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(WVOE, Borrower-prepared P&L, CPA-prepared P&L)

EMET MORTGAGE

PRIMARY & 2ND HOME – PURCHASE & RATE/TERM REFINANCE **For the following CA Counties Only**: Los Angeles, Marin, Orange, Santa Barbara, Santa Clara, Santa Cruz, San Diego, San Francisco, San Mateo, and Ventura			
Property Type	Max. Loan amount	Max. LTV/CLTV/HCLTV	Min. FICO
SFR / PUD / 2-4 Units	$2,000,000	75	700
		70	680
	$3,000,000	70	700
		65	680
	$4,000,000	65	700
		60	680
	$5,000,000	60	700
		55	680
Condo	$2,000,000	70	700
		65	680
	$2,500,000	65	700
		60	680
PRIMARY & 2ND HOME – CASH OUT REFINANCE **For the following CA Counties Only**: Los Angeles, Marin, Orange, Santa Barbara, Santa Clara, Santa Cruz, San Diego, San Francisco, San Mateo, and Ventura			
Property Type	Max. Loan amount	Max. LTV/CLTV/HCLTV	Min. FICO
SFR / PUD / 2-4 Units	$2,000,000	75	700
		70	680
	$3,000,000	70	700
		65	680
	$4,000,000	65	700
		60	680
Condo	$2,000,000	70	700
		65	680
	$2,500,000	65	700
		60	680
INVESTMENT - PURCHASE & RATE/TERM REFINANCE **For the following CA Counties Only**: Los Angeles, Marin, Orange, Santa Barbara, Santa Clara, Santa Cruz, San Diego, San Francisco, San Mateo, and Ventura			
Property Type	Max. Loan amount	Max. LTV/CLTV/HCLTV	Min. FICO
SFR / PUD / 2-4 Units	$2,000,000	70	700
		65	680
	$2,500,000	65	700
		60	680
Condo	$2,000,000	65	700
		60	680
	$2,500,000	60	700
		55	680

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INVESTMENT - CASH OUT REFINANCE **For the following CA Counties Only**: Los Angeles, Marin, Orange, Santa Barbara, Santa Clara, Santa Cruz, San Diego, San Francisco, San Mateo, and Ventura			
Property Type	Max. Loan amount	Max. LTV/CLTV/HCLTV	Min. FICO
SFR / PUD / 2-4 Units	$1,500,000	60	700
		55	680
	$2,000,000	55	700
		50	680
Condo	$1,500,000	55	700
		50	680
	$2,000,000	50	700
		45	680

PRIMARY & 2nd HOME - PURCHASE & RATE/TERM REFINANCE (CA (excluding counties listed above), NV, TX)			
Property Type	Max. Loan amount	Max. LTV/CLTV/HCLTV	Min. FICO
SFR / PUD / 2-4 Units	$1,500,000	70	700
		65	680
	$2,000,000	65	700
		60	680
Condo	$1,500,000	65	700
		60	680
	$2,000,000	60	700
		55	680
PRIMARY & 2ND HOME – CASH OUT REFINANCE (CA (excluding counties listed above), NV, TX)			
Property Type	Max. Loan amount	Max. LTV/CLTV/HCLTV	Min. FICO
SFR / PUD / 2-4 Units	$1,500,000	65	700
		60	680
	$2,000,000	60	700
		55	680
Condo	$1,500,000	60	700
		55	680
	$2,000,000	55	700
		50	680
INVESTMENT - PURCHASE & RATE/TERM REFINANCE (CA (excluding counties listed above), NV, TX)			
Property Type	Max. Loan amount	Max. LTV/CLTV/HCLTV	Min. FICO
SFR / PUD / 2-4 Units	$1,500,000	65	700
		60	680
	$2,000,000	60	700
		55	680
Condo	$1,500,000	60	700
		55	680
	$2,000,000	55	700
		50	680

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EMET MORTGAGE

INVESTMENT - CASH OUT REFINANCE (CA (excluding counties listed above), NV, TX)			
Property Type	Max. Loan amount	Max. LTV/CLTV/HCLTV	Min. FICO
SFR / PUD / 2-4 Units	$1,500,000	60	700
		55	680
	$2,000,000	55	700
		50	680
Condo	$1,500,000	55	700
		50	680
	$2,000,000	50	700
		45	680

FOREIGN NATIONAL (2nd HOME ONLY) - PURCHASE & RATE/TERM REFINANCE **For the following CA Counties Only**: Los Angeles, Marin, Orange, Santa Barbara, Santa Clara, Santa Cruz, San Diego, San Francisco, San Mateo, and Ventura			
Property Type	Max. Loan amount	Max. LTV/CLTV/HCLTV	Min. FICO
SFR / PUD / 2-4 Units	$2,000,000	65	700
		60	680
	$3,000,000	60	700
		55	680
	$4,000,000	55	700
		50	680
	$5,000,000	50	700
		45	680
Condo	$2,000,000	65	700
		60	680
	$2,500,000	60	700
		55	680

FOREIGN NATIONAL (2nd HOME ONLY) - PURCHASE & RATE/TERM REFINANCE CA (excluding counties listed above), NV, TX			
Property Type	Max. Loan amount	Max. LTV/CLTV/HCLTV	Min. FICO
SFR / PUD / 2-4 Units	$1,500,000	60	700
		55	680
	$2,000,000	55	700
		50	680
Condo	$1,500,000	60	700
		55	680
	$2,000,000	55	700
		50	680

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EMET MORTGAGE

Program Description	Summary
Credit	Tradeline requirements • The borrower must have at least two individual tradelines in good standing seasoned for at least 12 months (Open & Active). • 680 with price adjustment. Two FICO scores required. Lower of the two scores or the middle score when three scores are provided. • Frozen reports must be unfrozen, and the credit report must be rerun
Qualifying Rate	5/6 ARM & 7/6 ARM - Introductory or fully indexed interest rate (margin + 30-Day Average SOFR index as of the lock date) whichever is higher.
Housing Delinquent History	In last 12 months: 0x30 days In last 24 months: 2x30 days & 1x60 days
Multiple Financed Properties & Housing History	All properties owned by applicants must be listed on 1003. The following criteria will apply to borrowers owning multiple properties: • A mortgage history will be required for all financed properties. • VOM and three months canceled checks are needed if the property is not shown on the credit report. **Housing History** • Traditional credit report showing the existing balance on the mortgage and a mortgage rating for at least 12 months or • Most recent 12 months mortgage statement or • Written VOM from the current lien holder with three-month canceled checks • Written VOR from the owner If aggregate loan amount to one borrower exceeds 10 million, please inform EMET in advance.
Adverse Credit History	**Bankruptcy** Before considering a loan application from someone who has filed bankruptcy, consideration must be given to the following: • Letter of explanation (prepared, signed by and dated by the borrower) • Bankruptcy must be discharged for at least 4 years prior to application. • Residential mortgage credit report verifying that satisfactory credit has been re-established • No multiple bankruptcies allowed per borrower **Judgments** • All judgments, liens, garnishments, etc. which have a balance greater than $500 must be paid in full prior to closing. **Foreclosure** • No foreclosure within last 4 years • Multiple foreclosures not allowed **Collections** • Medical collections do not require to be paid

Program Description	Summary
	Collection account with a balance <$500, or total collection balance <$2000, do not need to be paid prior to closing. • Collection and charge-offs that have passed beyond the statute of limitations for that state do not need to be paid (supporting documentation required). • All other collections or non-mortgage charges must be paid at or prior to closing. **Short-Sale and Deed-in-Lieu** • A borrower who has had a short-sale or deed-in-lieu completed within the last 2 years is not eligible. • No multiple short-sales or deed-in-lieu allowed per borrower. **Loan Modification/Forbearance** • 12-month seasoning required • 3-month payment history required. • No missed payments since exiting plan ➢ No multiple short sales or deed in lieu
Income	**Salaried Borrowers (Ownership < 25%)** All applicants must have two years of verified employment. If the applicant has not been in their present job for two years, WVOE of previous employment must be obtained to cover a two-year period. Document Requirements: • WVOE (FNMA Form 1005) must contain (Dates of employment, Position, Prospect of continued employment, based pay amount and frequency) • Business Verification - The borrower's place of employment or business name and address must be independently verified using a reputable third-party source (e.g., Secretary of State filings, Dun & Bradstreet, Better Business Bureau, or established business profile websites such as Google or Yelp). Use of any alternative verification source requires prior review and approval. • An LOE describing the nature of the business and the borrower's job duties is required when the business name does not clearly or reasonably indicate the type of business activity. **Self-Employed Borrowers (Sole Proprietor, Partnership, S Corp., Corp., & Ownership > 25%)** Document Requirements: • Two years Business License (unexpired license required). If the license expires within 30 days at the time of funding, renewal license is required. ➢ If the borrower cannot provide two years' business license, proof of business registration with the Secretary of State and 12 months of PITIA by Note Rate reserves may be submitted in lieu of the licenses. ➢ If the nature of the borrower's business requires a professional, occupational, or regulatory license to legally operate, such license must be obtained and verified and cannot be waived. Examples include, but are not limited to,

Program Description	Summary
	industries such as trucking (DOT licensing), real estate, insurance, and other regulated professions. • Verify the listing and address for the borrower's business using a third-party listing, directory assistance, or business profile website, etc. • YTD Profit and Loss Statement and 1 full year P&L Statement (application received on or before 6/30) • Current YTD Profit and Loss Statement (application received on or after 7/1) • CPA Letter ➢ Verifying business ownership in the same line of business over the last two years ➢ Prepared by CPA or licensed independent third-party tax preparer (Enrolled Agent, CTEC and PTIN) license must be verified ➢ Must include business name and address ➢ If business assets are used for qualifications, CPA letters must indicate that the use of funds will not have a negative impact on the business • Business funds can be used up to borrower's ownership % • Schedule C and 1099 SE - employment must be verified using third party licensing source (e.g. realtor, insurance agent, broker license) and VVOE is obtained from the employer, sponsoring entity, or contracting firm confirming the borrower's ongoing business relationship. If the nature of business does not require a professional or occupational business license, a borrower LOE explaining nature of the business along with a CPA prepared P&L can be provided in lieu of business license. • Employed by family is not eligible.
Verbal Verification of Employment	Verbal Verification of Employment is required for all borrowers: • Salaried income - Verbal VOE within 10 business days of the note date. • Self-employed income - Verbal VOE within 30 days of the note date.
Rental Income	• Purchase - Form 1007 or Form 1025, as applicable, and copy of current lease agreement. • If the property is not currently rented or if the existing lease is not being transferred to the borrower, then lease agreements are not required and Form 1007 or Form 1025 may be used (or equivalent URAR data fields under UAD 3.6). • Net rental income shall be calculated by subtracting PITIA from 75% of the gross rental income figure. • If rental income is used from additional properties borrower owns, it must be verified with fully executed lease agreement (must be current or verbiage month to month).
Debt Ratio	43%
Included in Total Debt Ratio	**Following is a list of items that may be considered debt:** • Projected monthly total housing expense.

Program Description	Summary
	• Installment debts with more than 10 months' balance including student loans in repayment status, auto loans, and home equity loans. • Lines of credit / revolving credit (use 5% of the outstanding balance or a verified minimum monthly payment). • Child support or alimony if more than 10 months remaining. Copy of divorce decree required. • Ongoing contributions by the borrower to a pooled savings arrangement. • Any other debts with 10 or more remaining payments that materially affect the borrower's ability to repay. • Any contingent liabilities (e.g. co-signed auto loan) the borrower is obligated to pay unless the borrower shows 6 months of cancelled checks showing that another party has been making timely payments or the debt has been assigned to another through a court order, and if applicable, title has been transferred. • Open 30-day charge accounts require the balance to be paid in full every month. Borrower must demonstrate funds to cover the account balance. The verified funds must be an addition to any funds required for down payment, closing costs and financial reserves. If the borrower paid off the account balance prior to closing, evidence of payoff may be provided in lieu of verifying funds to cover the account balance. • Payments on installment debts secured by a financial asset including 401(K)s, certificates of deposit, and margins do not have to be included in the total debt ratio. • Student Loans - Use 1% of the outstanding Balance. • Subordinate financing - For HELOCS, count monthly payment or if there is none, use current balance with current rate amortizing over 5 years. **The formula used to calculate total monthly debt ratio is shown below:** Total monthly debt ÷ total income = total debt ratio
Conversion of Primary Residence	When borrower is applying to purchase a new primary residence and the borrower is selling or converting the current primary residence, the following conditions must be met. **Pending Sale of current primary residence** If the current residence is pending sale, and the sale is not completed at the time of subject loan closed, the following requirements apply: • Both the existing and proposed PITI must be used to qualify the borrower, unless an executed sale contract for the current residence without financing contingencies is documented. **Conversion of Primary Residence to Second Home or Investment** • If rent from departing property is used to qualify within 3 months of departure, fully executed lease agreement and proof of security deposit required. • If second home, the existing PITIA must be included in DTI qualification.

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Program Description	Summary
Assets & Reserves	Borrower must have sufficient liquid assets available for down payment, closing cost and reserves. Funds may be documented as follows: Acceptable Asset Statements: • 1 month Bank Statement • VOD in lieu of 1 month bank statement. Average balance must be used. Large deposit - Need to be sourced if more than 100% of monthly income. Large deposit from business account - Transactions that are not normal to daily business activity must be documented and verified. **Reserve required as follows:** Primary Residence: • Loan amounts <= $2MM: 3 months PITIA reserves by Note rate • Loan amounts $2MM: 6 months PITIA reserves by Note rate • Second Home/Investment: 6 months PITIA reserve by Note rate **IRA/ 401K, Stocks/ Bonds/ Mutual Funds:** Able to use 70% (deduct 20% penalties and 10% tax) for closing costs and Reserves **Life insurance:** Cash Value can be used as down payment and reserves. **Business Funds:** • Business funds may be used as an acceptable source of assets, regardless of whether the related business income is used for qualifications. • The underwriter must obtain documentation evidencing: 1. The borrower's ownership interest in the business; and 2. The borrower's authority to access and utilize business funds. • Acceptable documentation may include, but is not limited to, a CPA letter, operating agreement, partnership agreement, corporate resolution, business license, organizational documents, or evidence of signatory authority on the business account. • If the borrower owns less than 100% of the business, only the portion of funds attributable to the borrower's ownership interest may be considered. • The use of business funds must not have a material adverse impact on business operations. Documentation supporting this determination may be required at the underwriter's discretion. **Sale Proceeds:** • Cash out proceeds can be used for reserves. • The proceeds from the sale of a borrower's present home are a common and acceptable source for the down payment and closing costs on a new home.

Program Description	Summary
	• Copy of Final Settlement statement or Closing Disclosure for the sale showing sufficient net cash proceeds to consummate the purchase of the new home must be obtained.
Seller's Concessions	Up to 6% of appraisal value towards closing costs for Primary and Second Homes. Up to 3% of appraisal value towards closing costs for investment Property.
Gift Funds	• Gifts are not allowed for Investment and Foreign National borrowers. • Gift funds may fund all or part of the down payment, closing costs, or reserves. • The gift letter must contain the amount of the gift, donor's name, address, phone number and relationship. • An acceptable donor is a relative, defined as a spouse, child, parent, sibling, grandparent, aunt, uncle, cousin, domestic partner, fiancée, fiancé. Gifts from trust accounts are not acceptable. • If borrower receives gift funds prior to closing, proof of wire transfer (copy of check) required.
Property Types	**Eligible Property Type:** • 1 unit attached and detached SFR and PUDs • Condominiums • 2-4 units Appraisal Requirement **Ineligible Property Type:** • Projects that contain 2-4 units that represent the security for a single mortgage • Projects that represent a legal, but non-conforming use of the land, if zoning regulations prohibit rebuilding the improvements to current density in the event of their partial or full destruction. • Cooperatives are ineligible for financing • Condo Hotel • Timeshare or segmented ownership projects • Manufactured homes • Houseboat projects • Boarding house • Leasehold estates • Mixed use **Maximum Loan Concentration** The maximum number of loans that EMET may extend in a condominium or attached PUD project may not exceed 20% of the total units in the project. EMET will not extend more than 1 loan for projects with less than 10 units. Condominium Project Eligibility Requirements **1. Owner Occupancy** To demonstrate project stability and marketability, at least 50% of the total units within the condominium project must be either: • Owner-occupied as a principal residence; or

Program Description	Summary
	• Occupied as a second home. **2. New Condominium Project Sales Requirements** For new condominium projects or legal phases, at least 50% of the total units must be: • Sold; or Subject to a bona fide purchase contract to purchasers who intend to occupy the unit as either: • A principal residence; or A second home. **Note:** This requirement applies to unit sales and purchaser occupancy intent and is separate from the owner-occupancy requirement above. **3. Single-Entity Ownership** To avoid excessive ownership concentration, ownership by any one individual or legal entity, including corporations, partnerships, LLCs, or trusts, may not exceed 25% of the total units within the project. For projects containing four (4) or fewer units, no single individual or legal entity may own more than one (1) unit. **4. Investor Concentration** Investor ownership may not exceed 50% of the total units within the project. For condominium projects containing fewer than four (4) units, no single individual or legal entity may own more than one (1) unit. Note: Investor concentration measures the investor-owned units within the project and is separate from the EMET's maximum loan concentration and from the single-entity ownership limitation. **Condominium Project Documentation Requirements** The following documentation is required for condominium project review (2-4 units waived): • HOA Questionnaire (Limited Review) • HOA Budget: Minimum reserve allocation of 15% of the annual budget • Fidelity Insurance, when applicable **Appraiser Review Requirements (if applicable)** The appraiser should evaluate the homeowners' association and management structure to the extent possible and review available supporting documentation, including but not limited to: • Planned Unit Development (PUD) Articles of Incorporation • Homeowners' Association Bylaws • Covenants, Conditions and Restrictions (CC&Rs) • Department of Real Estate public records **Ineligible Condominium Projects** A condominium project is not eligible if any of the following conditions exist: • The project fails to meet any condominium project eligibility requirements outlined in this section. • The project is involved in litigation.

Program Description	Summary
	• Commercial or non-residential space exceeds 35% of the total project area. • The subject phase is incomplete. • More than 15% of units are 60 or more days delinquent on HOA assessments. • The project is subject to resale restrictions. **Flip Property** When the subject property is being resold within 90days of its acquisition by the seller and the seller's acquisition price has increased more than 10% If the property is a 'Flip', the following additional requirements apply: • A second appraisal must be obtained, and the second appraisal must be dated prior to the loan note date. • If the loan is subject to Regulation Z, a copy of the second appraisal must be provided to the borrower in compliance with the federal HPML requirements. • All transactions must be arm's length, with no identity of interest between the borrower and the property seller or other parties participating in the sales transaction. • The property was marketed openly and fairly, through a multiple listing service, auction, for sale by owner. • Increase in value should be documented with commentary on the appraisal and recent comparable sales. • The property seller on the contract must be owner of the record.
Appraisal Requirement	• Loan amounts > $2MM: Two appraisal reports required. • Automated valuation model (AVM)/CDA or desk review is required and AVM/CDA must support the value and can be no more than 10% below the appraised value. • Rural - Less than 10 Acres recommended. • Rural with agricultural zoning - Cannot have commercial activities such as farming or ranching. Appraisal should comment on rebuilding as residential and no working farm. • Transferred appraisal is not acceptable. • UAD 3.6 Appraisal Report requirements ➢ Effective November 2, 2026 ➢ UAD 3.6 Policy Exception: Brokers may continue using UAD 2.6 appraisal reports through May 19, 2027, during the transition to UAD 3.6 ➢ Applicability is based on the submission/delivery date
Eligible Borrowers	• US Citizens • Permanent Resident Aliens (Registration Card must be valid at least 90 days of the note date). • Non-Permanent Resident • Inter vivos Revocable Trust (Trust Certification is acceptable)

Program Description	Summary
	• Foreign Nationals (Second Home / Investment only) - See Foreign National section for details.
Eligible Visa Status	The following visa classification are allowed as Non-Permanent Resident Aliens: • E1, E2 • G1 through G5 • H-1b • L1 The following visa classification are allowed as Foreign National: • B-1, B-2 • G1 through G5 • H-2A, H-2B, H3 • E-1, E-2 • I • J-1, J-2 • K1 • Visa must be valid for at least 90 days of the note date
Foreign National	• DTI Ratio:38% • F1 AND F2 types are not allowed. • Copy of passport and valid Visa required. • Borrower must have U.S. address when applying for loan (must be entered as the mailing address on 1003) • Foreign assets (downpayment, closing costs, and reserves) must be transferred to a U.S. account prior to approval • Credit Report to be pulled to check and verify no negative history. FICO score not required. • 12 Months PITIA reserve required (P&I is calculated at 1% above note rate for 5/6 ARM) • Self-employed business or Foreign CPA license are to be independently verified Via business search, Google, government or State issued document. • All documents must be translated by a certified translator. • Asset verification (must be in U.S. banking institutions) • Gifts are not allowed. • POA not allowed • Borrower prepared P and L not allowed • Only eligible for Second home or Investment • Automatic payment set up with U.S. Institution • Maximum number of loans allowed to one borrower is three for an aggregate of 5 million. • I-94 form requires all non-visa required nationals

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Program Description	Summary
Occupancy Types	When underwriting a loan, the status of occupancy for the property must be considered. The property may be a primary residence, second/vacation home. Or investment property. For primary residence, the feasibility of a borrower occupying the subject property must be considered. **Primary Residence** • A property is considered a primary residence if it is occupied by most of the year. • EMET will consider a 1-4 unit property to be the borrower's primary residence if one of the units is physically occupied by the borrower within 90 days of closing and the property is within reasonable commuting distance from the borrower's place of employment. **Second/Vacation Home** • EMET considers a 1-unit property a second/vacation home provided that the property is not the borrower's primary residence, and the property is available for the borrower's exclusive use and enjoyment. The property must be a reasonable distance from primary residence, cannot be a time-share and must be suitable for year-round occupancy. • A second home cannot be subject to any agreements that give a management firm control over the occupancy of the property. Investment Property • Property that the borrower owns but does not occupy
Non-Occupant Co-Borrowers	• Primary Residence only • Cannot be primary wage earner • Borrower must be on title of the property • Purchase and Rate/term only (non-occupant must be on the current mortgage for a rate/term refinance).
Loan Purpose	**Purchase:** • Use lesser of purchase price or appraised value for LTV calculation. **Cash-Out:** • The existing first mortgage being paid off through the transaction must be seasoned for 12 months of note date. • One borrower must have been on the title for at least 6 months prior to the disbursement of the new loan. • Subject property cannot be listed for sale and listing must be withdrawn prior to the application date. • Ownership must be transferred out of the LLC and into the name of the individual borrower(s) prior to initial application • If the property was owned prior to closing by a limited liability corporation (LLC) that is majority-owned or controlled by the borrower(s), the time it was held by the LLC may be counted towards meeting the borrower's six-month ownership requirement. • LOE from borrower for Cash out reason is required. **No Cash-Out:**

Program Description	Summary
	• Subject property cannot be listed for sale and listing must be withdrawn prior to the application date. • The borrower may only receive cash back in the amount that is the lesser of $2,000 or 2% of the new loan amount. • Seasoning is not required for value • At least one borrower on the new loan must be the owner (on title) of the subject property at the time of the initial application. **Delayed Financing Exception** Borrowers who purchased the subject property within the past six months are eligible for cash out refinance if all the following requirements are met: • The original purchase transaction was an arm-length transaction. • The original purchase transaction is documented by a HUD-1 Settlement Statement, which confirms that no mortgage financing was used to obtain the subject property. • The preliminary title search or report must confirm that there are no existing liens on the subject property. • The source of funds used for the purchase transaction must be documented and must be the borrower's own funds. • The amount of cash-out cannot be greater than the borrower's original investment to purchase the property plus closing costs. If gift funds were used, it cannot be reimbursed and source of EMD needs to be verified if the amount is to be included in the cash back.
Fraud Report	Required on all files
Prepayment Penalty	No prepayment penalty
Insurance Coverage Amount	• 100% of the replacement cost value of the improvement or • The loan amount provided equals no less than 80% of the replacement cost value of the improvements. The verification source may be the property insurer, an independent insurance risk specialist or other professional with appropriate resources to make such a determination. • HOA Cert is required for all attached properties (e.g. attached PUD)
Non-Arm's Length Transaction	Non-arm's length transactions are purchase transactions in which there is a relationship or business affiliation between the seller and buyer of the property. • Primary residence only • LOE - Relationship with the seller and reason for purchase • Borrowers cannot be the owner of a business entity selling the subject property. • Borrowers cannot provide services on transaction (closing agent, title agent, appraiser, etc.) • Gifts of equity from an immediate family member is permitted (Gift letters must be received) • Foreclosure bailout is not allowed
Power of Attorney	• Not Allowed on Cash-Out and Foreign national. • Letter of explanation stating the relationship between the borrower and attorney-in-fact and the reason for using POA must be obtained from the borrower. • POA must be specific to the transaction

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Program Description	Summary
Age of Documentation	• Credit Report: Within 90 days of the Note Date • Income/ Assets Docs: Within 60 days of the Note Date • Title Report: Within 90 days of the Note Date • Appraisal Report: Within 120 days of the Note Date
Texas Cash Out	Subject to compliance with all Texas Equity Loan requirements, including but not limited to: • A Section 50(a)6 loan may not be closed sooner than 12 months after the closing of a previous Section 50 (a)(6) • Only one outstanding 50 (a)(6) loan on a property at one time • Each owner of the home and spouse must acknowledge the loan • 12 days waiting period for closing must be met • Apply to primary residences only • Power of Attorney is not allowed • Borrower may not be charged in excess of 2% of the loan amount in total fees. (excludes fees related to appraisal, property, survey, title insurance premium, homeowner's insurance, property taxes, Per-diem and endorsement) • A title insurance policy written on Texas Land Title Association forms including T 42 and T42.1 endorsements are required • All documents must be reviewed by the attorney and provide all signed attorney documents if available. • Surveys are required