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200 - Conforming

Product Description and Product Codes

Product Description

Presentation

To minimize repetition, general guidelines and requirements that affect all FRM are presented first, and then product-specific requirements are presented as a sub-section of this Product Guideline. Each sub-section has a loan parameter matrix for easy reference. For credit parameters not referenced, refer to ClearPoint Funding’s Lending Guide.

Product Codes

The following Product Code Matrix outlines the applicable product codes for the Conforming Fixed and Adjustable Rate Mortgage products.

Acceptable Loan Terms: Unless otherwise noted in the Product Code Matrix, acceptable loan terms are included in the actual product code (i.e. C10 equals conforming 10-year term; C30 equals conforming 30-yr term).

Product Name	FRM Product Code		Product Feature Options
FRM Standard Loan Amounts	C10 C15	C20 C25 C30	Agency Fixed Rate Terms: 10; 15; 20; 25; 30-year Interest Only Option Term: Not Available.
FRM Standard Loan Amounts with LPMI	C10-LPMI C15-LPMI	C20-LPMI C25-LPMI C30-LPMI	LPMI Terms: 10; 15; 20; 25; 30-year.

✓ Product feature options are available only to the terms/conditions outlined in the applicable sections of this product summary.

Loan Details

Overview

Unless otherwise noted in a specific sub-section, the loan details noted below apply to all conforming FRM loans.

Review the entire product summary for full details regarding loan parameters.

FRM Features

The Conventional FRM Features detailed below provide definitions and other important loan details:

Features	Comments
Interest Only Feature	Not Permitted
Conversion Option	None
Prepayment Penalty	Not Permitted
Assumable	Not Assumable
Negative Amortization	None

Escrow / Impound Waiver

Permitted per ClearPoint Funding guidelines for loans with an LTV less than 80.00%, unless higher limits are permitted by state law. Escrow/Impound for mortgage insurance may not be waived.

NOTE:

- California may waive escrows for LTVs up to 90.00% per state law.
- Partial escrow waivers for hazard insurance are permitted. In cases of partial escrow waivers, taxes and flood insurance must continue to be escrowed into an account.
- When escrows are impounded, HO-6 insurance coverage must also be impounded.

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Loan Details, Continued

Loan Limits

Property Type	General
1 Unit	\$417,000
2 Units	\$533,850
3 Units	\$645,300
4 Units	\$801,950

NOTE:

- ✓ Minimum \$50,000 loan limit.
- ✓ Loan amounts must be in \$50 increments.

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Loan Details, Continued

Occupancy

Unless otherwise specifically restricted or not permitted by the applicable loan parameters, the following property types are acceptable:

- ✓ Primary Residence
 - 1-unit Primary Residence: No further restrictions.
 - 2-unit Primary Residence: Borrowers may not own any other residential property of equal or greater value in the same area in which the units are located. The mailing address and property address must be verified as the same; if this cannot be done, it must be treated as an investment property.
 - 3-4 units Primary Residence: All documentation including sales contract must reflect the borrower's intent to occupy the property. Additionally, the appraisal must indicate the intended unit the borrower is to occupy and confirm availability. The borrower may own other property; however, the underwriter must review to determine reasonableness of the borrower's intent to occupy.

✓ Second Vacation Home

✓ Investment (Non-owner occupied)

IMPORTANT: If the Subject is an INVESTMENT Property:

- The value of the borrower's primary residence must be compared to the value of the investment property to ensure that the underlying transaction is logical. For example, the SFR Investment property should NOT be of greater value than the Borrower's SFR Primary Residence.
- All investment property purchase transactions where the Borrower does not currently own a primary residence or own any other investment properties must qualify with the full PITI payment.

Continued on next page

Loan Details, Continued**REV 04/09****Second Home Definition**

The following provides assistance in appropriately defining second homes:

- ✓ **Must be located** in a vacation / resort area, the property must be suitable for year-round occupancy.
- ✓ **The subject property should not be located in the same market area as the borrower's primary residence nor own any other properties in that same location.**
 - **A location that is accessible yet remote enough from the borrower's primary residence to function reasonably as a second home; approximately greater than 50 miles.**
- ✓ Transactions where the property is being purchased for occupancy by someone other than the borrower will be considered an investment property.
- ✓ The borrower must have exclusive control over the property and the property must not be subject to any kind of timesharing agreement, rental pools, or agreements that require the borrower to rent, share or give a management company control over occupancy.
- ✓ Rental income may not be used to qualify the borrower. Occasional seasonal rental is permitted. Reporting this rental income on tax returns does not contradict second home status, but must be minimal. The hazard insurance policy may not contain any coverage for rent loss.
- ✓ **The following scenarios will require a second signature from the VP of Credit or VP of Operations:**
 - **Borrowers who own other residential properties other than the primary residence.**
 - **Second Home subject properties located in a major metropolitan area. Borrower must provide reasonable letter of explanation.**

Elderly Parent/ Disabled Adult Child

Financing a home as a primary residence for an elderly parent or physically/developmentally disabled adult child is not permitted

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Loan Details, Continued

Property Types

Eligible Property Types

Unless otherwise specifically restricted or not permitted by the applicable loan parameters, the following property types are acceptable in accordance to applicable agency guidelines:

- ✓ 1-4 Unit Properties, Attached and Detached
- ✓ Eligible Condominiums, excluding Type R, V and U projects.
- ✓ Modular Homes/Factory Built (SFR, 1-unit only)
- ✓ 1 Unit PUDs
- ✓ Rural Properties; Refer to Lending Guide for properties greater than 15 acres.
- ✓ Land Contracts for Sale
- ✓ Mixed Use Properties

Ineligible Property Types

The following property types are not acceptable:

- ✓ Model Home Leaseback properties
- ✓ Manufactured Homes
- ✓ Properties located outside the United States
- ✓ Condotels
- ✓ Raw Land
- ✓ Subsidized Condos also known as Limited Equity Condos
- ✓ Cooperative Share Properties (Co-Op)
- ✓ Condos: Type R, V and U projects

NOTE: For other property types not listed above, refer to the Lending Guide for eligibility requirements.

Closing Documentation

All fixed Rate Mortgages sold to ClearPoint Funding must use the most current Fannie Mae uniform instruments for the fixed rate Note and for the Security Instrument.

General Underwriting Guidelines

Overview The Conforming FRM loans require initial submission through Fannie Mae DU/DO; the agency underwriting guidelines of Fannie Mae must be met, unless otherwise indicated.

NOTE: Manually Underwritten files are not permitted.

Acceptable AUS Decisions ClearPoint Funding will accept Conforming loans only with the following credit recommendations.

AUS Decision Required	Eligible
Fannie Mae	
DU Approve/Eligible	Yes
DU Approve/Ineligible	Yes ³
DU Refer/Eligible	No ²
DU Refer/Ineligible	No
DU Refer with Caution	No ²
DU EA/Eligible	No ¹
Out of Scope	No
Freddie Mac	
Standard Accept	No
Streamline Accept	No
Accept Plus	No
Caution	No
Incomplete	No
500 FHLMC Eligible. LP A-minus offering	No
NOTES:	
¹ DU EA/Eligible and LP A-minus recommendations may NOT be turned into a manual underwrite under the Conforming FRM guidelines; EA Levels and LP A-minus products are not offered or permitted by ClearPoint Funding. ² AUS recommendations are not valid and may NOT be turned into a manual underwrite under the Conforming FRM guidelines. ³ DU/DO "Approve/Ineligible" decisions are permitted if the only reason for the Ineligible recommendation is that the loan amount exceeds the current loan limit applied by DU. The loan amount cannot exceed the temporary high-cost limit applicable to the area in which the property is located.	

Continued on next page

General Underwriting Guidelines, Continued

Documentation Requirements

Required file documentation determined by the applicable DU/DO findings unless otherwise specified within the DU/DO Assisted Loan section.

Income Documentation

Wage Earner:

- ✓ Income verification may be documented in accordance with DU/DO recommendations for base wages, bonus, commission, overtime and teachers. All other forms of income must be documented in accordance to the requirements provided within the lending guideline.
- ✓ Current pay-stubs evidencing 30 day earnings and most recent W-2 are always required to be included within the file regardless DU/DO. If the AUS recommendation requires greater documentation, then the findings should be followed as the greater of.

Self Employed: Minimum of 2 years tax returns, but 1 year tax return may be acceptable if recommended by DU/DO.

NOTE: If declining income exists in either scenario, then additional documentation as deemed appropriate by the underwriter is required.

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General Underwriting Guidelines, Continued

**IRS Form
4506-T**

For loans receiving an Approve/Accept recommendation, obtain tax transcripts for the number of years of income documentation required on the Desktop Underwriter Findings Report (DU/DO). ClearPoint Funding requires the most recent Tax Return Transcript for all borrowers.

- ✓ For loans underwritten before June 15, 2012, if the borrower has filed their 2011 tax returns, and the tax transcripts are not yet available, the tax transcript request will be returned from the IRS and reflect "No Record Found", the following must be provided:
 - 2011 Tax Transcript showing "No record or return filed"; and,
 - Copy of the 2011 Tax Return; and,
 - **For Salaried Borrowers:** a 2010 tax transcript, current paystub and 2011 W-2;
 - **For Self-Employed Borrowers:** a 2010 tax transcript and a 2011 P&L.
 - **See below if borrower filed an extension.**
- ✓ For loans underwritten on or after June 15, 2012, the 2011 Tax Return Transcripts must be provided. If a borrower has filed an extension, the following must be provided:
 - Evidence that the extension was filed and evidence of tax payment; and,
 - A 2011 Tax Transcript showing "No record or return filed"; and,
 - **For Salaried Borrowers:** a 2010 tax transcript, current paystub and 2011 W-2;
 - **For Self-Employed Borrowers:** a 2010 tax transcript and a 2011 P&L.

NOTE: Extension requests that exceed the October 15th filing date will require verification of further extension approval from the IRS.

Borrowers Not Required to File a 2011 Tax Return

If a borrower is not required to file a 2011 tax return and the source of income cannot be validated through the 4506-T process, alternative documentation must be obtained. Examples of documentation include 1099 transcripts or an award letter with a bank statement.

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General Underwriting Guidelines, Continued

Housing History

DU applies the following guidelines to the processing of loans with mortgage delinquencies:

- ✓ If any borrower's credit report contains a mortgage tradeline that is 60 or more days past due when the account was last reported by the creditor and the account was reported within the 12 months prior to the credit report date, the loan will receive a Refer with Caution/IV recommendation and will be ineligible.
- ✓ If there is a mortgage that is disclosed on the loan application but not reported on the credit report, DU will issue a message requiring confirmation that the account is not two or more payments past due as of the date of the application and that it has not been past due by two or more payments in the last 12 months. If it is determined that the borrower does have a mortgage that is past due by two or more payments or has been past due by two or more payments in the last 12 months, then the loan is not eligible.
- ✓ Borrowers may not bring past-due mortgage accounts current prior to closing in order to circumvent Fannie Mae's policy regarding past-due mortgages. However, some discretion may be applied with regard to the application of this policy if it determines and documents that the past-due account status was not the fault of the borrower—for example, if the servicer misapplied or lost the borrower's payment.
- ✓ Loan case files will receive an Ineligible recommendation due to excessive prior mortgage delinquency if the borrower has a mortgage tradeline on his or her credit report that has one or more 60-, 90-, 120-, or 150-day delinquency reported within the 12 months prior to the credit report date.

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General Underwriting Guidelines, Continued

Reserves Minimum liquid cash reserves as defined within the Lending Guide after closing for the referenced occupancies are as follows:

Reserve Requirements	
Primary Residence	As permitted by the DU/DO findings (subject to MI Partner's guidelines)
Second Home	2 months PITI regardless of DU/DO findings; plus 2 months reserves are required for each additional financed second home or investment property owned by the borrower regardless of the DU/DO findings.
Investment	6 months PITI regardless of DU/DO findings; plus 2 months reserves are required for each additional financed second home or investment property owned by the borrower regardless of the DU/DO findings.
Converted, Departing Property	If the borrower's current primary residence is converted to a second home or investment property and the 30% equity cannot be documented, 6 months of PITI for both the retained and subject property is required to be in reserves regardless of DU/DO recommendations.
Florida Condos	3 months PITI required regardless of DU/DO findings.
<p>IMPORTANT: When a single borrower closes multiple, concurrent transactions through ClearPoint Funding, reserve requirements must be met for each individual loan. Concurrent transaction reserve requirements are applicable to Agency products only. Concurrent is defined as closing within 180 calendar days of each other.</p> <p>For example, three investment properties for the same borrower closing concurrently will require 18 months of reserves (i.e., 6 months reserves for each investment property).</p> <p>NOTES:</p> <ul style="list-style-type: none"> ✓ Blank income and employment information on the initial 1003 is NOT permitted; however, assets only need to be completed on the initial 1003 as deemed necessary to receive a DU/DO Approve/Eligible. 	

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General Underwriting Guidelines, Continued

Full Appraisal Requirements

ClearPoint Funding will accept the limited appraisal forms noted in the DU/DO findings report, excluding the following scenarios, which **require a Full Interior/Exterior FNMA Form 1004 Report regardless of DU/DO recommendations:**

- For 80.01-95% LTVs, refer to MI partner guidelines for possible overlays; if MI partner will permit a reduced appraisal form, then it will be acceptable to CPF as well.
- Investment Property located in Texas
- Non-arms length transactions
- Purchases of REO properties, short sale or most recent transaction was a foreclosure sale
- Construction to Perm/end loans
- Condos requiring a full lender delegated review (Appraisal Form 1073)
- Condos located in Florida (Appraisal Form 1073)
- Mixed Use properties
- True and sided log homes

NOTE: PIW recommendations are permitted when recommended by DU/DO; refer to the specific PIW Requirements within the product summary for complete details.

NOTE: For properties in attached condominium projects, the appraisal must contain two comparable sales from projects outside of the subject's project in addition to the current comparable sale requirements.

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General Underwriting Guidelines, Continued

**Appraisal
Requirements,**
continued

Investment Property and Multiple Units

- ✓ All Investment Properties and All 2-4 Unit Properties, regardless of occupancy and regardless of borrower using rental income to qualify and DU/DO findings, will require with of the following or as required by the AUS engine (whichever is more restrictive): Current Lease, Form 216 or Form 1025. Form must show current market rents for all units including those that will be occupied by the borrower.
- ✓ **NOTE:** FNMA 1007/FHLMC 1000 Single Family Comparable Rent Schedule will be required as specified within the Lending Guide.
- ✓ Refer to the Lending Guide for additional appraisal requirements, including PIW permissions.

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General Underwriting Guidelines, Continued

PIW Requirements

NOTE: PIW recommendations are permitted when recommended by DU/DO for:

- ✓ One (1) unit properties (including eligible condo limited reviews)
- ✓ Standard Loan Amounts only
- ✓ All Occupancies permitted, excluding Investment Properties located in Texas.
 - Non-owner occupied transactions utilizing the PIW, must be accompanied by the rental income and bedroom count information, regardless of the DU/DO.
- ✓ If MI is required, then refer to MI partner guidelines for possible overlays.
- ✓ Cash Out Refinances requiring mortgage insurance are not permitted
- ✓ Property may NOT be a REO, short sale, recent foreclosure, requiring significant repair or new construction.
- ✓ PIW must be dated within 120 days of the Note date.
- ✓ If PIW is exercised, a signed affidavit is required confirming the subject property is not currently listed for sale.
- ✓ Refinances of properties where the most recent transaction was a REO sale are not eligible for a PIW.
- ✓ At the Underwriter's discretion, a full appraisal may be required if there is reason to believe it warranted due to additional information obtained about the property or subsequent events such as natural disasters, etc.
- ✓ An arms length relationship exists.

Reduced Appraisal Forms

If the property inspection reveals adverse physical deficiencies or conditions, or the subject property does not conform to the neighborhood, the appraisal report is required to be upgraded to a complete interior and exterior appraisal report via Form 1004.

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General Underwriting Guidelines, Continued

Validation Requirements

ClearPoint Funding will assess all properties and appraisals to confirm values are well supported. It will be at the Underwriter's discretion to utilize any additional validation tools at their disposal to escalate value concerns.

Declining Markets

Declining markets are defined as one of the following:

- Described by the Appraiser, or
- Within the specified county on any Mortgage Insurance partner's Declining Market Summary, if applicable.

IMPORTANT: If a property is defined as declining, then the following requirements apply:

- ✓ If >80.00% LTV, MI Partner overlays to be applied.
-

Construction to Perm

Construction to Perm permitted to current Fannie Mae guidelines is acceptable.

- ✓ Full URAR Appraisal is required regardless of AUS.
- ✓ Seller contributions are not permitted
- ✓ Second Home and Investment properties not permitted
- ✓ Subject to MI Partner requirements, such as reduced LTVs, higher credit scores, restrictions against defined declining markets, etc., if applicable.

NOTE:

- Applies to end financing of the interim bank loan; ClearPoint Funding does not offer interim, construction financing.
 - Refer to the Lending Guide for additional requirements.
-

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General Underwriting Guidelines, Continued

Interest Only Option

✓ Not Permitted

Land Contract for Sale

A Land Contract for Sale (aka Installment Land Contract or Contract for Deed, etc.) must meet the ClearPoint Funding guidelines as outlined in the Lending Guide.

Mortgage Insurance

Company

Mortgage Insurance must be obtained from a company that is acceptable to ClearPoint Funding, which includes Borrower Paid Monthly or Borrower Paid Single Premium insurances.

Coverage

Mortgage Insurance coverage must meet the condition on the DU/DO findings report in addition to the following:

- ✓ Regular Borrower Monthly, Single Borrower Paid, and LPMI are acceptable types of mortgage insurance.
- ✓ **Minimum, Split or Financed (whether Monthly or Single) MI** is not acceptable, regardless of the DU/DO findings.

NOTES:

- Refer to the MI Partner website/guidelines for further details.
-

Split Premium Mortgage Insurance

Not Permitted.

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General Underwriting Guidelines, Continued

LPMI

- ✓ Single, non-refundable premium options only.
- ✓ 10, 15, 20, 25 and 30 year Fixed Rate Only
- ✓ LPMI disclosure is required to be signed at time of application.
- ✓ Non-arms length transactions are not permitted.
- ✓ Cash out refinances are not permitted.
- ✓ One (1) unit, Primary Residence and Second Homes properties only; condos not permitted for second homes.
- ✓ Minimum 680 credit score for primary residence; Minimum 720 credit score for second homes.
- ✓ Maximum 41-45% DTI qualifying ratio as permitted by the MI Partner; >41% DTI requires a minimum 740 credit score regardless of MI Partner's minimum requirements.
- ✓ CLTV may consist of existing subordinate financing only; no new second liens are permitted.
- ✓ Paystub and W-2 required regardless of DU/DO findings.
- ✓ Reserves: 2 months standard loan amount
- ✓ Non-permanent resident aliens not permitted.
- ✓ Loans may not close in a trust.
- ✓ Non-occupant co-borrowers are not permitted.
- ✓ PIWs are not permitted regardless of MI partner's availability or DU recommendation.
- ✓ Insured through Radian only.
- ✓ **NOTE:** Also referred to as Lender Paid Single Premium (LPSP)

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General Underwriting Guidelines, Continued

Standard Mortgage Insurance Coverage	
25 & 30-Year	
LTV	Coverage Requirement
90.01 – 95.00%	30%
85.01 – 90.00%	25%
80.01 – 85.00%	12%

Standard Mortgage Insurance Coverage	
10, 15 & 20-Year	
LTV	Coverage Requirement
90.01 – 95.00%	25%
85.01 – 90.00%	12%
80.01 – 85.00%	6%

Participating Providers

- ✓ Genworth
- ✓ MGIC
- ✓ United Guaranty
- ✓ Radian

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General Underwriting Guidelines, Continued

Multiple Properties

ClearPoint Funding's requirements regarding the maximum number of financed residential properties that can be held by a borrower are as follows.

IMPORTANT: Refer to the Maximum Exposure section within the Lending Guide for additional details on the number of financed properties ClearPoint Funding will finance for one borrower.

Subject Property Occupancy	Maximum Number of Financed Properties
Primary Residence	No limit to the number of financed properties held as underwriter deems acceptable based on occupancy validation and borrower's ability to repay.
Second Home	No more than 4 financed residential properties, includes the subject property and the primary residence. ¹
Investment Property	
<p>NOTE:</p> <ul style="list-style-type: none"> ✓ Partial ownership in a property counts as a "financed property" held. ✓ A borrower who holds a limited partnership interest in an organized limited partnership that has been formed for the purpose of real estate investment or development or is a general partner who has personal liability and whose income is derived through the partnership's investments, must take into consideration all properties owned and financed by that partnership/corporation. <p>¹ Borrower may not be affiliated with the builder, developer, or seller of the subject property.</p>	

Non-Occupant Co-Borrowers

Permitted as defined by FNMA guidelines; however, non-occupant co-borrowers are not permitted for the following programs:

- ✓ Maximum LTV and CLTV is 90.00%
- ✓ Maximum DTI for the occupying borrower evaluated by DU/DO not to exceed 35/43%.
- ✓ Cash out refinances are not permitted
- ✓ Owner-occupant(s) must make 50% of the down payment from their own funds if the LTV is greater than 80.00%

NOTE: Owner-occupant(s) must be able to qualify for the mortgage based on his/her own financial capacity.

Continued on next page

General Underwriting Guidelines, Continued

Non-Traditional Credit History Not Permitted.

Qualifying Ratios ClearPoint Funding will accept loans with the maximum Debt-To-Income (DTI) ratios accepted by the DU's approve/eligible recommendation with the below exceptions:

The loan characteristics are...	Maximum DTI	
	>80%	≤80%
AUS Recommendation	Ranges from 41 to 45% depending on the selected MI Partner and their applicable overlays; refer to specific MI Partner's guidelines for details.	45% - 50%
LPMI	41%; up to 45% may be permitted with 740 credit score as allowed by the MI Partner's overlays.	

IMPORTANT:

✓ The maximum allowable total expense ratio is DU Version 8.0 is revised to 45% with flexibilities offered up to 50% for loan files with strong compensating factors.

Seller Contributions As permitted by FNMA guidelines.
NOTE: For loans requiring mortgage insurance AND located within a declining market, the maximum seller contribution is 3%.

Refinance Transactions Permitted as defined by FNMA guidelines.
NOTE:

- Refer to Lending Guide for ClearPoint Funding overlays in regards to subject properties which are the result of short sales, foreclosures, and deed-in-lieu of foreclosures.
- Texas Section 50a6 loans or refinances of previous Texas Section 50a6 loans are NOT permitted.

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General Underwriting Guidelines, Continued

Subordinate Financing

Must meet applicable FNMA guidelines and the product-specific loan parameter requirements.

Unless specifically restricted, subordinate financing is permitted and must meet the ClearPoint Funding guidelines as outlined in the Lending Guide.

Home Equity Lines of Credit (HELOC) must meet the applicable FNMA guidelines. See the Lending Guide for any additional requirements.

NOTE:

- ✓ No additional subordinate financing permitted behind the Second Lien (i.e. 3 or more liens against the subject property are not permitted regardless of the CLTV calculation).
 - ✓ Community Seconds not permitted.
 - ✓ Refer to 100-Conventional Lending Guide for full details.
-

Restrictions

Introduction

The following specific restrictions apply for all loans closed and funded by ClearPoint Funding.

State Restrictions

- ✓ **California:** Preliminary title commitments are required.
 - ✓ **Illinois:**
 - All refinances require a net tangible benefit form to be calculated by the underwriter; signed by both the Underwriter and Borrower(s).
 - Cook, Kane, Peoria or Will Counties Only:
 - Mortgage must be recorded with either a Certificate of Compliance or a Certificate of Exemption as applicable.
 - High level steps: originator uses loan application to enter required information into the database; database will determine if the property is exempt; if not exempt, the database will then determine if it will be necessary for the borrower to obtain counseling; proof of exemption, if applicable, must be printed and provided within the loan file.
 - Refer to <https://www.ilapld.com> for instructions from the state.
 - Borrower Certification stating that counseling is not required as ClearPoint Funding does not offer loan products or allow closing scenarios that would trigger state required counseling.
 - ✓ **Maryland:** All refinances require a net tangible benefit form to be disclosed to and signed by the borrower.
 - ✓ **Massachusetts:**
 - Dwellings with individual sewage disposal systems, new or existing, must be inspected by a DEP approved inspector and, where repairs are indicated, be repaired prior to closing.
 - Certain refinances require a net tangible benefit form to be calculated by the borrower.
 - ✓ **Rhode Island:** All refinances must include a state specific net tangible benefit form disclosed to and signed by the borrower.
-

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Restrictions, Continued

**State
Restrictions,
continued**

-
- ✓ **Texas:**
 - Texas Section 50a6 loans or refinances of previous Texas Section 50a6 loans are NOT permitted.
 - ✓ ClearPoint Funding currently lends in the states of Alabama, Alaska, Arizona, California, Colorado, Connecticut, Delaware, DC, Florida, Georgia, Idaho, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Missouri, Nebraska, Nevada, New Hampshire, New Jersey, North Carolina, North Dakota, Ohio, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Carolina, South Dakota, Tennessee, Texas, Utah, Vermont, Virginia, Washington, West Virginia, Wisconsin and Wyoming.

IMPORTANT: All loans must meet Federal and State Regulations; ClearPoint Funding does not participate in high cost/higher priced mortgage loans.

Conforming FRM

Summary

ClearPoint Funding's Conforming FRM products are the "standard" Fannie Mae products offered through Desktop Originator or Desktop Underwriter (DU/DO).

Loan Parameters – Agency FRM 10 - 30 Year with Mortgage Insurance

Agency FRM 10 - 30 Year with Mortgage Insurance (>80% LTV)										
# of Units	Primary Residence Maximum			Second Home ³ Maximum			Investment Property Maximum			Minimum Credit Score
	LTV ⁶	CLTV ⁶	HCLTV ¹	LTV ⁶	CLTV ⁶	HCLTV ¹	LTV ⁶	CLTV ⁶	HCLTV ¹	
IMPORTANT: Standard Loan Amounts Only.										
Purchase and Limited Cash Out Refinance Transactions										
1	95.00	95.00	95.00	90.00 ³	90.00	90.00	NA	NA	NA	660 ^{4,5}
2	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Condo	95.00	95.00	95.00	NA	NA	NA	NA	NA	NA	660 ^{4,5}
Cash-Out Refinance Transactions										
1	85.00 ²	NA	NA	NA	NA	NA	NA	NA	NA	700
2-4 & Condos	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
NOTES:										
✓ IMPORTANT: Additional credit overlays are possible depending on the chosen MI partner. Refer to the respective guidelines for full details, including identified declining market areas.										
✓ Florida: Condos and construction to perm not permitted. SFR Purchase/Limited Cash Out Refinance at Maximum 95.00% LTV; minimum 680 credit score for purchases and limited cash out refinance.										
1 Home Equity Combined Loan-to-Value (HCLTV). See Lending Guideline for full details.										
2 Maximum Cash Out \$200,000; Genworth only; SFR Detached properties only.										
3 Second Home: 720 minimum credit score required; attached properties and condos not permitted.										
4 Construction to Perm: Minimum 680 credit score required.										
5 LPMI: 680 credit score required for Primary Residence; 720 required for Second Home; condos not permitted for Second Homes.										
6 LTV must be 5% lower than the maximum LTV allowed for scenarios when subordinate financing exist.										

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Conforming FRM, Continued

Loan Parameters – Agency FRM 10 - 30 Year without Mortgage Insurance

Agency FRM 10 - 30 Year without Mortgage Insurance (<=80% LTV)										
# of Units	Primary Residence Maximum			Second Home Maximum			Investment Property Maximum			Minimum Credit Score
	LTV	CLTV	HCLTV ¹	LTV	CLTV	HCLTV ¹	LTV	CLTV	HCLTV ¹	
IMPORTANT: Standard Loan Amounts Only.										
Purchase Transactions										
1 & Condo	80.00	95.00	95.00	80.00	90.00	90.00	80.00	85.00	85.00	620
2	80.00	80.00	80.00	NA	NA	NA	75.00	75.00	75.00	620
3 – 4	75.00	75.00	75.00	NA	NA	NA	75.00	75.00	75.00	620
Limited Cash Out Refinance Transactions										
1 & Condo	80.00	95.00	95.00	80.00	90.00	90.00	75.00	75.00	75.00	620
2	80.00	80.00	80.00	NA	NA	NA	75.00	75.00	75.00	620
3 – 4	75.00	75.00	75.00	NA	NA	NA	75.00	75.00	75.00	620
Cash-Out Refinance Transactions										
1 & Condo	80.00	85.00	85.00	75.00	75.00	75.00	75.00	75.00	75.00	620
2	75.00	75.00	75.00	NA	NA	NA	70.00	70.00	70.00	620
3 – 4	75.00	75.00	75.00	NA	NA	NA	70.00	70.00	70.00	620
NOTES:										
✓ Florida: Condo properties permitted with the following restrictions.										
✓ Primary Residence:										
<ul style="list-style-type: none"> • Credit score >=740, then 70% LTV/CLTV/HCLTV. Credit Score <740, then 60% LTV/CLTV/HCLTV; Cash out not permitted for Florida Condos. 										
✓ Second Homes and Investment properties are not permitted.										
¹ Home Equity Combined Loan-to-Value (HCLTV). See Lending Guideline for full details.										

Conforming Summary



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