

Simple Access® –1099 Only

Program Description – 1099s as Income Verification

Luxury Mortgage Corp. offers loans to Applicants utilizing an Applicants 1099s along with an expense ratio as a determination of income. 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 \$4MM
- Interest only available with 30 or 40 year term
- DTI up to 55 allowed
- Credit scores down to 620
- Recent Credit Events Allowed
- All occupancy types allowed
- 7/6 and 10/6 ARM, 15, 30, and 40 FRM (40 year term IO only)
- Multiple financed properties allowed
- Multiple 1099 qualification options

Eligibility Types

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
Property Types	<ul style="list-style-type: none"> • 1-4 unit attached and detached properties • Warrantable Condos • Non-Warrantable Condos allowed with a pricing adjustment-see Underwriting Guidelines (max 75 LTV) • PUDs • Mixed use properties-see Underwriting Guidelines
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 on in 6 months preceding application date unless the second was used in full to purchase the property • Recoup of funds expended to improve the subject property. Improvements must have been completed within the last 6 months preceding the application date, funds must have been Applicant's own. Cash out amount not to exceed documented improvement costs • Buyout accompanied by an executed buyout agreement • When the subject property was purchased for cash within the 6 months preceding the application date, funds may be recouped up to the Applicant's documented contribution. Gifted funds are not deemed to be Applicant's own funds <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 • 6 months seasoning required measured from deed transfer to application • No limit to maximum cash out allowed up to 75 LTV, max \$500k over 75 LTV • Value to be utilized must be supported-see Underwriting Guidelines

Credit Requirements	
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 for pricing and guideline purposes
Housing Payment History	<p>Housing payment history no greater than 0x30x12 for all mortgages/rental verifications.</p> <p>First Time Home Buyer (FTHB) For standard guideline eligibility, Applicants must be able to document a 12 month rental history within the last three years preceding the application showing 0x30 over the 12 month period. Rent free allowed with max 80 LTV, a minimum 10% Applicant contribution, primary residences/second homes only.</p>
Significant Credit Events	<p>Applicants with any of the following major credit events (bankruptcy, foreclosure, short sale, modification, short pay, deed in lieu, 120+ day mortgage late, pre-foreclosure including Notice of Default and Lis Pendens) are subject to the below requirements, measured from event completion date or discharge/dismissal date to application date:</p> <ul style="list-style-type: none"> • 0-2 years removed: Not Eligible • 2-4 years removed: Max 75 LTV • >4 years removed: Standard Guidelines <p>Additional Guidelines:</p> <ul style="list-style-type: none"> • 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 \$250 or in aggregate less than \$1,000. 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	<ul style="list-style-type: none"> • Maximum DTI: 50.000 • DTI may be increased to 55.000 with the following: <ul style="list-style-type: none"> ○ Min FICO: 680 ○ Max LTV: 70 ○ Eligible Transactions: Purchase or Rate and Term Refinance ○ Minimum Residual Income: greater of .5% of the loan amount or \$2k. Increased requirement may be waived with an additional 6 months PITIA reserves.
Product Eligibility	Applicants must receive compensation either in the form of commissions or as an independent contractor. 1099(s) provided should cover a complete calendar year.
Documentation Requirements	<p>The following documents are required for the file:</p> <ul style="list-style-type: none"> • Most recent one or two years of 1099(s) • Documentation of year to date income within 120 days of note date • A CPA, EA, or licensed tax preparer completed profit and loss statement or expense ratio letter (as applicable) • 1099 transcripts <p>Verification of current business revenues and/or operations required prior to closing at underwriter's discretion.</p>
Calculation Methods	Provide the most recent one or two years of 1099s. An expense ratio must be developed using one of the two below methods. If gross receipts are stable or increasing year over year, use a 24 month average of net income. If gross receipts are declining, a 12 month average shall be utilized.

	<p>Method 1 Uniform Expense Ratio Apply a 25% expense factor to all eligible gross receipts. So long as this expense ratio is reasonable to Applicant's line of work and Applicant qualifies, no further information is required.</p> <p>Method 2 Profit and Loss Statement Provide a CPA, EA, or licensed tax preparer prepared profit and loss statement covering the most recent two calendar years, depending on the 1099s provided. As long as gross receipts on the 1099s support at least 90% of the gross receipts listed on the P&L, use the net income on the P&L for qualifying.</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. The letter may not include any exculpatory language. Multiply the expense ratio by the gross receipts shown on the 1099s. Deduct that figure from the gross receipts and average the results over the number of months of 1099s provided.</p> <p>Income trend: 1099 gross receipts 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>
Co-Applicant Options	Full documentation from a Co-Applicant may be used in addition to the 1099 income. See full documentation guidelines for additional information on acceptable sources.
Other Income Sources	<p>Rental Income Utilize 75% of the current lease income less PITIA on a net basis. 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 1099 income must still earn the majority of their income from activity calculated via 1099s and the applicable expense ratio. The acceptable supplemental income sources are limited to: social security, pension, alimony, child support, asset distribution/utilization, and second job income.</p>
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 from non-retirement sources, document liquidation and end balance • If Applicant is liquidating from retirement accounts, document the 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 51% 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-see <u>Underwriting Guidelines</u> • Cash out proceeds MAY be used to meet the reserve requirement at a maximum 75 LTV
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, except for loan sizes >\$3MM in which case no gifted funds allowed. No Applicant contribution is required for primary residences with an LTV <=80 except as otherwise specified. • Gifts must be documented in compliance with FNMA requirements and be from immediate family members-see <u>Underwriting Guidelines</u>. • Gifts of equity are allowed, max 75 LTV. No applicant contribution is required on a primary residence or a second home. A 5% applicant contribution is required for 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	<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. 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 properties owned less than 12 months as of the application date, current value may be used provided the value is supported both by appraisal and a CDA with a variance not greater than 10%. If value not supported, use lesser of 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, NH, NC, 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 <u>Underwriting Guidelines</u>
Reserve Requirement	<ul style="list-style-type: none"> • Loan amount up to \$1.5MM: 6 months PITIA • Loan amount above \$1.5MM and up to \$2MM: 9 months PITIA • Loan amount above \$2MM and up to \$4MM: 12 months PITIA • LTV >85: additional 3 months PITIA • DTI >50 and increased residual income requirement not met: additional 6 months PITIA • Other real estate owned: 2 months of each property's 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-see <u>Underwriting Guidelines</u> • Limited Liability Corporations-see <u>Underwriting Guidelines</u> • Partnerships/Corporations-see <u>Underwriting Guidelines</u>
ARM Terms	<ul style="list-style-type: none"> • Margin = 4.250% • Index = 30 Day Average of SOFR • Caps = 2/1/5 • Floor Rate = Note Rate • Adjustment Period = 6 Months
Interest Only	Interest Only features are allowed on ARMs and FRMs. The IO period is 10 years. Standard guidelines apply. 40 year term: max 80 LTV
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 the amortizing term of the loan after the end of the IO period.

Prepayment Penalty	Prepayment penalties may be placed on investment properties for a period of at least one year in an amount equal to two percent of the original principal balance, to the extent permitted by state and federal law. See Underwriting Guidelines for requirements. Price implications apply for prepayment penalty terms less than three years, including no prepayment penalty.
Mortgage Insurance	Not required
Min/Max Loan Amounts	Minimum: \$150,000 Maximum: \$4MM (Purchase/Rate and Term Refinance), \$2.5MM (Cash Out Refinance)

LTV and Loan Amount Requirements

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	70%	70%	\$ 4,000,000	50	720	65%	65%	\$ 4,000,000	50	720	65%	65%	\$ 4,000,000	50
	75%	75%	\$ 3,500,000	50		70%	70%	\$ 3,500,000	50		70%	70%	\$ 3,500,000	50
	80%	80%	\$ 3,000,000	50		75%	75%	\$ 3,000,000	50		75%	75%	\$ 3,000,000	50
	90%	90%	\$ 1,500,000	50		50%	50%	\$ 4,000,000	50		50%	50%	\$ 4,000,000	50
680	60%	60%	\$ 4,000,000	50	680	60%	60%	\$ 3,500,000	50	680	60%	60%	\$ 3,500,000	50
	65%	65%	\$ 3,500,000	50		70%	70%	\$ 3,000,000	50		70%	70%	\$ 3,000,000	50
	75%	75%	\$ 3,000,000	50		80%	80%	\$ 2,000,000	50		80%	80%	\$ 2,000,000	50
	85%	85%	\$ 2,000,000	50		65%	65%	\$ 3,000,000	50		65%	65%	\$ 3,000,000	50
660	70%	70%	\$ 3,000,000	50	660	70%	70%	\$ 2,000,000	50	660	70%	70%	\$ 2,000,000	50
	80%	80%	\$ 2,000,000	50		75%	75%	\$ 1,000,000	50		75%	75%	\$ 1,000,000	50
	90%	90%	\$ 1,000,000	50		60%	60%	\$ 2,000,000	50		60%	60%	\$ 2,000,000	50
620	65%	65%	\$ 2,000,000	50	620	65%	65%	\$ 1,000,000	50	620	65%	65%	\$ 1,000,000	50
	75%	75%	\$ 1,000,000	50										

*Rate and Term Refi: Max 85 LTV

**DTI may be increased to 55 with specified compensating factors-see Underwriting Guidelines

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	70%	70%	\$ 2,500,000	50	720	70%	70%	\$ 2,500,000	50	720	70%	70%	\$ 2,500,000	50
	75%	75%	\$ 2,000,000	50		75%	75%	\$ 2,000,000	50		75%	75%	\$ 2,000,000	50
	80%	80%	\$ 1,500,000	50		65%	65%	\$ 2,500,000	50		65%	65%	\$ 2,500,000	50
680	65%	65%	\$ 2,500,000	50	680	70%	70%	\$ 2,000,000	50	680	70%	70%	\$ 2,000,000	50
	70%	70%	\$ 2,000,000	50		75%	75%	\$ 1,000,000	50		75%	75%	\$ 1,000,000	50
660	65%	65%	\$ 2,000,000	50	660	65%	65%	\$ 2,000,000	50	660	65%	65%	\$ 2,000,000	50
	70%	70%	\$ 1,000,000	50		70%	70%	\$ 1,000,000	50		70%	70%	\$ 1,000,000	50
620	60%	60%	\$ 2,000,000	50	620	60%	60%	\$ 2,000,000	50	620	60%	60%	\$ 2,000,000	50
	65%	65%	\$ 1,000,000	50		65%	65%	\$ 1,000,000	50		65%	65%	\$ 1,000,000	50

Max CO Proceeds: No limit up to 75 LTV, \$500k over 75 LTV