

GMFS Prime & Non-Agency Programs

Product	Prime Jumbo	Alternative Access Coming this Spring	Expanded Access		Investor Select- Coming this Summer	Agency Investor – Coming this Spring
			EA Plus	EA Core		
Summary	Prime	DU + Self-Employed	Near-Prime	Non-Prime	Business Purpose	Agency Investor Loans
Target Borrower	High credit quality Jumbo borrowers	For self employed borrowers with good cash-flow but high utilization of tax deductions.	Designed for borrowers who fall just outside Prime Jumbo OR want to use expanded feature	Borrowers with a recent credit / housing event or who want to use expanded features	For investor purpose loans qualifying off DSCR or No Ratio. Experienced and first time investors.	Investor, Cash-out, and 760+ LLPA's are better than standard agency LLPA's
Products	15, 20, 30yr Fixed, 5/1, 7/1, 10/1	30yr Fixed 5/1, 7/1	30-yr Fixed 5/1, 7/1		3/1, 5/1 and 7/1 ARM	30yr Fixed
Loan Amount	\$2.5M	\$2.0M	\$2.5M	\$3.0M	\$2.0M	\$1.5M
Min FICO	700	680	661	580	620	680
Max LTV	80%	80%	90%	90%	80%	75% / 80%
Max DTI	43%	45%	50%	55%	N/A	50%
Housing History	0x30x24	Follow DU	0x30x12	Recent: 0x90x12 Seasoned:0x60x12	N/A	Follow DU
Credit Event	7+ years	Follow DU	4+ years	Recent: Settled Seasoned: 3+ years	2+ years	Follow DU
Bankruptcy	7+ years	Follow DU	4+ years	Recent: 1+ years Seasoned: 2+ years	2+ years	Follow DU
Income Doc	2yrs tax returns with 4506T's; wage earners only have to provide paystubs, W2's & W2 transcripts if not other sources of income are being used	12/24 mo Personal or Business Bank Stmt's	12/24 mo Personal or Bussines Bank Statements Express Doc (1Yr Tax Return w/P&L) Asset Utilization Wage earners only have to provide paystubs, W2's & W2 transcripts if not other sources of income are being used		DSCR Ratio of 1.1 No Ration (DSCR<1.1)	Follow DU
Non-Warr. Condo	No	No	No	Yes	Yes	No
Note worth Items	Ineligible if Listed in last 12 months on COR; 6m for RTR	Follow DU on Reserves; SSR score of 2.5 or better on appraisal accepted without additional review	Ineligible if Listed in last 12 months on COR; 6m for RTR	Ineligible if Listed in last 12 months on COR; 6m for RTR		Ineligible if Listed in last 12 months on COR; 6m for RTR

GMFS's Expanded Access Program

Product	EA Plus	EA Core
Summary	Near-Prime	Non-Prime
Target Borrower	Designed for borrowers who fall just outside Prime Jumbo OR want to use expanded feature	Borrowers with a recent credit / housing event or who want to use expanded features
Products	30-yr Fixed 5/1, 7/1	
Max Loan Amount	\$2.5M	\$3.0M
Min FICO	661	580
Max LTV – Full Doc	90%	
Max LTV – Alt Doc	85%	90%
Max DTI	50%	55%
Housing History	0x30x12	Recent: 0x90x12 Seasoned: 0x60x12
Credit Event	4+ years	Recent: Settled Seasoned: 3+ years
Bankruptcy	4+ years	Recent: 1+ years Seasoned: 2+ years
Income Doc	12/24 mo Personal or Business Bank Statements Express Doc (One-Year Tax Return w/P&L) Asset Utilization	
Cash-Out	Min FICO 680 Max LTV 75% Max Cash-Out, \$1M	Min FICO 580 Max LTV 85% Max C/O up to \$1M
Non-Warrantable Condo	No	Yes
Foreign Nationals	No	Eligible

1/29/2019

Terms herein are indicative only and are subject to change by GMFS without prior notice.

