

<b>Fully Amortizing LTV/FICO Matrix</b>					
<b>Occupancy</b>	<b>Loan Purpose</b>	<b>Num. of Units</b>	<b>LTV</b>	<b>CLTV</b>	<b>HCLTV</b>
Primary Residence	Purchase and No Cash Out Refinance	1	95	95	95
		2-4	80	80	80
	Cash Out Refinance	1	80	80	80
		2-4	75	75	75
Second Home	Purchase and No Cash Out Refinance	1	85	85	85
	Cash Out Refinance	1	75	75	75
Investment Property	Purchase	1	85	85	85
		2-4	75	75	75
	No Cash Out Refinance	1	85	85	85
		2-4	75	75	75
	Cash Out Refinance	1	75	75	75
		2-4	70	70	70

<b>Underwriting Highlights</b>	
Eligible Terms/ Plan Number	Product Plan Number: 212-15 Yr   211-20 Yr   210-30 Yr Eligible Terms: 15, 20, 30-year fixed and fully amortizing <b>(10-year fixed not available)</b>
Minimum Representative Credit Score	The following minimum representative credit score requirements apply to loans: 620 - fully amortizing mortgage loans
Underwriting	All loans must be approved by Loan Prospector (LP) and underwritten to Freddie Mac (FHLMC) guidelines. Acceptable findings: LP Accept Unacceptable findings: All DU findings, LP Caution, LP A-Minus

Property Types	<p>Eligible Property Types:                  Single Family Residence (SFR)                  2-4 units                  PUDs                  Condos</p>	<p>Ineligible Property Types:                  Modular Pre-Cut/Panelized Housing                  Leasehold Estates                  Co-ops                  Manufactured homes                  Condo Hotels</p>
Borrower Eligibility	<p>Eligible :                  US Citizens                  Permanent Resident Alien                  Must have proof of lawful permanent residency                  Non-Permanent Resident Alien                  Must have a valid visa or proof of permanent lawful residency                  Must be legally working and living in the US                  inter vivos Revocable Trusts</p>	<p>Ineligible:                  Foreign Nationals                  Irrevocable Trusts</p>
Ineligible Programs	<p>The following programs offered by FHLMC are not eligible: Manual Underwriting, A-Minus Mortgages, Home Possible Program, ALT 97, Energy Efficient Programs, Construction to Permanent, Relief Refinance, Temporary Buydowns, Mortgages with flexible mortgage insurance options, Mortgages with financed mortgage insurance premiums</p>	
Refinances	<p>When an existing Mortgage will be satisfied as a result of a refinance transaction, at least one Borrower on the refinance Mortgage was a Borrower on the Mortgage being refinanced, except as specified in the FHLMC guide Ch. 24.2.                  Cash-Out refinances: at least one Borrower must have been on the title to the subject property for at least six months prior to the Note Date except as specified in the FHLMC guide Ch. 24.6.</p>	
Mortgage Insurance	<p>Loans with Mortgage Insurance (MI) are subject to MI companies guideline overlays.                  Eligible MI Options (FHLMC Standard MI only):                  Borrower Paid Monthly, Borrower Paid Single Premium, Lender Paid Single Premium                  Ineligible MI Options:                  Any option not listed as Eligible including: Borrower Paid Annual, Split Premium, Lender Paid Monthly, Lender Paid Annual, Financed, Flexible, Reduced or Custom MI coverage options.</p>	
Number of Financed Properties	<p>Second Homes and Investment Properties: Each Borrower individually and all Borrowers collectively must not own and/or be obligated on more than six 1- to 4-unit financed properties, including the subject property. Ownership of commercial or multifamily (five or more units) real estate is not included in this limitation.</p>	
4506-T	<p>Executed IRS 4506-T is required on all loans for each borrower.</p>	