

Primary Residence					
Purchase & No Cash-Out Refinance			Cash-Out Refinance		
Property Type	Max LTV/TLTV <sup>1</sup>	Min Credit Score	Property Type	Max LTV/TLTV	Min Credit Score
1 Unit	95%	620	1 Unit	80%	620
2 Units	85%		2-4 Units	75%	
3-4 Units	80%				
Second Home					
Purchase & No Cash-Out Refinance			Cash-Out Refinance		
Property Type	Max LTV/TLTV <sup>1</sup>	Min Credit Score	Property Type	Max LTV/TLTV	Min Credit Score
1 Unit	90%	620	1 Unit	75%	620
Investment Property					
Purchase & No Cash-Out Refinance			Cash-Out Refinance		
Property Type	Max LTV/TLTV <sup>1</sup>	Min Credit Score	Property Type	Max LTV/TLTV	Min Credit Score
1 Unit	85%	620	1 Unit	75%	620
2-4 Units	75%		2-4 Units	70%	
Footnotes					
<sup>1</sup> Loans with > 80% LTV will require Mortgage Insurance and are subject to MI guidelines					

<p><b>COVID-19 Temporary Process Effective 03/23/20</b></p>	<p>Refer to <a href="#">Fannie Mae and Freddie Mac Temporary Guideline Relief Bulletin</a> for additional guidance.</p> <p><b>Employed Borrowers: 10-Day Pre-Closing Verbal Verification of Employment (VVOE)</b> Due to COVID-19, there may be difficulty in obtaining the VVOE due to disruption to operations of the borrower's employer. An attempt to obtain the VVOE in accordance with existing requirements must be made. The following alternatives are allowed if a VVOE cannot be obtained:</p> <ul style="list-style-type: none"> <li>• Written VOE <ul style="list-style-type: none"> <li>◦ Email must originate from the employer's email address/ domain (e.g. @loanDepot.com)</li> <li>◦ Name and title of individual verifying the borrower's current employment status</li> </ul> </li> <li>• YTD Paystub from the pay period that immediately precedes the note date</li> <li>• Bank statements evidencing the payroll deposit from the pay period that immediately precedes the note date</li> </ul> <p><b>Note:</b> Follow LPA Feedback Certificate for 10-Day Pre-Closing VVOE documentation relief using Asset and Income Modeler (AIM).</p> <p><b>Self-employed borrowers: Continuity of Income</b> Given the current economic climate associated with COVID-19 and its impact on employment and income, LDW will apply additional due diligence to ensure the most recent information is obtained. LDW will ensure that any disruption to borrowers' employment (or self-employment) and/or income due to COVID-19 is not expected to negatively impact their ability to repay the loan.</p> <p>The health of the business should be constantly checked throughout the full loan process. Recommendation is to validate the borrower's business is operational at each phase of the process from application to closing.</p> <p><b>Appraisal</b> Due to COVID-19, appraisal inspection and reporting requirements have been revised. The following table provides appraisal requirements based on mortgage purpose, loan-to-value (LTV) ratio, occupancy type and mortgage ownership:</p> <p><b>Note:</b> These flexibilities are not permitted for new construction properties.</p>																												
	<table border="1"> <thead> <tr> <th colspan="5">Appraisal Requirements</th> </tr> <tr> <th>Mortgage Purpose</th> <th>LTV Ratio</th> <th>Occupancy Type</th> <th>Ownership of Mortgage being refinanced</th> <th>Permissible appraisals</th> </tr> </thead> <tbody> <tr> <td rowspan="3">Purchase Transaction</td> <td>Up to 95%</td> <td>Primary Residence</td> <td>N/A</td> <td>Interior and exterior inspection appraisal, desktop appraisal or exterior-only appraisal</td> </tr> <tr> <td>≤85%</td> <td>Second Homes and Investment Properties</td> <td>N/A</td> <td>Interior and exterior inspection appraisal, desktop appraisal or exterior-only appraisal</td> </tr> <tr> <td>&gt;85%</td> <td>Second Homes</td> <td>N/A</td> <td>Interior and exterior inspection appraisal</td> </tr> <tr> <td>No Cash-out Refinance</td> <td>Refer to Program Matrix</td> <td>All</td> <td>Mortgage being Refinanced owned by Freddie Mac</td> <td>Interior and exterior inspection appraisal or exterior-only inspection</td> </tr> </tbody> </table>	Appraisal Requirements					Mortgage Purpose	LTV Ratio	Occupancy Type	Ownership of Mortgage being refinanced	Permissible appraisals	Purchase Transaction	Up to 95%	Primary Residence	N/A	Interior and exterior inspection appraisal, desktop appraisal or exterior-only appraisal	≤85%	Second Homes and Investment Properties	N/A	Interior and exterior inspection appraisal, desktop appraisal or exterior-only appraisal	>85%	Second Homes	N/A	Interior and exterior inspection appraisal	No Cash-out Refinance	Refer to Program Matrix	All	Mortgage being Refinanced owned by Freddie Mac	Interior and exterior inspection appraisal or exterior-only inspection
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				Mortgage being Refinanced not owned by Freddie Mac	Interior and exterior inspection appraisal
	Cash-out Refinance	Refer to Program Matrix	All	Mortgage being Refinanced owned or not owned by Freddie Mac	Interior and exterior inspection appraisal
<b>Conventional Lending Resource</b>	All loans must be underwritten to the standards contained within this matrix and the <a href="#">loanDepot Wholesale Underwriting Guidelines</a>				
<b>Ineligible Transactions</b>	<ul style="list-style-type: none"> <li>Any guidance published on this matrix supersedes any guidance referenced within the Wholesale Underwriting Guidelines</li> <li>If guidance is not provided on this matrix or within the Wholesale Underwriting Guidelines, refer to the Agency Selling Guides</li> </ul>				
<b>Geographic Restrictions</b>	<ul style="list-style-type: none"> <li>Hawaiian Home Land transactions are ineligible</li> <li>Texas 50(a)(6) are ineligible</li> </ul>				
<b>Minimum Loan Amount</b>	<b>Conforming</b>				
	\$60,000				
<b>Eligible Loan Amount</b>	<ul style="list-style-type: none"> <li>Conforming loan limits only</li> </ul>				
<b>Debt-To-Income (DTI)</b>	<ul style="list-style-type: none"> <li>Per LPA</li> </ul>				
<b>AUS Requirements</b>	<ul style="list-style-type: none"> <li>Eligible/Accept</li> <li>Manual underwriting not permitted</li> </ul>				
<b>Documentation</b>	<ul style="list-style-type: none"> <li>Per LPA</li> </ul>				
<b>Qualifying Ratios</b>	<b>5/1 ARM</b>		<b>7/1 ARM and 10/1 ARM</b>		
	Qualify at the greater of the fully Indexed rate or the Note rate + 2.0%		Qualify at the greater of the fully indexed rate or the Note rate		
<b>Income/Employment</b>	The following is general guidance and subject to LPA approval. Subject to additional documentation at the underwriter's discretion.				
	<ul style="list-style-type: none"> <li>Two-year employment history must be verified</li> <li>Explanation for any gaps of employment of 30 days or more is required</li> </ul>				
	<b>Salaried Borrowers</b>				
	<ul style="list-style-type: none"> <li>Current paystub dated within 120 days from the Note date</li> <li>W2s per LPA</li> </ul>				
	<b>Rental Income</b>				
	Rental income is an acceptable source of stable income if it can be established that the income is likely to continue. <ul style="list-style-type: none"> <li>Rental income derived from the subject property must be one of the following:               <ul style="list-style-type: none"> <li>2-4 unit principal residence in which the borrower occupies one of the units, or</li> <li>1-4 unit investment property</li> </ul> </li> <li>Rental income derived from non-subject property have no restrictions on the property type</li> </ul>				
<b>Self-Employed Borrower</b>					
<ul style="list-style-type: none"> <li>Business in existence for at least two years (as stated on application)</li> <li>Personal signed individual tax returns covering the most recent 2 years including all pages and schedules</li> <li>Corporate or partnership signed tax returns covering the most recent 2 years including all schedules</li> <li>Profit and loss generally not required</li> </ul>					
<b>Asset Documentation</b>	<ul style="list-style-type: none"> <li>Refer to <a href="#">loanDepot Wholesale Underwriting Guidelines</a></li> </ul>				
<b>Reserves</b>	<ul style="list-style-type: none"> <li>Per LPA</li> </ul>				
<b>Interested Party Contribution</b>	<b>Primary Residence and Second Home</b>				
	> 90% LTV/TLTV 3%	75.01 -90% LTV/TLTV 6%	< 75% LTV/TLTV 9%		
<ul style="list-style-type: none"> <li>Investment Properties: 2% regardless of LTV/TLTV</li> </ul>					
<b>Borrower Eligibility</b>	<b>Eligible</b>		<b>Ineligible</b>		
	<ul style="list-style-type: none"> <li>U.S. Citizens</li> <li>Permanent Resident –Refer to Non-U.S. Citizens</li> <li>Non-Permanent Residents</li> <li>Inter Vivos Revocable Trusts</li> <li>Non-Occupant Borrowers</li> </ul>		<ul style="list-style-type: none"> <li>LLC</li> <li>Irrevocable Trusts</li> <li>Foreign National</li> </ul>		
<b>Property Types</b>	<b>Eligible<sup>1</sup></b>		<b>Ineligible</b>		
	<ul style="list-style-type: none"> <li>SFR/PUD (detached/attached)</li> <li>Condo (low/high rise)</li> <li>2-4 Units</li> </ul>		<ul style="list-style-type: none"> <li>Agricultural/Income producing properties</li> <li>Non-Warrantable Condo/Condotel</li> <li>Manufactured housing</li> <li>Earth homes, and geodesic domes</li> <li>Properties on more than 10 acres are typically ineligible but will be considered as an exception</li> <li>Co-op</li> </ul>		
<sup>1</sup> ACE for solar is allowed with evidence of a secondary source of electricity (current electric bill affirming connection to the grid)					



<b>Properties Listed for Sale</b>	<ul style="list-style-type: none"> <li>• <b>No Cash-Out and Cash-Out Refinance transactions:</b> Property must be taken off the market on or before the disbursement date and the borrower must confirm their intent to occupy the subject property (primary residence refinance transaction only)</li> </ul>													
<b>Cash-Out Restrictions/Delayed Financing</b>	<ul style="list-style-type: none"> <li>• If property was purchased in the past 6 months, borrower is ineligible for a cash-out refinance unless following delayed financing guidelines or the borrower acquired property through an inheritance or was legally awarded the subject property (divorce, separation, or dissolution of a domestic partnership)</li> </ul>													
<b>Multiple Financed Properties</b>	<ul style="list-style-type: none"> <li>• Primary Residence – no limit on financed properties</li> <li>• Second Home or Investment Property:             <ul style="list-style-type: none"> <li>◦ Max 10 financed properties,</li> <li>◦ Min 720 credit score for 7- 10 financed properties</li> </ul> </li> <li>• Subject property is an investment property and borrower owns more than one financed investment property, 5/1 ARMS ineligible</li> </ul>													
<b>Mortgage Insurance</b>	<ul style="list-style-type: none"> <li>• BPMI (monthly and single premium) are eligible</li> <li>• LPMI (single premium) is eligible based on program LTV eligibility</li> <li>• Financed MI is not available</li> <li>• Custom or reduced MI not eligible</li> <li>• Acceptable renewal types are Level/Constant and Non-refundable</li> </ul>													
	<b>Standard – Required MI Coverage</b>													
	<table border="1"> <thead> <tr> <th rowspan="2">Loan Term</th> <th colspan="3">LTV</th> </tr> <tr> <th>80.01-85.00%</th> <th>85.01-90.00%</th> <th>90.01-95.00%</th> </tr> </thead> <tbody> <tr> <td>30 Year</td> <td>12%</td> <td>25%</td> <td>30%</td> </tr> </tbody> </table>	Loan Term	LTV			80.01-85.00%	85.01-90.00%	90.01-95.00%	30 Year	12%	25%	30%		
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<b>Credit</b>	<b>Mortgage/Rental History</b>													
	<ul style="list-style-type: none"> <li>• Per LPA             <ul style="list-style-type: none"> <li>◦ Mortgage lates – 0X60 in past 12 months</li> </ul> </li> </ul>													
	<b>Installment/Revolving</b>													
	<ul style="list-style-type: none"> <li>• Per LPA</li> </ul>													
	<b>Bankruptcy, Foreclosure, Deed-in-Lieu, Short Sale</b>													
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<b>Student Loans</b>	<ul style="list-style-type: none"> <li>• Student loans in repayment, deferment or forbearance:             <table border="1"> <thead> <tr> <th>If</th> <th>Then</th> </tr> </thead> <tbody> <tr> <td><b>Payment Reflected on Credit Report</b></td> <td>May use that amount for qualifying purposes</td> </tr> <tr> <td><b>Payment Not Reflected on credit report</b></td> <td>May use the monthly payment that is on the most recent student loan statement to qualify the borrower</td> </tr> <tr> <td><b>Credit report shows \$0</b></td> <td>Use 0.5% of the outstanding loan balance reported on the credit report</td> </tr> </tbody> </table> </li> <li>• Student loan forgiveness, cancellation, discharge and employment-contingent repayment programs:             <table border="1"> <thead> <tr> <th>May be excluded from DTI with documentation that indicates</th> </tr> </thead> <tbody> <tr> <td>Monthly payments ≤ 10 remaining until the full balance is forgiven, cancelled, discharged or in the case of an employment-contingent repayment program paid, OR</td> </tr> <tr> <td>The monthly payment is deferred or is in forbearance and the full balance will be forgiven, canceled, discharged or in the case of an employment-contingent repayment program, paid, at the end of the deferment or forbearance period,</td> </tr> <tr> <td>AND the borrower currently meets the requirements for the student loan forgiveness, cancellation, discharge or employment-contingent repayment program, as applicable, and the underwriter is not aware of any circumstances that will make the borrower ineligible in the future</td> </tr> <tr> <td>AND loan file must contain documentation indicating that the borrower is <b>Eligible</b> or <b>Approved</b> for student loan forgiveness, cancellation, discharge or employment-contingent repayment program. Evidence of eligibility or approval must come from the student loan program or the employer, as applicable</td> </tr> </tbody> </table> </li> </ul>	If	Then	<b>Payment Reflected on Credit Report</b>	May use that amount for qualifying purposes	<b>Payment Not Reflected on credit report</b>	May use the monthly payment that is on the most recent student loan statement to qualify the borrower	<b>Credit report shows \$0</b>	Use 0.5% of the outstanding loan balance reported on the credit report	May be excluded from DTI with documentation that indicates	Monthly payments ≤ 10 remaining until the full balance is forgiven, cancelled, discharged or in the case of an employment-contingent repayment program paid, OR	The monthly payment is deferred or is in forbearance and the full balance will be forgiven, canceled, discharged or in the case of an employment-contingent repayment program, paid, at the end of the deferment or forbearance period,	AND the borrower currently meets the requirements for the student loan forgiveness, cancellation, discharge or employment-contingent repayment program, as applicable, and the underwriter is not aware of any circumstances that will make the borrower ineligible in the future	AND loan file must contain documentation indicating that the borrower is <b>Eligible</b> or <b>Approved</b> for student loan forgiveness, cancellation, discharge or employment-contingent repayment program. Evidence of eligibility or approval must come from the student loan program or the employer, as applicable
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<b>HPML and HPCT Transactions</b>	<ul style="list-style-type: none"> <li>• Higher-priced mortgage loan (HPML) underwriting requirements are applicable to all occupancy types (not just primary residences). Non-primary residences are classified as higher-priced covered transactions (HPCT) which requires those properties to be underwritten just like HPML's</li> <li>• 5/1 ARM not eligible if HPML or HPCT</li> </ul>													
<b>Additional Underwriting Guidelines</b>	<p>Please access loanDepot's Wholesale Underwriting Guidelines for additional guidelines. For ease of access, we have included links to popular topics by category:</p> <table border="1"> <tr> <td><a href="#">Assets</a></td> <td><a href="#">Credit</a></td> <td><a href="#">Eligibility</a></td> <td><a href="#">Income</a></td> <td><a href="#">Property</a></td> <td><a href="#">Misc. Topics</a></td> </tr> </table>	<a href="#">Assets</a>	<a href="#">Credit</a>	<a href="#">Eligibility</a>	<a href="#">Income</a>	<a href="#">Property</a>	<a href="#">Misc. Topics</a>							
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	<a href="#">Business Assets</a>	<a href="#">Contingent Liabilities</a>	<a href="#">Continuity of Obligation</a>	<a href="#">Employment History</a>	<a href="#">Accessory Units</a>	<a href="#">Appraisal Policy</a>
	<a href="#">Gift Funds</a>	<a href="#">Deferred Installment Debt</a>	<a href="#">Multiple Financed Properties</a>	<a href="#">Non Borrowing Spouse</a>	<a href="#">Hobby Farms</a>	<a href="#">Departure Primary Residence</a>
	<a href="#">Gift of Equity</a>	<a href="#">Disputed Accounts</a>	<a href="#">Non Arms Length Transactions</a>	<a href="#">Retirement Income</a>	<a href="#">Leasehold</a>	<a href="#">Power of Attorney</a>
	<a href="#">Large Deposits</a>	<a href="#">Payoff and Paydown of Debt</a>	<a href="#">Non Occupant Co-Borrower</a>	<a href="#">Temporary Leave</a>	<a href="#">Non Permitted Additions</a>	
			<a href="#">Non U.S Citizens</a>	<a href="#">Tax Transcripts</a>	<a href="#">Property Flips</a>	
<b>Net Tangible Benefit</b>	<ul style="list-style-type: none"> <li>Net Tangible Benefit Requirements – All refinance transactions must meet the more restrictive of <a href="#">loanDepot Net Tangible Benefit Policy</a> or agency/program Net Tangible Benefits Requirements.</li> </ul>					

	Product Description	Index	Margin	Caps	Term
<b>ARM</b>	5/1 ARM	LIBOR	2.25%	2/2/5	Fully Amortizing 30 Years
	7/1 ARM			5/2/5	
	7/1 ARM LPMI				
	10/1 ARM				

