

JUMBO FIXED RATES

\$417,001 to \$2,000,000	
1. PRODUCT DESCRIPTION	<ul style="list-style-type: none"> • 10 to 30 years in five-year increments • Fully amortizing
2. TEMPORARY BUYDOWNS	<ul style="list-style-type: none"> • 30-year term, 15-year term • Maximum LTV <ul style="list-style-type: none"> • 80%: 1-2 Units • 70%: 3-4 Units • Maximum rate discount of 3% • Maximum buydown term of 3 years • Maximum rate increase of 1% annual • Qualified at Note rate using the fully amortized payment, taxes, and insurance (PITI)
3. QUALIFYING RATE & RATIOS	<ul style="list-style-type: none"> • Ratios <ul style="list-style-type: none"> • 45% • Qualifying Rate: All eligible mortgage products qualified at Note rate using the fully amortized payment of principal, interest, taxes, and insurance (PITI). •
4. TYPES OF FINANCING	<p>Purchase Mortgages Rate and Term Refinances</p> <ul style="list-style-type: none"> • No seasoning of first mortgage • If owned less than 12 months, LTV must be based on lower of appraised value or original sales price plus the cost of any documented improvements. If the value has increased greater than 15%, photographs of improvements are required. • If owned more than 12 months, LTV is based on current appraised value. HUD-1 or Deed must be provided to verify ownership • Reasonable and customary closing costs, pre-paids and seasoned junior liens may be incorporated into the loan amount. • Cash out not to exceed the lesser of 1% of \$2,000 of the principal amount of the new loan • One year seasoning on junior liens from funding unless documentation is provided to verify it was incurred as part of acquisition or for home improvements. This does not apply to draws of 1% or less of the new loan amount or a maximum of \$2,000 within the past 12-month period. • Properties listed for sale in the last 6 months (on or before the application date) are not eligible for refinance transactions • Primary residences located in Texas: <ul style="list-style-type: none"> • If the first or second Texas Section 50(a)(6) loan is being paid off, regardless of whether the borrower is getting any cash back, the loan is restricted to the Texas Home Equity product. • If the first mortgage is not a Texas Section 50(a)(6) loan and the second mortgage is a Texas Section 50(a)(6), the second lien may be subordinated and is considered a rate and term refinance. The second lien must be subordinate to the GMACB first mortgage and a subordination agreement must be executed. Borrower cannot receive any cash back from first mortgage transaction. • If a Texas Section 50(a)(6) second lien is being paid off, the loan is restricted to the Texas Home Equity product. • The title policy will reference Texas Section 50(a)(6)

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	<p>Equity Refinances</p> <ul style="list-style-type: none"> All borrowers must have held title to subject property for a minimum of 6 months (note date to application date). If owned less than 12 months, LTV must be based on lower of appraised value or original sales prices plus the cost of any documented improvements. If the value has increased greater than 15%, photographs of improvements are required. If owned more than 12 months, LTV is based on current appraised value. HUD-1 or Deed must be provided to verify ownership. Properties listed for sale in the last 6 months (on or before application date) are not eligible for equity refinance transactions Primary residences located in Texas subject to Texas Section 50(a)(6) are NOT eligible Cashout limitations – Includes payoff of unseasoned second mortgages, HELOCs and/or non-mortgage debt. 																																	
5. MAXIMUM LOAN AMOUNT	<p>Maximum Loan Amount</p> <ul style="list-style-type: none"> \$2,000,000: 1-2 Unit \$1,500,000: 3-4 Unit <p>Minimum Loan Amount</p> <ul style="list-style-type: none"> \$417,001 																																	
6. LOAN AMOUNT AND LTV LIMITATIONS	<table border="1" style="margin-left: auto; margin-right: auto; border-collapse: collapse; text-align: center;"> <thead> <tr> <th colspan="5">PURCHASE AND RATE/TERM REFINANCE</th> </tr> <tr> <th colspan="5">PRIMARY RESIDENCE</th> </tr> <tr> <th></th> <th>LTV ¹</th> <th>CLTV ¹</th> <th>Credit Score</th> <th>Loan Amount</th> </tr> </thead> <tbody> <tr> <td rowspan="2">1-2 Unit</td> <td>80%</td> <td>80%</td> <td>700</td> <td>\$1,000,000</td> </tr> <tr> <td>80%</td> <td>80%</td> <td>720</td> <td>\$2,000,000</td> </tr> <tr> <td rowspan="2">3-4 Units</td> <td>70%</td> <td>70%</td> <td>700</td> <td>\$1,000,000</td> </tr> <tr> <td>70%</td> <td>70%</td> <td>720</td> <td>\$1,500,000</td> </tr> </tbody> </table> <p>¹Declining Market Maximum LTV/CLTV: (Call underwriting for market grade)</p> <ul style="list-style-type: none"> B Market: Reduce Max LTV/CLTV by 5% C Market: Reduce Max LTV/CLTV by 10% D Market: Reduce Max LTV/CLTV by 15% <p>Market Upgrade of 5% LTV/CLTV permitted based on credit guidelines below: <u>Must meet all criteria below – no exceptions. May not exceed Declining Market Maximums</u></p> <ul style="list-style-type: none"> Minimum 720 FICO Maximum DTI 35% Single Family Residence, PUDs, Modular Home, Pre-Cut Home, Panelized Home and Site Condominiums (multi-family not permitted) Purchase and Rate/Term only Two Full Appraisals Maximum combined Loan Amount \$2 Million 	PURCHASE AND RATE/TERM REFINANCE					PRIMARY RESIDENCE						LTV ¹	CLTV ¹	Credit Score	Loan Amount	1-2 Unit	80%	80%	700	\$1,000,000	80%	80%	720	\$2,000,000	3-4 Units	70%	70%	700	\$1,000,000	70%	70%	720	\$1,500,000
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EQUITY REFINANCE ¹				
	PRIMARY RESIDENCE			
	LTV ²	CLTV ²	Credit Score	Loan Amount
1-2 Units	80%	80%	700	\$1,000,000
	80%	80%	720	\$1,500,000
3-4 Units	70%	70%	700	\$1,000,000
	70%	70%	720	\$1,500,000

¹Cash out limits:

Primary Residence 1-4 Units Site Condominiums – 1 Unit Only PUD	Max Cash Out for >65 and ≤80 LTV/CLTV is \$250,000 Max Cash Out for ≤65 LTV/CLTV is \$350,000 Max Cash Out 3-4 units is \$150,000
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²**Declining Market Maximum LTV/CLTV: (call underwriting for market grade)**

- B Market: Reduce Max LTV/CLTV by 5%
- C Market: Reduce Max LTV/CLTV by 10%
- D Market: Reduce Max LTV/CLTV by 15%

Cash out transactions are ineligible for a Market Upgrade

7. SECONDARY FINANCING

- Refer to #6 Loan amount and LTV Limitations

8. PROPERTY TYPES

Eligible Property Types

- Single Family Residence
- Modular Home, Pre-Cut Home, Panelized Home
- Multi-family (2 to 4 units)
- Site Condominium (1 unit)
- Planned Unit Development (PUD)

Ineligible Property Types

- Assisted Living Projects
- Cantilevered property
- Common Interest Apartments
- Condominium
- Condo-Hotel
- Cooperative

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	<ul style="list-style-type: none"> • Houseboats • Investment Securities • Manufactured Home • Mixed use property • Mobile Home • Multi-family dwelling with more than 4 units • Multi-family condominium dwelling with ownership of >1 unit evidenced by a single deed and mortgage (includes lock-out units) • Projects with non-incidental business operations owned or operated by the Homeowners Association such as, but not limited to, a restaurant, spa, health club, etc. • Property or project with pending structural litigation. Non-structural litigation may be considered on a case-by-case basis • Property that restricts the owner’s ability to occupy the unit, have mandatory rental pools or guaranteed ret-backs • Property that represents a legal, but Non-Conforming use if zoning regulations prohibit rebuilding the improvements to current density in the event of full or partial destruction • Property without full kitchen • Non-warrantable condominium • Planned Unit Development (PUD) project with pending structural litigation • Property with more than 10 acres • Property without full utilities installed to meet all local health and safety standards <ul style="list-style-type: none"> • Continuing supply of potable water • Public sewer or certified septic system • Public electricity • Natural or LP gas • Property zoned and used for commercial or industrial purposes • Tax-sheltered syndicate • Time share units/project • Unimproved land • Working farm, ranch or orchard
9. OCCUPANCY	<ul style="list-style-type: none"> • Primary Residence
10. GEOGRAPHIC LOCATIONS / RESTRICTIONS	<ul style="list-style-type: none"> • TX, CO, LA, FL, OK
11. ASSUMPTIONS	Not Permitted
12. ESCROW WAIVERS	Permitted for One Unit properties only

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13. UNDERWRITING	<p>Eligibility</p> <ul style="list-style-type: none"> Refer to #18 Limitations on Other Real Estate Owned for Multiple Loans to the Same Borrower. <p>Manual Underwrite is required for all loans.</p> <ul style="list-style-type: none"> Each loan is to be underwritten manually by Classic Home Financial, Inc. to the product and policy guidelines indicated on the product summary Upon issuing an approval by Classic, we will submit directly to the investor for final decision
14. DOC TYPE	<ul style="list-style-type: none"> Full Income
15. BORROWER ELIGIBILITY	<p>Eligible</p> <ul style="list-style-type: none"> U.S. Citizen Permanent Resident Alien <ul style="list-style-type: none"> Verify Alien Registration Card Must provide valid Social Security number Non-Permanent Resident Alien <ul style="list-style-type: none"> Maximum LTV/CLTV for 1-2 units: 75% Maximum LTV/CLTV for 3-4 units: 70% Must provide a valid Social Security Number Must provide documentation to support that the Borrower is eligible to work in the U.S. as evidenced by an unexpired Employment Authorization Document (EAD) issued by the United States Citizenship and Immigrations Services (USCIS). For further information, see www.uscis.gov. <ul style="list-style-type: none"> If the authorization for temporary residency status will expire within one year and a prior history of residency status renewals exists, continuation may be assumed. If there are no prior renewals, the likelihood of renewal must be determined, based on information from USCIS. Borrowers sponsored by a specific employer do not need an EAD. A valid passport, a letter from the employer/sponsor and an I-94 or I-797 form proving they may work in the U.S. are acceptable in lieu of the EAD. A Social Security card may not be used as evidence of eligibility of employment. The USCIS EAS must be used. An individual classified under Diplomatic Immunity, Temporary Protected Status, Deferred Enforced Departure or Humanitarian Parole is not eligible First Time Homebuyer <ul style="list-style-type: none"> Primary residence only For all loans, verification of 12 months rental payments is required. The loan file must contain 12 months cancelled checks or bank statements to evidence eligibility for mortgage/housing history for the loan program under which the loan is submitted. Written Verification of rent via the credit report is not permitted. Direct written verification of rent is acceptable in lieu of cancelled checks when the landlord is a large professional management company. First-Time Homebuyers require 12 months reserves Borrower living rent free requires 12 months reserves (excluding retirement accounts). This is to be used only when all borrowers are living rent free.

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	<p>Non-occupant Co-Borrower, Guarantor and co-signer</p> <ul style="list-style-type: none"> • An Established relationship with the Borrower exists • A party with an interest in the property sales transaction, (including but not limited to the builder, property seller, or real estate broker) is not eligible as a non-occupant Co-Borrower, guarantor, or co-signor. • Primary residence • A non-occupant Co-Borrower, guarantor, or co-signor must provide verification of income. • Maximum LTV/CLTV for 1-2 units: 75% • Maximum LTC/CLTV for 3-4 units: 70% • Qualifying total debt ratio for the occupant borrower may not exceed 45% <p>Trust Agreements</p> <ul style="list-style-type: none"> • Refer to GMAC Bank Broker Manual/Correspondent Funding Client Guide <p>Ineligible</p> <ul style="list-style-type: none"> • Foreign National
16. CREDIT	<p>Refer to # 6 Loan Amount and LTV Limitations for requirements</p> <p><u>Housing Payment History</u></p> <ul style="list-style-type: none"> • 0 x 30 mortgage/rental Delinquency in past 12 months • No 60+ mortgage /rental Delinquency in past 24 months • Subject mortgage must be current on deliver <p><u>Bankruptcy/Foreclosure</u></p> <ul style="list-style-type: none"> • None in past 7 years • Measured by discharge or dismissal date
17. ASSETS	<p><u>Borrower Investment</u></p> <p><u>Full Income</u></p> <p>A minimum down payment of 5% of the value for a primary residence must be paid from the borrower's own funds. The balance may be paid from any of the acceptable asset sources. (borrowers funds, gift funds or Secondary financing)</p> <p><u>Seller Contributions</u></p> <ul style="list-style-type: none"> • Maximum contributions is 3% <p><u>Gifts</u></p> <ul style="list-style-type: none"> • Acceptable on loans up to \$1 million provided minimum borrower investment requirements are met • For verified income loans, the minimum borrower investment is waived on primary residences when gift reduces the LTV <=80% and

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borrower pays own closing costs and no secondary financing exists

- No gift acceptable on loans over \$1 million

Reserves

Reserves must come from borrower's own funds. Must be verified PITI (inclusive of HOA fees, if applicable) reserves remaining after closing, exclusive of closing costs, cash out received, and proceeds from home equity transactions:

Loan Amount/Combined Loan Amount > = to \$1 million

- Minimum 12 months liquid reserves (inclusive of HOA fee, if applicable) and exclusive of cash out funds, business assets (other than schedule C).
- Max 6 months of reserves permitted from 401K/SEP account at 50% of full vested amount

Loan Amount/Combined Loan Amount < \$1 million

- DTI > = 35%
 - Minimum 12 months liquid reserves (inclusive of HOA fee, if applicable) and exclusive of cash out funds, business assets (other than schedule C).
 - Max 6 months of reserves permitted from 401K/SEP account at 50% of full vested amount
- DTI < 35%
 - Minimum 6 months liquid reserves (inclusive of HOA fee, if applicable)
 - Exclusive of 401k/SEP accounts, cash out funds, business assets (other than schedule C). See below for other Ineligible Reserves

Ineligible sources for reserves include:

- **Business Assets (other than schedule C)**
- **Cashout Proceeds**
- Bridge Loans
- Loans secured by other assets
- Proceeds from the sale of non-real estate assets

First Time Homebuyers

- **Refer to Borrower Eligibility (Section 15) for additional reserve requirements**

Retirement Account Funds

- Funds from Retirement Accounts must be reduced by 50%

18. MULTIPLE PROPERTIES OWNED/FINANCED

Multiple Loans to the Same Borrower

- Maximum 20% concentration in any one project or subdivision
- A borrower may own a maximum of 4 properties
- Ownership in commercial properties, multi-family (five or more units) properties and properties owned free and clear is included in

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	<p>this limitation</p> <ul style="list-style-type: none"> • Refer to #18 Underwriting
<p>19. APPRAISER REQUIREMENTS</p>	<p>Appraiser must have current license and must be ordered through DART</p>
<p>20. APPRAISAL REQUIREMENTS</p>	<p>Maximum financing is not available on properties in declining markets.</p> <ul style="list-style-type: none"> • Loan amounts < \$850,000 <ul style="list-style-type: none"> • One full appraisal • Loan amounts >= \$850,000 <ul style="list-style-type: none"> • Two full appraisals by two independent appraisal firms • Interior photos required