



FUNDLOANS



ASPIRE

2nd MORTGAGE GUIDELINES

Effective 08-01-22 | V1.2



PROGRAM

ASPIRE is a cash-out, debt consolidation or piggy-back purchase junior lien (second position or better only) program available for primary residences, second homes, and 1-4 unit investment properties.

Program: Eligible Terms

FULLY AMORTIZING	TERM	QUALIFYING RATE
30 Year Fixed	360	Note Rate
15 Year Fixed	180	Note Rate
10 Year Fixed	120	Note Rate
Interest Only	TERM	QUALIFYING RATE
30 Year Fixed (10 Year I/O)	360	Full Amortizing PITIA over 20 years

Program: Loan Amounts

- Minimum Loan Amount: \$250,000
- Maximum Loan Amount: \$1,000,000

Program: Minimum FICO

680 (indicator Score of Primary Earner)

Program: DTI/Ratios

Full Documentation: Per Montage Full Doc Guidelines (50%)

Bank Statement: Per Apex Bank Statement Guidelines (50%)

Program: Maximum LTV/CLTV

(See Matrices for LTV/CLTV maximums)

Full Doc maximum CLTV 80%

Bank Statement maximum CLTV 75%

1st Mortgage Loan Amounts of ≥ \$3,000,000 capped at 65% CLTV

Program: Statement of Occupancy

Applicants must re-confirm their intended use for the subject property (“Primary Residence”, “Second Home” or “Investment Property”) by completing and signing the appropriate sections of the “Occupancy Certification” found in the Appendix of these guidelines.

Program: Listing Seasoning

Properties previously listed for sale should be seasoned at least 3 months from the listing contract expiration date.

Program: Early Payment Default (EPD) / Prepayment Penalty

Early Payment Default (EPD), loans that become delinquent after the loan funding by FundLoans are subject to repurchase by the Broker pursuant to the EPD language (if any) in the Broker Agreement.

Program: Property Insurance Coverage Requirements

Property insurance for loans must protect against loss or damage from fire and other hazards covered by the standard extended coverage endorsement. FundLoans must be named as an additional insured and 2nd mortgagee on the policy.



ELIGIBLE TRANSACTIONS

Eligible Transactions: Cash Out or Debt Consolidation

Unlimited proceeds from the transaction can be used for any purpose, including home improvements or debt consolidation.

Eligible Transactions: Purchase

Can be used concurrent with a first mortgage loan for a purchase requiring the following:

- Final approval letter for first mortgage loan showing all conditions have been satisfied
- All documentation requirements from first mortgage investor
- Final closing disclosure from first mortgage transaction

Eligible Transactions: Delayed Financing and Recent Purchase

Financing on properties purchased by the borrower (whether using cash or financing) in the previous 12 months from application date is allowed without penalty. However, the value shall be limited to the lesser of the purchase price or appraised value unless documented improvements have been made.

Eligible Transactions: Non-Occupant Co-Borrowers Allowed

Non-occupant co-borrowers are credit applicants for a principal residence transaction who do not occupy the subject property as their own principal residence. Non-occupant co-borrowers must meet the following requirements:

- Do not occupy the subject property as a principal residence
- Must be an immediate relative (relationship letter is required)
- Must sign the mortgage or deed of trust
- Joint liability on the note with the borrower

Program Restrictions:

- 2nd Mortgage loan amount must be less than or equal to the 1st mortgage loan amount
- Combined 1st and 2nd loan amount cannot exceed \$5,000,000

Eligible Transactions: Limitations on Financed Properties

There is no limit on the number of other properties the borrower may currently have financed. FundLoans' exposure to a single borrower shall be the lesser of \$1,000,000 in 2nd lien UPB or two (2) 2nd loans.

CITIZENSHIP / RESIDENCY

Citizenship/Residency: Eligible Types

U.S. Citizens:

Eligible without restrictions

Permanent Resident Aliens: Eligible without guideline restrictions

Defined: An alien admitted to the United States as a lawful permanent resident. Lawful permanent residents are legally accorded the privilege of residing permanently in the United States. Acceptable evidence of permanent residency include the following:

- Alien Registration Receipt Card I-151 (referred to as a green card).
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- Alien Registration Receipt Card I-551 (Resident Alien Card) that does not have an the expiration date on the back (also known as a green card).
- Alien Registration Receipt Card I-551 (Conditional Resident Alien Card) has an the expiration date on the back, and is accompanied by a copy of the filed INS Form I-751 (petition to remove conditions Non-expired foreign passport
- Non-expired foreign passport that contains a non-expired stamp (valid for a minimum of three years) reading “Processed for I-551 Temporary Evidence of Lawful Admission for Permanent Residence. Valid until [mm-dd-yy]. Employment Authorized.”

Non-Permanent Resident Alien: - Eligible with the following Visas:

- E Series
- G Series
- H Series
- L Series
- O Series
- P Series
- TN Series

Foreign National:

Not Allowed

Citizenship/Residency: Ineligible Types

- Applicants possessing diplomatic immunity
- Borrowers from OFAC sanctioned countries
- Politically exposed borrowers
- Any material parties (company or individual) to transaction listed on HUD’s Limited Denial of Participation (LDP) list, the federal General Services Administrative (GSA) Excluded Party-list, or any other exclusionary list. Refer to Fannie Mae guidelines for all definitions of eligibility status.

VESTING

Vesting: Eligible Vesting

Individuals and/or Revocable Intervivos/Living Trusts Only

Vesting: Ineligible Vesting

- Corporation
- LLC
- Partnership
- Irrevocable Trust
- Land Trust

INCOME

Income: Acceptable Income Doc Types

Acceptable income documentation types and calculation methods are as follows:

- Full Documentation – 12 Month
- Bank Statement – 12 Month

INCOME: FULL DOC

All documentation to follow Montage Full Doc 1 year guidelines.



IRS form 4506-C required + tax transcripts for prior year.

INCOME: BANK STATEMENTS

All documentation to follow Apex Bank Statement 1 year guidelines.

For self-employed borrowers, income must be documented through the use of 12 months personal, business (or both) bank statements. Other income sources that are documented as Full Doc but not associated with self-employment (ex: spouse employed as a wage earner) may be used in combination with bank statements.

All documentation for this document type shall follow Method 1, Method 2, Method 4, Method 6, and Method 7 using 12 months of statements under FUNDLOANS APEX Bank Statement Guidelines. No income may be documented using Method 3, Method 5, Asset Allowance or Assets Only.

On a case-by-case exception basis, 24 months of bank statements may be used subject to any LLPA as set forth in the pricing matrix.

PROPERTY ELIGIBILITY

Property Eligibility: Property Types

- Single Family
- 2-4 Units investment
- Condos:
 - Project Types
 - All Fannie Mae project types and project review methods are allowed
 - Must meet Fannie Mae eligibility requirements
 - Non-Warrantable considered on a case-by-case basis

Property Eligibility: Ineligible Properties

Properties not eligible:

- Properties listed for sale within the past 3 months
- 2-4 Unit Second Home
- Condotels / Condo Hotels
- Manufactured Homes/Mobile Homes
- Agricultural including working farm, ranch, or orchard (hobby allowed)
- Rural and/or Properties >20 acres
- Co-op
- Unique properties (e.g., Dome house, Berm home, Earth home)
- Mixed-use
- Property condition rating C5 & C6
- Property with health & safety, soundness, or structural issues

Property Eligibility: Appraisals

Full Interior / Exterior appraisal(s) are required.

The age of the appraisal report must be less than 12 months from the note date of the transaction. If the appraisal report is greater than 4 months from the date of the note and mortgage, then an appraisal update is required.

The inspection and results of the appraisal update must be reported on the Appraisal Update and/or Completion Report (Form 1004D).

If the appraiser indicates on the Form 1004D that the property value has declined, then the lender must obtain a new appraisal for the property.

If the appraiser indicates on the Form 1004D that the property value has not declined, then the lender may proceed with the loan in process without requiring any additional fieldwork.

Transferred appraisals from a prior transaction will be scrutinized for declining market conditions and new



appraisal required as appropriate.

FORM	PURPOSE
<i>Uniform Residential Appraisal Report</i> (Form 1004)	For appraisals of one-unit properties and units in PUDs (including those that have an illegal second unit or accessory apartment) based on interior and exterior property inspections.
<i>Individual Condominium Unit Appraisal Report</i> (Form 1073)	For appraisals of one-unit properties in condo projects based on interior and exterior property inspections. Appraisals reported on Form 1073 must be completed in accordance with the UAD Specification.
<i>Small Residential Income Property Appraisal Report</i> (Form 1025)	For appraisals of two- to four-unit properties (including two- to four-unit properties in PUD, condo, or co-op projects) based on interior and exterior property inspections.
<i>Appraisal Update and/or Completion Report</i> (Form 1004D)	For appraisal updates and/or completion reports for all one- to four-unit appraisal reports.

Property Eligibility: Collateral Desk Assessment

All appraisals require a desk review from Clear Capital

CREDIT

Minimum Credit Score: Per eligibility matrix

Minimum Tradelines: Per Montage or Apex Guidelines based on doc type

Significant Derogatory Credit:

- Extenuating circumstance seasoning not permitted

Qualifying Payment for 30 yr Interest only: Fully amortizing 20 yr payment

LIABILITIES

Document per respective doc type:

Full Doc: Montage 1 yr Full Doc Guidelines

Ban Statements: Apex 1 yr Bank Statement Guidelines

ASSETS

Document per Montage or Apex Guidelines

- Cash-out proceeds can be used to meet reserve requirement.
- Eligible gift funds (but not gifts of equity) can be used to meet reserve requirement.

1st MORTGAGE REQUIREMENTS

Loan Amount:

- 1st mortgage loan amount must be \geq the new 2nd mortgage loan amount

Documentation:

- Copy of first mortgage note or billing statement (if contains terms of note) must be included in loan file

Qualifying Payment:

- Full Amortization - amortized payment at current note rate
- Interest Only - fully amortizing principal & interest payment for the loan amortization period

Ineligible Products & Terms:

- Negative amortization
- Modification from original terms
- Loans in forbearance or deferment
- Term > 30 years



- Private mortgage
- Land contract or contract
- Fannie Mae HomeStyle, HFA, Refi Now, HomeReady, Affordable Refi and Down Payment Assistance programs

TITLE REQUIREMENTS

- \leq \$250,000 - ALTA Residential Limited Coverage Junior Loan Policy or ALTA Standard Coverage Policy insuring the second lien amount.
 - $>$ \$250,000 - ALTA Standard Coverage Policy insuring the second lien amount.
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