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## 800 - Table of Contents

<b>800 - HOMEPATH.....</b>	<b>800-1</b>
<b>PRODUCT DESCRIPTION AND PRODUCT CODES .....</b>	<b>800-1</b>
Product Description .....	800-1
Product Codes.....	800-1
<b>LOAN DETAILS .....</b>	<b>800-2</b>
Overview .....	800-2
Types of HomePath Products .....	800-2
FRM Features .....	800-2
ARM Features.....	800-3
ARM Features, continued.....	800-4
Escrow / Impound Waiver .....	800-4
Loan Limits .....	800-5
Occupancy .....	800-6
Second Home Definition .....	800-7
Elderly Parent/ Disabled Adult Child .....	800-7
Borrower Eligibility.....	800-7
Property Types.....	800-8
Condo and PUD Review.....	800-9
Closing Documentation .....	800-9

## Table of Contents, continued

<b>GENERAL UNDERWRITING GUIDELINES</b> .....	<b>800-10</b>
Overview .....	800-10
Acceptable AUS Decisions.....	800-10
Documentation Requirements .....	800-11
High Balance Credit Overlays .....	800-11
Income Documentation.....	800-11
IRS Form 4506-T.....	800-12
Housing History.....	800-13
Assets.....	800-14
Gifts .....	800-14
Reserves.....	800-15
Appraisal Requirements.....	800-16
Interest Only Option .....	800-17
Land Contract for Sale.....	800-17
Mortgage Insurance .....	800-17
Multiple Properties .....	800-18
Maximum Exposure .....	800-18
Non-Occupant Co-Borrowers .....	800-19
Non-Traditional Credit History .....	800-19
Qualifying Ratios.....	800-19
Seller Contributions.....	800-20
Refinance Transactions.....	800-20
Subordinate Financing.....	800-20
<b>RESTRICTIONS</b> .....	<b>800-21</b>
Introduction .....	800-21
State Restrictions .....	800-21
<b>CONFORMING FRM</b> .....	<b>800-22</b>
Summary.....	800-22
Loan Parameters – HomePath FRM 10 - 30 Year .....	800-22
Loan Parameters – High Balance HomePath FRM 30 Year.....	800-22
<b>CONFORMING ARM</b> .....	<b>800-23</b>
Summary.....	800-23
Loan Parameters – HomePath ARM 10 - 30 Year.....	800-23
Loan Parameters – High Balance HomePath ARMs .....	800-23

## 800 - Homepath

### Product Description and Product Codes

**Product Description**
**Presentation**

To minimize repetition, general guidelines and requirements that affect all HomePath products are presented first. For credit parameters not referenced, refer to ClearPoint Funding's Conventional Lending Guide.

**Product Codes**

The following Product Code Matrix outlines the applicable product codes for the Conforming HomePath 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. CHP10 equals conforming 10-year term; CHP30 equals conforming 30-yr term).

Product Name	FRM Product Code		Product Feature Options
FRM Standard Loan Amounts	CHP10 CHP15	CHP20 CHP30	<b>Agency Fixed Rate</b> Terms: 10; 15; 20; 30-year
FRM High Balance	CHP30HB		<b>High Balance</b> Terms: 30-year
✓ Product feature options are available only to the terms/conditions outlined in the applicable sections of this product summary.			

Product Name	ARM Product Code		Product Feature Options
ARM Standard Loan Amounts	C05CHP C07CHP		<b>Agency Adjustable Rate</b> Terms: 5/1, 7/1 ARM (30-year amortization)
ARM High Balance	C05CHPHB		<b>High Balance</b> Terms: 5/1 ARM
✓ Product feature options are available only to the terms/conditions outlined in the applicable sections of this product summary.			
✓ <b>IMPORTANT:</b> Currently not available in the state of Massachusetts.			

## Loan Details

### Overview

The HomePath Mortgage allows a borrower to purchase a Fannie Mae owned property directly from Fannie Mae with a low down payment, flexible mortgage terms without an appraisal and no mortgage insurance.

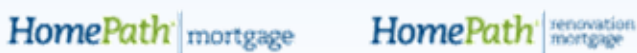
### Types of HomePath Products

It is important to note, ClearPoint Funding does NOT participate in the HomePath Renovation Mortgage Financing Product or in financing manufactured housing.

When researching the eligibility of a property, the website must show the below dual logos.

- ✓ If only the HomePath/Renovation Mortgage logo is reflected, then it is not eligible through ClearPoint Funding.
- ✓ If only the HomePath/Mortgage logo is reflected, it is likely the property is a manufactured home and therefore not eligible through ClearPoint Funding.

**HomePath Financing**  
 This property is eligible for both HomePath Mortgage and HomePath Renovation Mortgage. [Learn more](#)



### FRM Features

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

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

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## Loan Details, Continued

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

Features	Comments
Interest Only Feature	Not Available.
Index	LIBOR defined as London interbank offered rate for twelve month United States dollar-denominated deposits, as published in the Wall Street Journal. <b>NOTE:</b> The rate is equal to the note margin plus the index rounded to the nearest .125%.
Conversion Option	None
Prepayment Penalty	Not Permitted
Assumable	<b>5/1 &amp; 7/1:</b> Permitted after the initial fixed period, subject to credit approval.
Negative Amortization	None
Caps	<b>5/1 &amp; 7/1:</b> 5/2/5
Rate Adjustments	<b>5/1:</b> The initial note rate is in effect for the initial 60 months. The initial rate adjustment is limited to 5% and subsequent rate adjustment to 2% with a lifetime cap of 5%. <b>7/1:</b> The initial note rate is in effect for the initial 84 months. The initial rate adjustment is limited to 5% and subsequent rate adjustment to 2% with a lifetime cap of 5%.
Floor	The floor rate is never lower than the margin.
Margin	2.250%

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## Loan Details, Continued

**ARM Features, continued**

The Homepath ARM Features detailed below provide definitions and other important loan details:

Features	Comments
Arm Plans	<b>5/1:</b> GEN5 <b>7/1:</b> GEN7

**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.

**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	Permanent High Balance <sup>1</sup>
1 Unit	\$417,000	\$625,500
2 Units	\$533,850	\$800,775
3 Units	\$645,300	\$967,950
4 Units	\$801,950	\$1,202,925

**NOTE:**

- ✓ ClearPoint Funding's minimum loan limit is \$50,000.
- ✓ Loan amounts must be in \$50 increments.
- ✓ Loan amounts may not exceed the applicable maximum loan limits for the specific area in which the property is located.

<sup>1</sup> Maximum loan amounts are limited by MSA/County. The loan limits by county can be located in the Federal Housing Finance Agency website at [www.fhfa.gov/default.aspx?Page=185](http://www.fhfa.gov/default.aspx?Page=185) OR Fannie Mae's website at <https://commlend.efanniemae.com/loanlimitgeocoder/pages/login.aspx>

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## Loan Details, Continued

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### 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. 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.

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## Loan Details, Continued

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### Second Home Definition

The following provides assistance in appropriately defining second homes:

- ✓ Often 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.
- ✓ Second homes may be located in a major metropolitan area that the borrower visits on a regular basis. A letter of explanation from the borrower stating the reason that the home is not located in a resort / vacation area must be obtained.
- ✓ 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.

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### 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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### Borrower Eligibility

- ✓ Refer to 100-Conventional Lending Guide for additional details for the below eligible borrowers:
  - Permanent Resident Aliens
  - Non-Permanent Resident Aliens
  - Trust Agreements

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## Loan Details, Continued

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### 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:

- ✓ **IMPORTANT:** Property must be Fannie Mae owned and designated by Fannie Mae as eligible for a HomePath Mortgage through [www.homepath.com](http://www.homepath.com)
- ✓ 1-4 Unit Properties, Attached and Detached.
- ✓ Eligible Condominiums, with Type V review only (excluding FL).
- ✓ Eligible PUDs with Type E review only.
- ✓ Modular Homes/Factory Built (SFR, 1-unit only)
- ✓ Rural Properties; Refer to Lending Guide for properties greater than 15 acres.
- ✓ Leasehold Estates

#### Ineligible Property Types

The following property types are not acceptable:

- ✓ Properties not owned by Fannie Mae nor listed as eligible through [www.homepath.com](http://www.homepath.com)
- ✓ Properties owned by Fannie Mae that are only eligible for a HomePath Renovation Mortgage.
- ✓ 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)

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

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## Loan Details, Continued

### Condo and PUD Review

**Condos:** CPF is not required to warrant that the condominium project meets FNMA's project eligibility criteria, but must provide evidence of adequate hazard, homeowners, flood (if applicable) and that fidelity insurance (for projects of 20 units or more) exists.

**Florida Condos:**

- Second Home and Investment Properties are not permitted.
- For established projects, a full project review and eligibility is required; limited review and CPM Expedited review are not permitted. Refer to 100-Conventional Lending Guide for additional details.
- New and Newly converted attached condo project must have PERS Final Project Approval issued by FNMA and posted on their website.

**PUDs:** CPF is not required to warrant that the PUD project meets FNMA project eligibility criteria, but must provide evidence of adequate hazard, homeowners, flood (if applicable) and that fidelity insurance (for projects 20 units or more) exists.

### 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.

The respective ARM terms must use the following current Fannie Mae uniform instruments for the adjustable rate Note and Rider:

Term	Note	Rider
5/1	3528	3187
7/1	3528	3187

## General Underwriting Guidelines

**Overview** The Conforming FRM and ARM 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
<b>Fannie Mae</b>	
DU Approve/Eligible	Yes
DU Approve/Ineligible	No
DU Refer/Eligible	No <sup>2</sup>
DU Refer/Ineligible	No
DU Refer with Caution	No <sup>2</sup>
DU EA/Eligible	No <sup>1,2</sup>
Out of Scope	No
<b>NOTES:</b>	
<sup>1</sup> DU EA/Eligible recommendations may NOT be turned into a manual underwrite under the HomePath guidelines; EA Level products are not offered or permitted by ClearPoint Funding.	
<sup>2</sup> AUS recommendations are not valid and may NOT be turned into a manual underwrite under the HomePath guidelines.	

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## General Underwriting Guidelines, Continued

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**Documentation Requirements**

Required file documentation determined by the applicable DU/DO findings unless otherwise specified.

The following DU messages may be disregarded provided the loan complies with all HomePath Mortgage requirements:

- ✓ Any message relating to the amount of Mortgage Insurance required.
- ✓ Any message stating the maximum allowable interested-part contribution has been exceeded on principal residence or second home with a LTV >90.00%.
- ✓ Any message related to the level of recommended fieldwork.

**High Balance Credit Overlays**

- ✓ High Balance loan scenarios involving bankruptcy, foreclosure or deed-in-lieu, must follow the associated credit criteria defined within the Lending Guide regardless of DU/DO recommendations.
- ✓ Borrower may not be party to a lawsuit regardless of the circumstances.

**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 is always required to be included within the file.

**Self Employed:** Minimum of 2 years, 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

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### 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.

- ✓ Must be signed and processed prior to closing and a new form signed at closing.
- ✓ 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 15<sup>th</sup> 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

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### 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

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### Assets

No minimum **Borrower Investment** is required when:

- 1 Unit Primary Residence, excluding High Balance mortgages >80% LTV.
- 2-4 Unit Primary Residence properties with <=80% LTV
- Second Homes with <=80% LTV
- Gifts are acceptable provided Borrower Investment is met

Minimum 5% **Borrower Investment** from the borrowers' own funds is required when:

- 2-4 Unit Primary Residence with >80% LTV
- High Balance Primary Residence with >80% LTV
- Second Homes with >80% LTV
- All Investment properties regardless of LTV

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### Gifts

**Primary Residence and Second Homes:**

- Acceptable provided Borrower Investment is met

**Investment Properties:**

- Gifts are not permitted

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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	Agency guidelines apply or as permitted by the DU/DO findings
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.

**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.

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).

**NOTES:**

- ✓ Reserves may not be from gift funds.
- ✓ 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

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### Appraisal Requirements

- ✓ No appraisal is required except for the following:
  - Primary Residence and second home properties located in West Virginia, which require a minimum of an exterior appraisal (Form 2055) unless DU/DO recommendation requires a full appraisal (Form 1004) and must be ordered through CPF's AMC process.
- ✓ The sales price of the property (as evidenced by the sales contract between FNMA and the buyer/borrower) will be used as the property value for purposes of loan processing, underwriting and determining the LTV/CLTV.
- ✓ ClearPoint Funding is not required nor will represent and warrant the value or condition of the property.
- ✓ If the borrower, at their discretion, chooses to obtain an appraisal, then:
  - The borrower must order the appraisal from an appraiser selected by the borrower (and not one recommended by CPF), and the appraisal must be paid for by the borrower outside of the loan transaction.
  - CPF may not request a copy of the appraisal, but if one is provided by the borrower, then it must be included in the loan file with a note that the appraisal was ordered by the borrower outside of the loan transaction and was not reviewed or approved by CPF.
  - The property value reflected on the appraisal will not impact the LTV calculation.
  - Brokers must inform the borrower that the purpose of the borrower-ordered appraisal and its contents are for the use and information of the borrower only and will not be considered for purposes of the loan transaction.
- ✓ A print out of the property information screen containing the number of bedrooms, the year built and rental income, if applicable, from FNMA's HomePath website.
  - This information must be in the loan file. If this information is not available on the HomePath website, then alternative documentation such as the comparable rent schedule will be required to comply with this requirement.

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**General Underwriting Guidelines, Continued**

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<b>Interest Only Option</b>	Not permitted.
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<b>Land Contract for Sale</b>	Not applicable.
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<b>Mortgage Insurance</b>	Not applicable.
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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 more than 4 financed residential properties or \$2 million whichever is less, includes the subject property and the primary residence. <sup>1</sup>
Second Home	
Investment Property	

**NOTE:**

- ✓ 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.
- ✓ Refer to the Reserves section within this summary for additional requirements when multiple financed properties are owned by the borrower.

<sup>1</sup> Borrower may not be affiliated with the builder, developer, or seller of the subject property.

### Maximum Exposure

ClearPoint Funding’s mandates a 20% maximum concentration in any one project or subdivision.

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## General Underwriting Guidelines, Continued

### 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%.
- ✓ If LTV is greater than 80.00%, the occupant borrower must make the first 5% of down payment from their own funds.

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

### 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
AUS Recommendation	DU Approve/Eligible up to a maximum 50% DTI
<p><b>IMPORTANT:</b></p> <ul style="list-style-type: none"> <li>✓ For ARM loans:           <ul style="list-style-type: none"> <li>• <b>Fully Amortizing 5 year:</b> Qualify at greater of fully indexed rate (index + margin), fully amortizing OR Note Rate + 2%. <b>7 year:</b> Qualify at the greater of the fully indexed, fully amortizing rate OR Note Rate.</li> </ul> </li> </ul>	

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## General Underwriting Guidelines, Continued

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### Seller Contributions

#### **Primary Residence and Second Home:**

- 6% for CLTV 75.01 – 97.0%
- 9% for CLTV ≤75.00%

#### **Investment Properties:**

- 2% for all scenarios
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### Refinance Transactions

Not applicable.

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### 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.
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## Restrictions

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### Introduction

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

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### State Restrictions

- ✓ **California:** Preliminary title commitments are required.
- ✓ **Illinois:**
  - 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.
- ✓ **Maine:**
  - Only available for ARM loans.
- ✓ **Massachusetts:**
  - Temporarily not available.
- ✓ 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.

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## Conforming FRM

### Summary

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

### Loan Parameters – HomePath FRM 10 - 30 Year

Agency FRM 10 - 30 Year										
# of Units	Primary Residence Maximum			Second Home <sup>2</sup> Maximum			Investment Property <sup>2</sup> Maximum			Minimum Credit Score
	LTV	CLTV	HCLTV	LTV	CLTV	HCLTV	LTV	CLTV	HCLTV	
<b>IMPORTANT: Refer to High Balance Loan Amount matrix for specific requirements.</b>										
<b>Purchase Transactions</b>										
1	97.00	97.00	97.00	90.00	90.00	90.00	85.00	85.00	85.00	660
1 – 2	80.00	80.00	80.00	80.00 <sup>1</sup>	80.00 <sup>1</sup>	80.00 <sup>1</sup>	NA	NA	NA	620
1	NA	NA	NA	NA	NA	NA	80.00	80.00	80.00	620
2	NA	NA	NA	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
<sup>1</sup> Second Homes are restricted to one (1) unit. <sup>2</sup> Florida Condos: Second Homes and Investment Properties are not permitted.										

### Loan Parameters – High Balance HomePath FRM 30 Year

High Balance HomePath FRM 30 Year										
# of Units	Primary Residence Maximum			Second Home <sup>2</sup> Maximum			Investment Property <sup>2</sup> Maximum			Minimum Credit Score
	LTV	CLTV	HCLTV	LTV	CLTV	HCLTV	LTV	CLTV	HCLTV	
<b>IMPORTANT: High Balance loan amount matrix</b>										
<b>Purchase Transactions</b>										
1	90.00	90.00	90.00	65.00	65.00	65.00	65.00	65.00	65.00	700 <sup>1</sup>
1	75.00	75.00	75.00	NA	NA	NA	NA	NA	NA	660
2 – 4	75.00	75.00	75.00	NA	NA	NA	65.00	65.00	65.00	740
<sup>1</sup> Second Home and Investment properties require a minimum 740 credit score. <sup>2</sup> Florida Condos: Second Homes and Investment Properties are not permitted.										

## Conforming ARM

### Summary

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

### Loan Parameters – HomePath ARM 10 - 30 Year

HomePath ARMs: 5/1 & 7/1 LIBOR										
# of Units	Primary Residence Maximum			Second Home <sup>2</sup> Maximum			Investment Property <sup>2</sup> Maximum			Minimum Credit Score
	LTV	CLTV	HCLTV <sup>1</sup>	LTV	CLTV	HCLTV	LTV	CLTV	HCLTV	
<b>IMPORTANT: Refer to High Balance Loan Amount matrix for specific requirements.</b>										
<b>Purchase Transactions</b>										
1	97.00	97.00	97.00	90.00	90.00	90.00	85.00	85.00	85.00	660
1 – 2	80.00	80.00	80.00	80.00 <sup>1</sup>	80.00 <sup>1</sup>	80.00 <sup>1</sup>	NA	NA	NA	620
1	NA	NA	NA	NA	NA	NA	80.00	80.00	80.00	620
2	NA	NA	NA	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
<sup>1</sup> Second Homes are restricted to one (1) unit. <sup>2</sup> Florida Condos: Second Homes and Investment Properties are not permitted.										

### Loan Parameters – High Balance HomePath ARMs

HomePath ARMs: 5/1 LIBOR										
# of Units	Primary Residence Maximum			Second Home <sup>2</sup> Maximum			Investment Property <sup>2</sup> Maximum			Minimum Credit Score
	LTV <sup>4</sup>	CLTV	HCLTV <sup>1</sup>	LTV	CLTV	HCLTV	LTV	CLTV	HCLTV	
<b>IMPORTANT: High Balance loan amount matrix</b>										
<b>Purchase Transactions</b>										
1	75.00	75.00	75.00	65.00	65.00	65.00	65.00	65.00	65.00	680 <sup>1</sup>
2 – 4	75.00	75.00	75.00	NA	NA	NA	65.00	65.00	65.00	740
<sup>1</sup> Second Home and Investment properties require a minimum 740 credit score. <sup>2</sup> Florida Condos: Second Homes and Investment Properties are not permitted.										

# HomePath Summary



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