drawn >\$5,000 in the 12 months preceding application date unless the second was used in full to purchase the property • Buyout accompanied by an executed buyout agreement • Technical refinances/delayed financing allowed-see Underwriting Guidelines • If loan being paid off was closed in the 12 months preceding the application date and was a cash out transaction, the loan will be treated as cash out. <p>Cash-Out Refinance</p> <ul style="list-style-type: none"> • Refinances which do not fit into the rate and term guidelines are deemed to be cash out • A refinance of a loan which was a cash out in the preceding 12 months will be considered a cash out refinance • Six months title seasoning required for cash out refinances. • No limit on max cash out up to 60 LTV, max \$1MM cash out up to 70 LTV, \$750K above 70 LTV. • Value to be utilized must be supported-see Underwriting Guidelines |

| Credit Requirements | |
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| Trade Lines | Each Applicant must have three trade lines and a credit history covering 24 months. One trade line must have been active within the last 6 months. At least one trade line must be seasoned 24 months. The same trade line may be used to cover both the 24 month history and active requirement. The trade lines do not need to be open. If an Applicant's spouse is the only Co-Applicant listed, only one Applicant is required to meet this guideline. See <u>Underwriting Guidelines</u> for more details and alternatives. |
| Credit Score | <ul style="list-style-type: none"> • Credit scores allowed down to 620, subject to loan amount and LTV restrictions • Use middle score of the primary income earner (lowest middle score when borrowers are 50/50 owners) for pricing and guideline purposes |
| Housing Payment History | <p>Housing payment history no greater than 1x30x12 for all mortgages/rental verifications. Note that 1 30 day late may be subject to a price adjustment and will limit the maximum CLTV to 80.</p> <p>First Time Home Buyer (FTHB) A First Time Home Buyer is defined as an individual who has not had individual ownership interest in a residential property within the last three years. First Time Home Buyers are eligible for financing under the Simple Access programs under the standard criteria with minimum 6 months PITIA reserves for primary residence only. No rent or mortgage history is required, however if one is provided it must meet the requirements of the Housing Payment History section of this guide.</p> |
| Significant Credit Events | <p>Applicants with any of the following major credit events (bankruptcy, foreclosure, modification, short sale, short pay, deed in lieu, and 120 day or greater mortgage late) are subject to the below requirements, measured from event completion or discharge/dismissal date to note date:</p> <p>Credit Event other than a Foreclosure</p> <ul style="list-style-type: none"> • 0-2 years removed: Not eligible • 2-4 years removed: Max 80 LTV, max \$1.5MM loan size • >4 years removed: Standard Guidelines <p>Foreclosure:</p> <ul style="list-style-type: none"> • 0-3 years removed: Not allowed • 3-4 years removed: Max 70 LTV, max \$1.5MM loan size • >4 years removed: Standard Guidelines <p>Additional Requirements</p> <ul style="list-style-type: none"> • Active NOD or Lis Pendens not allowed. An historic NOD or Lis Pendens is not against guidelines, however the underlying event will be evaluated against the Significant Credit Event and Housing Payment History requirements guidelines. • Judgment/Tax Lien: Must meet one of the following: <ul style="list-style-type: none"> ○ Paid off prior to or at closing, or ○ Show 6 month satisfactory payment history, include payment in DTI, subordinate if recorded • Collections/Charge-Offs: May be excluded if individually less than \$2,500 or in aggregate less than \$10,000. Any that are greater which may affect title must be paid off prior to or at closing. Medical collections are excluded from this requirement regardless of amount. |
| Income and Assets | |
| DTI | Maximum DTI: 50.000 |
| Residual Income | The minimum residual income for each loan is \$3,000. Do not impute income taxes in the calculation. |
| Applicant Eligibility | Applicants generally must have been self-employed for at least two years with the same business. A CPA, EA, or licensed tax preparer letter or equivalent document verifying self-employment must be provided in all cases. The most recent bank statement in file must be no more than 120 days old at note date. At underwriter's discretion, current business existence and operations may be re-verified prior to closing, and updated bank statements may be required. |
| Documentation Requirements & | <p>Personal Bank Statements Provide the most recent 12 or 24 months of personal bank statements. Evaluate deposits to verify that they are part of Applicant's income stream. Any that are abnormal to Applicants typical deposits must</p> |

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| <p>Calculation Methods</p> | <p>be sourced/documented to be considered as part of income. Total all eligible deposits and divide by number of statements provided to determine monthly income. Provide the most recent 3 months of business statements to verify that income is coming from Applicant's business. Transfers from only one account are allowed. Transfers between personal accounts not considered income. An applicant who provides personal statements but does not meet the above outlined criteria will have their statements treated as business statements.</p> <p>Business Bank Statements Provide the most recent 12 or 24 months of business bank statements. Multiple accounts may be used however the same calculation method must be applied across all accounts provided. The Applicant(s) combined must own 25% or more of the business to utilize business bank statements.</p> <p>Method 1 Uniform Expense Ratio Multiply all deposits received by a 50% expense ratio. Multiply result by Applicant's ownership percentage and divide by number of statements provided. So long as this expense ratio is reasonable to Applicant's line of work and Applicant qualifies, no further information is required. Any abnormal deposits will need to be sourced and documented.</p> <p>Method 2 Profit and Loss Statement Provide a CPA, EA, or licensed tax preparer prepared profit and loss statement covering the period of bank statements provided. As long as business statements support eligible deposits of at least 75% of the gross receipts listed on the P&L, use the net income on the P&L for qualifying based on the Applicant's pro-rata share of ownership. Any abnormal deposits will need to be sourced and documented. Income utilized to qualify must be reasonable based on the Applicant's line of work.</p> <p>Method 3 CPA Letter for Expense Ratio Provide a letter from Applicant's CPA, EA, or licensed tax preparer stating the business' expense ratio based on the most recent year's tax return or specify the business expenses as a percent of the gross annual sales/revenue and confirm they prepared the tax returns for the past 2 years. The letter may not include any exculpatory language. Multiply the expense ratio by the business' total deposits over the period shown on bank statements. Deduct that figure from the total deposits. Multiply net deposits by the Applicant's pro-rata ownership percentage and divide by the number of statements provided. Income utilized to qualify must be reasonable based on the Applicant's line of work. The minimum expense factor is 10%.</p> <p>All Methods: Comingled accounts will be treated as business accounts for purposes of determining income.</p> <p>NSFs: NSFs are counted on an "instance" basis. A max of 6 instances are allowed if 12 months of statements are provided and a max of 12 instances are allowed if 24 months of statements are provided. <u>See Underwriting Guidelines</u> for additional detail.</p> <p>Income trend: Bank statements should show a stable or increasing trend. If the trend is declining and/or irregular, additional documentation may be required at underwriter's discretion.</p> |
| <p>Co-Applicant Options</p> | <p>Full documentation from a Co-Applicant who is not self-employed may be used to supplement bank statement. See full documentation guidelines for additional information on acceptable sources. Taxable income is counted on a "gross" amount regardless of the net deposit shown on bank statements.</p> |
| <p>Other Income Sources</p> | <p>Rental Income Utilize 75% of the current lease income less PITIA on a net basis. Do not include rental deposits as part of the bank statement income stream. Document receipt of rental income. Rental income may not be used to qualify on a vacant unit, except on the subject property on a purchase transaction.</p> <p>Other Income Sources Applicants who have supplemental income sources may utilize them to qualify provided the history of receipt and continuance requirements under the full documentation guidelines are met. The Applicant utilizing bank statement income must still earn the majority of their income from self-employed activity.</p> |

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| | The acceptable supplemental income sources are limited to: social security, pension, alimony, child support, asset distribution/utilization, and second job income. |
| Asset Accounts | <ul style="list-style-type: none"> • Use 100% of cash and cash equivalents • Use 80% of face value for non-retirement asset accounts • Use 70% of retirement assets if Applicant is under 59.5, 80% if over • If Applicant is liquidating funds, document liquidation and end balance • 1031 exchanges eligible for investment properties-see <u>Underwriting Guidelines</u> • Business funds may be used provided the Applicant(s) own(s) a minimum of 50% combined ownership of the business. The amount of funds that may be utilized is based on the Applicant's percentage of ownership. Applicant(s) must provide either: <ul style="list-style-type: none"> ○ A letter from Applicant's CPA, EA, or licensed tax preparer stating that the Applicant(s) may access the business funds and that the withdrawal will have no adverse impact; or ○ A letter from the Applicant(s) stating that they may access the business funds and Cash Flow Analysis to document that the withdrawal will have no adverse impact- <u>see Underwriting Guidelines</u> • Cash out proceeds MAY be used to meet the reserve requirement at a maximum 70 LTV • Eligible cryptocurrency may be used but requires liquidation of proceeds for reserves or funds to close. <u>See Underwriting Guidelines</u> for allowable types of cryptocurrency and requirements. |
| Gifted Funds | <ul style="list-style-type: none"> • Gift funds are allowed for funds to close. A 5% contribution from Applicant's own funds is required on primary residences and 10% contribution is required on second homes and investment properties. No applicant contribution is required for primary residences with LTVs <=80, except as otherwise specified. • Gifts must be documented in compliance with FNMA requirements and be from immediately family members-see <u>Underwriting Guidelines</u>. • Gifts of equity are allowed, max 75 LTV. No Applicant contribution is required on a primary residence. A second home requires a 10% own fund contribution. Not allowed on investment properties. |
| Liabilities | |
| Alimony/Child Support | Alimony may be deducted from income rather than included as a liability, provided the alimony payments are tax deductible to the payor. Otherwise, include as a liability. Child support must be included as a liability. |
| Installment Debt | Installment loans must be included in the DTI. Installment debt with less than 10 months' worth of payments remaining may be excluded from DTI, as long as the Applicant has the assets to make the remaining payments. Applicants may pay down the debt such that the remaining balance is less than the sum of 10 months' worth of payments. The assets used must be sourced. Loans secured by financial assets (margin loan, 401(K) loan, etc.) do not need to be included in the DTI provided the asset balance exceeds the loan balance. |
| Other Highlights | |
| Appraisal / Valuation | <p><u>Purchases and Refinances:</u></p> <ul style="list-style-type: none"> • Loan amount up to \$2MM, one appraisal required • Loan amount over \$2MM, two appraisals required <p>All appraisals are subject to underwriting review and acceptance. Loan amounts >\$1.5MM and up to \$2MM may not utilize a CU score in lieu of a CDA. CDA is required if LTV>80 regardless of CU score. Additional appraisal due diligence may be required at the discretion of underwriting.</p> <ul style="list-style-type: none"> • <u>Purchase</u>: lesser of purchase price or appraised value • <u>Refinance (all types)</u>: For all transactions where the property is owned less than 6 months as of the application date, use the lesser of purchase price plus documented improvements or market value. For all transactions where the property is owned between 6 and 12 months as of the application date, |

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| | use the lesser of 120% of the purchase price plus documented improvements or market value. If more than 12 months, use market value. |
| Geographic Eligibility | <p>The following states are eligible: AL, AR, AZ, CA, CO, CT, DC, DE, FL, GA, IL (no IO loans), LA, MA, MD, ME, MI, MN, NC, NH, NJ, NM, NY (no NY subprime), OH, OR, PA, RI, SC, TN, TX, UT, VA, WA, WI, WY.</p> <p>Restrictions:</p> <ul style="list-style-type: none"> • Texas CO Refinances-see Underwriting Guidelines • Properties which are identified by the appraiser to be in a declining market will be subject to a maximum 80 LTV, unless already limited by other guidelines |
| Reserve Requirement | <ul style="list-style-type: none"> • Loan amount up to \$1MM: 3 months PITIA • Loan amount above \$1MM and up to \$2MM: 9 months PITIA • Loan amount above \$2MM and up to \$3MM: 12 months PITIA • Other real estate owned: 2 months of each property's PITIA • LTV above 80% for Second Home: additional 3 months PITIA • First Time Home Buyer: minimum 6 months PITIA |
| Title Vesting | <ul style="list-style-type: none"> • Individual names as joint tenants, community property, or tenants in common • Living trusts meeting FNMA's requirements • Blind Trusts-<u>see Underwriting Guidelines</u> • Limited Liability Corporations-<u>see Underwriting Guidelines</u> • Partnerships/Corporations-<u>see Underwriting Guidelines</u> |
| ARM Terms | <ul style="list-style-type: none"> • Margin = 5.000% • Index = 30 Day Average of SOFR • Caps <ul style="list-style-type: none"> ○ 5/6 ARM: 2/1/5 ○ 7/6 ARM and 10/6 ARM: 5/1/5 • Floor Rate = Note Rate • Adjustment Period = 6 Months |
| Interest Only | Interest Only features are allowed on ARMs and FRMs. 10 year IO feature. Maximum LTV of 80 and min FICO of 680 for a loan with an IO feature. 40 year term loan is not eligible on 5/6 ARM |
| Qualifying Payment | <p>To determine the P&I component of the Qualifying Payment, utilize the below (except as otherwise specified):</p> <ul style="list-style-type: none"> • Fixed Rate: Utilize the start rate over the amortizing term • Amortizing ARM: Utilize the greater of the start rate or the index plus margin, amortized over full term of the loan • FRM/ARM with IO Feature: Utilize the greater of the start rate or the index plus margin, with a payment calculated based on the amortizing term of the loan after the end of the IO period. |
| Prepayment Penalty | Prepayment penalties may be placed on investment properties where allowed by state and federal law. Prepayment penalty terms are available for terms of 1 to 5 years, with pricing implications applying based on length of prepayment penalty selected. The penalty will equal six months' advance interest on the amount(s) prepaid that exceed 20% of the original principal balance in any 12 month period, to the extent permitted by state and federal law. See Underwriting Guidelines for requirements. |
| Mortgage Insurance | Not required |
| Min/Max Loan Amounts | <p>Minimum: \$150,000</p> <p>Maximum: \$3MM (Purchase/Rate and Term Refinance and Cash Out Refinance)</p> |

LTV AND LOAN AMOUNTS REQUIREMENTS

| PURCHASE/RATE & TERM REFINANCE | | | | | PURCHASE/RATE & TERM REFINANCE | | | | | PURCHASE/RATE & TERM REFINANCE | | | | |
|--------------------------------|------|-------|--------------|-------|--------------------------------|------|-------|--------------|--------------|--------------------------------|------|--------------|--------------|-------|
| Primary Residence | | | | | Second Home | | | | | Investment Property | | | | |
| FICO | LTV* | CLTV* | Loan Amount | DTI** | FICO | LTV* | CLTV* | Loan Amount | DTI** | FICO | LTV* | CLTV* | Loan Amount | DTI** |
| 720 | 80% | 80% | \$ 3,000,000 | 50 | 720 | 75% | 75% | \$ 3,000,000 | 50 | 720 | 75% | 75% | \$ 3,000,000 | 50 |
| | 85% | 85% | \$ 2,500,000 | 50 | | 80% | 80% | \$ 2,500,000 | 50 | | 80% | 80% | \$ 2,500,000 | 50 |
| | 90% | 90% | \$ 1,000,000 | 50 | | 85% | 85% | \$ 1,500,000 | 50 | 700 | 70% | 70% | \$ 3,000,000 | 50 |
| 700 | 75% | 75% | \$ 3,000,000 | 50 | 700 | 70% | 70% | \$ 3,000,000 | 50 | | 80% | 80% | \$ 2,500,000 | 50 |
| | 85% | 85% | \$ 2,000,000 | 50 | | 80% | 80% | \$ 2,500,000 | 50 | 680 | 70% | 70% | \$ 3,000,000 | 50 |
| | 90% | 90% | \$ 1,000,000 | 50 | | 85% | 85% | \$ 1,500,000 | 50 | | 75% | 75% | \$ 2,500,000 | 50 |
| 680 | 75% | 75% | \$ 3,000,000 | 50 | 680 | 70% | 70% | \$ 3,000,000 | 50 | 660 | 80% | 80% | \$ 2,000,000 | 50 |
| | 80% | 80% | \$ 2,000,000 | 50 | | 75% | 75% | \$ 2,500,000 | 50 | | 70% | 70% | \$ 2,000,000 | 50 |
| | 85% | 85% | \$ 1,500,000 | 50 | | 80% | 80% | \$ 2,000,000 | 50 | 80% | 80% | \$ 1,500,000 | 50 | |
| 660 | 70% | 70% | \$ 2,500,000 | 50 | 660 | 70% | 70% | \$ 2,000,000 | 50 | 640 | 75% | 75% | \$ 1,500,000 | 50 |
| | 75% | 75% | \$ 2,000,000 | 50 | | 80% | 80% | \$ 1,500,000 | 50 | 620 | 70% | 70% | \$ 1,500,000 | 50 |
| | 85% | 85% | \$ 1,500,000 | 50 | | 640 | 75% | 75% | \$ 1,500,000 | | 50 | | | |
| 640 | 70% | 70% | \$ 2,000,000 | 50 | 620 | 70% | 70% | \$ 1,500,000 | 50 | | | | | |
| | 75% | 75% | \$ 1,500,000 | 50 | | | | | | | | | | |
| 620 | 70% | 70% | \$ 1,500,000 | 50 | | | | | | | | | | |
| | 75% | 75% | \$ 1,000,000 | 50 | | | | | | | | | | |

*Max 85 LTV on 2-4 Unit Property Purchase and R/T Refi

| CASH-OUT REFINANCE | | | | | CASH-OUT REFINANCE | | | | | CASH-OUT REFINANCE | | | | |
|--------------------|------|-------|--------------|-------|--------------------|------|--------------|--------------|-------|---------------------|------|--------------|--------------|-------|
| Primary Residence | | | | | Second Home | | | | | Investment Property | | | | |
| FICO | LTV* | CLTV* | Loan Amount | DTI** | FICO | LTV* | CLTV* | Loan Amount | DTI** | FICO | LTV* | CLTV* | Loan Amount | DTI** |
| 720 | 75% | 75% | \$ 3,000,000 | 50 | 720 | 65% | 65% | \$ 3,000,000 | 50 | 720 | 65% | 65% | \$ 3,000,000 | 50 |
| | 80% | 80% | \$ 2,500,000 | 50 | | 75% | 75% | \$ 2,500,000 | 50 | | 75% | 75% | \$ 2,500,000 | 50 |
| 700 | 65% | 65% | \$ 3,000,000 | 50 | | 80% | 80% | \$ 1,500,000 | 50 | 700 | 65% | 65% | \$ 3,000,000 | 50 |
| | 70% | 70% | \$ 2,500,000 | 50 | 65% | 65% | \$ 3,000,000 | 50 | 70% | | 70% | \$ 2,500,000 | 50 | |
| | 80% | 80% | \$ 2,000,000 | 50 | 70% | 70% | \$ 2,500,000 | 50 | 680 | 65% | 65% | \$ 3,000,000 | 50 | |
| 680 | 65% | 65% | \$ 3,000,000 | 50 | 80% | 80% | \$ 1,500,000 | 50 | | 70% | 70% | \$ 2,000,000 | 50 | |
| | 70% | 70% | \$ 2,500,000 | 50 | 680 | 65% | 65% | \$ 3,000,000 | 50 | 660 | 65% | 65% | \$ 2,000,000 | 50 |
| | 80% | 80% | \$ 2,000,000 | 50 | | 70% | 70% | \$ 2,000,000 | 50 | | 75% | 75% | \$ 1,500,000 | 50 |
| 660 | 65% | 65% | \$ 2,500,000 | 50 | 660 | 80% | 80% | \$ 1,500,000 | 50 | 620 | 65% | 65% | \$ 1,500,000 | 50 |
| | 75% | 75% | \$ 1,500,000 | 50 | | 65% | 65% | \$ 2,000,000 | 50 | | | | | |
| 620 | 65% | 65% | \$ 1,500,000 | 50 | 620 | 65% | 65% | \$ 1,500,000 | 50 | | | | | |

*Max 75 LTV on 2-4 Unit Property Cash-Out Refi

Max CO Proceeds: No limit up to 60 LTV, \$1MM up to 70 LTV, \$750k above 70 LTV