

Matrix			Owner Occupied		2nd Home		Non Owner Occupied	
			Full Doc	Bank Statement	Full Doc	Bank Statement	Full Doc	Bank Statement
Loan Amount \$	Max DTI %	Credit Score	12mo or 24mo	12mo or 24mo	12mo or 24mo	12mo or 24mo	12mo or 24mo	12mo or 24mo
50,000	50	740	CLTV					
To		700	90	80	75	75	70	65
250,000	50	680	85	80	75	75	65	60
To		720	75	-	75	-	-	-
250,001	50	720	85	80	75	75	65	65
To		700	85	80	75	75	65	60
350,000	50	680	75	-	75	-	-	-
To		720	75	75	75	75	-	-
350,001	50	720	75	75	75	75	75	75
to		700	75	75	75	75	75	75
500,000		680	75	-	75	-	-	-

Details		OO / 2nd	NOO	
Combined Lien Balance		x	x	Max Combined Lien Bal: 2,000,000; Max CLTV: 90
Assets		x	x	• None required on stand-alone HELOCs. Piggyback purchases require copy of assets for 1st Lien.
Appraisal Requirements		x	x	• Loan Amount ≤ \$400k AND AVN with a 90% Confidence Factor (ClearCapital, Collateral Analytics, CoreLogic, HouseCanary, Homegenius, Quantarium, Veros) • Property Condition Inspection • Loan Amount > \$400k AND Full Appraisal (1004, 1073)
Declining Markets		x	x	• Full Appraisals that report subject is in a declining market are limited to maximum 75% CLTV.
Recently Listed Properties		x	x	• Properties listed for sale in the last 6 months ineligible.
Borrowers - Eligible		x	x	• US Citizen • Non-Occupant co-borrower on purchase transactions, Full Doc with minimum 700 credit score • Non-Permanent Resident Alien (with US Credit) • Permanent Resident Alien
Borrowers - Ineligible		x	x	• Borrowers who are party to a lawsuit are ineligible.
Bank Statement Eligibility		x	x	• No more than 2 NSF's allowed per 12 month period.
Compliance		x	x	• No Section 32 or state High Cost • Loans must comply with all applicable federal and state regulations
Credit	Stand-Alone	x	x	• 3 tradelines reporting for 12+ months or 2 tradelines reporting for 24+ months all with activity in the last 12 months • Default to AUS Approval (If applicable), no minimum tradelines required. • Does not meet tradeline requirements. Primary only ok with 0x30x12 mortgage reported on credit (No private party mortgages)
	Piggy-Back	x	x	
Credit Scores		x	x	• Qualifying score is the lowest of 2 scores or middle of 3 scores. Lowest mid score of all borrowers • Non-traditional credit ineligible.
Credit Event Seasoning		x	x	• 48 months - Foreclosure, short-sale, deed in lieu, bankruptcy. No multiple events in last 7 years.
Derogatory Credit		x	x	• Open charge-offs or collections < \$1000 per occurrence ok. No delinquent tradelines at closing. • Open Medical collections < \$1000 per occurrence ok.
Housing Lates		x	x	• 0x30x12 On all mortgages for all borrowers. Minimum 12 mo. housing history required. 0x30x12 can be waived if allowed by 1st approval
Ineligible Senior Liens		x	x	• Loans in active forbearance or deferment are ineligible. Deferred balance due to documented hardship may remain open. • Interest Only ineligible. • Negative amortization • Reverse mortgages • Balloon loans that the balloon payment comes due during the amortization period of the 2nd lien.
States		x	x	• Ineligible: Texas, Tennessee
Property Type	Eligible	x	x	• SFR • PUD • Condo - Warrantable max 75 CLTV • Rural Primary to 80 CLTV, max 10 acres • Leasehold, AG Zoning, Deed or Resale Restricted Properties
	Rural	x	x	
Qualifying Payment / DTI		x	x	• 20 or 30 year Fully Amortized payment based on Start Rate + 2% on the Total Credit Limit used to qualify. • ARMs on existing senior liens with < 3 years Fixed Period remaining qualify on fully indexed payment.
Title Report		x	x	• ALTA, Jr ALTA, ALTA Lite, ALTA Short Form - Lenders Policy
Seasoning		x	x	• > 6 months ownership seasoning no restrictions. ≤ 6 months ownership seasoning ineligible for refinance. • ≤ 6 months seasoning since previous refinance on either 1st lien or 2nd lien is ineligible.
VPM Loan Eligibility Guidelines		x	x	• Refer to Vista Point Loan Eligibility Guidelines for details on topics not covered here.
Vesting		x	x	• Individuals and Trusts only.
Prepayment Penalty		x	x	• Not permitted
Lien Position		x	x	• 1st and 2nd Lien (1st lien HELOC requires full appraisal on all loan amounts).
Insurance		x	x	• 100% Replacement Cost coverage or increased coverage to include 1st and 2nd combined loan amount. • Follow FNMA guidance. Mortgagee clause for 2nd lien must be in the name of the creditor, ISAOA/ATIMA.
Additional Draws		x	x	• No additional draws during 90 day lockout period after closing • Minimum \$5,000 not to exceed loan amount limit

Products				Product Code	Amort Term	Draw Period	IO Term	Amort	Product Code	Amort Term	Draw Period	IO Term	Amort
WSJ Prime 1st Business Day of Month	Interest Only	3yr	20YR I/O	PH20A3PIO	20yr	3yr	3yr	Interest Only	IH20A3PIO	20yr	3yr	3yr	Interest Only
		Draw	30YR I/O	PH30A3PIO	30yr				IH30A3PIO	30yr			
		5yr	20YR I/O	PH20A5PIO	20yr	IH20A5PIO	20yr		5yr	5yr			
		Draw	30YR I/O	PH30A5PIO	30yr	IH30A5PIO	30yr		5yr	5yr			

All Occupancies									
Min Amt Loan	Doc Type Option	Margin	Qual Rate	Rate Limits		Initial Draw		Minimum Payment	
				Life Cap	Life Floor	Min	Max	Draw Period	Repayment Period
50k	Full / Bk Stmt	See Rate Sheet	Start Rate + 2%	18%	4%	75%	100%	I/O Calculation, greater of Interest or \$100	Amortized P&I Payment based upon the Total Line Amount, Repayment Term, Current Rate (Index + Margin)

Vista Point Mortgage, LLC. The information in this document is intended for use by licensed mortgage bankers and mortgage loan officers, and may not be viewed, used, or relied upon by consumers. The information disclosed in this document is subject to change without notice. Not available in all states.