

Bayshore Mortgage Funding, LLC

FHA Product Profile 09.28.20

Overlays to FHA are underlined
 Overlays indicated as Non-Del Only are specific to Non-Delegated loans only

Maximum LTV/FICO Requirements

Purchase		No Cash-out Refinance		Cash-out Refinance	
LTV ¹	Min FICO	LTV/CLTV	Min FICO	LTV/CLTV	Min FICO
96.5% ²	<u>580</u>	97.75%	<u>580</u>	80%	<u>580</u>

See FHA Streamline Product Profile for Streamline requirements

¹See Down Payment Assistance and Secondary Financing section for CLTV limitations

²See HUD REO section for HUD REO LTV/CLTV exceptions

Mortgage Insurance Premium

Purchase, No Cash-out Refinance, Cash-out Refinance

> 15 Year terms

≤ 15 Year term

Applies to Case Numbers assigned on or after January 26, 2015 for base loan amounts equal to or less than \$625,500

LTV	UFMIP	Annual	LTV	UFMIP	Annual
> 95%	1.75%	0.85%	> 90%	1.75%	0.70%
≤ 95%	1.75%	0.80%	≤ 90%	1.75%	0.45%

Applies to Case Numbers assigned on or after January 26, 2015 for base loan amounts greater than \$625,500

LTV	UFMIP	Annual	LTV	UFMIP	Annual
> 95%	1.75%	1.05%	> 90%	1.75%	0.95%
≤ 95%	1.75%	1.00%	78.01% - 90.00%	1.75%	0.70%
			≤ 78%	1.75%	0.45%

COVID-19

- Please refer to the following for all updates related to COVID-19:
 - FHA website for mortgagee letters and additional information
https://www.hud.gov/program_offices/administration/hudclips/letters/mortgagee
- **Appraisals:** Bayshore Mortgage is aligning with all appraisal updates announced in ML 2020-05. Exterior only and desktop appraisals must meet all requirements outlined in ML 2020-05.
 - Purchases are eligible for an exterior only or desktop appraisal
 - Rate and term refinances are eligible for an exterior only appraisal
 - Construction to perm, new construction, 203K transactions and cash outs are ineligible for desktop or exterior only appraisals and continue to require a **full** appraisal.
- **Verifications of Employment:** Correspondents do not need to provide re-verification of employment within 10 days of the note provided that the correspondent is not aware of any loss of employment by the borrower and has obtained:
 - **Purchases** require evidence the borrower has a minimum 2 months of principal, interest, taxes and insurance (PITI) in reserves and,
 - **Purchases and refinances** require **one** of the following:
 - A year to date paystub or direct electronic verification of income for the pay period that immediately precedes the note date, or
 - A bank statement showing direct deposit from the borrower’s employer for the pay period that immediately precedes the note date.
 - **Self-employed borrowers** must have their business verified as open and operational within 10 calendar days prior to the date of the note with one of the following:
 - evidence of current work (executed contracts or signed invoices that indicate the business is operating on the day the lender verifies self-employment);
 - evidence of current business receipts within 10 days of the note date (payment for services performed);
 - lender certification that the business is open and operating (lender confirmed through a phone call or other means); or
 - business website demonstrating activity supporting current business operations (timely appointments for estimates or service can be scheduled).
- **Rental Income:** In addition to the requirements in SF Handbook 4000.1 Sections II.A.4.c.xii(I) and II.A.5.b.xii(I) Rental Income for each property generating rental income the Mortgagee must either:
 - Reduce the effective income associated with the calculation of rental income by 25%, or
 - Verify 6 months PITI reserves, or
 - Verify the borrower has received the previous 2 months rental payments as evidenced by borrower’s bank statements showing the deposit. (This option is applicable only for borrowers with a history of rental income from the property)

Ability To Repay and Qualified Mortgage Rule

- For loans subject to the ATR/QM rule, Bayshore Mortgage will only purchase loans that comply with the ATR/QM requirements.
 - Note: Investment properties which are for business purposes (borrower does not intend to occupy for greater than 14 days in the year) are exempt from ATR/QM; however, such loans must meet agency eligibility requirements and are subject to the applicable points and fees threshold.
- Correspondents are responsible for providing evidence of compliance with the ATR/QM rules.
- Clear itemization of fees and application of all credits that indicate paid by/to will be required on all loans.
- See Seller Guide section "Ability to Repay and Qualified Mortgage Rule" under "Delivery Procedures" for more details.

Age of Documents

- Credit documents must be no more than 120 days old on the disbursement date, including credit reports and employment, income and asset documents.
- Preliminary Title Policies must be no more than 180 days old on the date the Note is signed.

<p style="text-align: center;">Appraisals</p>	<ul style="list-style-type: none"> • A full appraisal (e.g. form 1004 or equivalent, accompanied by form 1004MC) is required for all submissions • Appraisers may perform an update of a previously completed appraisal using the Fannie Mae Form 1004D/Freddie Mac Form 442/March 2005 when requested by the Mortgagee. • Properties with unpermitted secondary kitchens may be eligible if: <ul style="list-style-type: none"> ○ it is common for the area, ○ no negative impact on marketability, and ○ appraiser comments on quality of construction, any health/safety issues, any soundness issues, which must meet FHA requirements. • Properties with additions and converted living space may be acceptable when the property meets FHA's requirements. See 4000.1 II.D.3.d for complete details. In general: <ul style="list-style-type: none"> ○ The Appraiser must treat room additions and garage conversions as part of the GLA of the dwelling, provided that the addition or conversion space: <ul style="list-style-type: none"> ▪ is accessible from the interior of the main dwelling in a functional manner; ▪ has a permanent and sufficient heat source; and ▪ was built in keeping with the design, appeal, and quality of construction of the main dwelling. - Room additions and garage conversions that do not meet the criteria listed above are to be addressed as a separate line item in the sales grid, not in the GLA. <ul style="list-style-type: none"> ○ The Appraiser must address the impact of inferior quality garage conversions and room additions on marketability as well as Contributory Value, if any. • Properties with evidence of commercial production of marijuana, including but not limited to grow rooms, or hydroponic equipment, are ineligible.
<p style="text-align: center;">Assignment of Mortgages</p>	<ul style="list-style-type: none"> • All loans must be registered with MERS at time of delivery to Bayshore Mortgage and a MERS transfer of beneficial rights and transfer of servicing rights must be initiated by the Seller, to Bayshore Mortgage Funding, LLC (#1009152), within 24-hours of purchase.
<p style="text-align: center;">AUS</p>	<ul style="list-style-type: none"> • <u>All loans must be submitted and approved through FHA TOTAL Scorecard</u> • <u>No Manual UW</u> <ul style="list-style-type: none"> ○ See FHA's Handbook 4000.1 II.A.4.a.v for manual downgrade requirements. Downgrades are considered manual underwrites. • <u>Lender must be approved for Bayshore Mortgage Sponsored UW</u>

<p>Borrower Eligibility</p>	<ul style="list-style-type: none"> • U.S. citizens • Permanent resident aliens, with proof of lawful residence • Nonpermanent resident alien immigrants, with proof of lawful residence • Bayshore Mortgage allows Mortgage Credit Certificates (MCCs) in accordance with FHA policy (can be considered as acceptable income or used to offset the mortgage payment, before calculating the qualifying ratios). Include a copy of the MCC and lender's documented calculation in the file. • Housing Choice Voucher Homeownership Program income (commonly known as Section 8 for homeowners) paid via Housing Assistance Payments (HAPs) are an acceptable source of income. However due to operational constraints, transactions involving HAPs paid directly to the Servicer are ineligible for purchase by Bayshore Mortgage. Transactions with HAPs paid directly to the borrower continue to remain eligible for purchase. • Borrowers with an existing FHA insured mortgage on their on their own Principal Residence may qualify as a non-occupying co-Borrower on other FHA-insured Mortgages. <ul style="list-style-type: none"> ○ <u>Occupant borrower and non-occupant co-borrower must share a relationship that meets the requirements for an eligible gift donor under FHA guidelines</u> ○ <u>Borrower or properties with previous Mortgage Credit Rejects (MCR) are ineligible.</u>
<p>Condominiums</p>	<ul style="list-style-type: none"> • Must be located in an FHA approved Condominium Project • HUD REOs do not require FHA Condominium Project approval • Condominiums involved in minor litigation subject to DE approval and in accordance with FHA requirements. • Condos where is the HOA is the defendant in a lawsuit are ineligible <ul style="list-style-type: none"> ○ <u>Condo Single-Unit Approvals are ineligible</u> ○ <u>DELRAP Condo Approvals are ineligible</u>
<p>Credit</p>	<ul style="list-style-type: none"> • Minimum FICO score of 580 • Each borrower must have at least one credit score to be eligible. • Installment debt must be paid in full to be excluded. Borrowers may not pay down installment debts to less than 10 months to exclude the debt for qualifying

Derogatory Credit

- 2 years elapsed since completion or discharge of Ch 7 or Ch 13 Bankruptcy, to case number assignment date.
- 3 years elapsed since completion of Foreclosure, Deed in Lieu or Short Sale, to case number assignment date.
- Purchase or Rate/Term refinances require manual downgrade if payment history for any mortgage, including HELOCs, reflect 3x30x12, or 1x60x12 plus 1x30x12, or 1x90x12 within the most recent 12 months.
- Cash-Out refinance requires manual downgrade if payment history for any mortgage, including HELOCs, reflects current delinquency or any delinquency within 12 months of case number assignment.
- All transactions: Undisclosed mortgage debt may not be currently delinquent, have more than 0x30 for 12 months prior to case number, or have more than 2x30x24 prior to case number.

Collections:

- If the total outstanding balance for all borrowers is less than \$2,000, a capacity analysis is not required to be performed.
- If the total outstanding balance for all borrowers is equal to or greater than \$2,000 at time of underwrite, lender must perform a capacity analysis. Capacity analysis includes:
 - Payment in full of collection accounts, prior to or at closing, along with documentation of acceptable source of funds,
 - Borrower makes payment arrangements, and provides proof of arrangement with payment included in DTI, or
 - 5% of the outstanding balance of each collection account is included as monthly payment in DTI.
- Non-borrowing spouse collection accounts ARE included in cumulative balance.
- Medical collections and charge offs are excluded.
- **Judgments:** Judgments must be paid prior to or at closing. An exception to the payoff of a court ordered judgment may be made if the borrower has an agreement with the creditor to make regular and timely payments. Provide a copy of the agreement and proof of 3 months payments made prior to credit approval. Borrowers may not prepay the scheduled payments to qualify.

Disputed accounts:

- If the credit report utilized by TOTAL Mortgage Scorecard indicates that the Borrower has \$1,000 or more collectively in Disputed Derogatory Credit Accounts, the Mortgage must be downgraded to a Refer and manually underwritten. Bayshore Mortgage does not allow manually downgraded loans.
- Cumulative outstanding balance of disputed derogatory accounts less than \$1,000: Manual downgrade NOT required.
- Disputed medical accounts and disputed derogatory accounts resulting from identity theft may be excluded from the \$1,000 limit. Identity theft documentation must be provided. Disputed Derogatory Accounts defined as:
 - Disputed charge-off accounts,
 - Disputed collection accounts, and
 - Disputed accounts with late payments in the last 24 months.
- The following disputed non-derogatory accounts are not included in the \$1,000 limit:
 - Disputed accounts with \$0 balance,
 - Disputed accounts with late payments 24 months or older, or
 - Disputed accounts that are current and paid as agreed.

Tax liens

- Tax liens may remain unpaid if the Borrower has entered into a valid repayment agreement with the federal agency owed to make regular payments on the debt and the Borrower has made timely payments for at least three months of scheduled payments. The Borrower cannot prepay scheduled payments in order to meet the required minimum of three months of payments.
- Lender must provide proof of satisfactory payment agreement, and minimum of three months timely payments.
- Lender must include the payment amount in the agreement in the calculation of the Borrower's Debt-to-Income (DTI) ratio.

<p>Disaster Policy</p>	<ul style="list-style-type: none"> • <u>Bayshore Mortgage may require a post-disaster inspection when the appraisal occurred before the incident end date of the disaster. See Bayshore Mortgage disaster policy located in the Seller's Guide for full details.</u>
<p>Documentation Type</p>	<ul style="list-style-type: none"> • Follow TOTAL Scorecard and FHA requirements. • The Lender must obtain a year-to-date Profit and Loss (P&L) statement and balance sheet if more than a calendar quarter has elapsed since date of most recent calendar or fiscal year-end tax return was filed by the Borrower. A balance sheet is not required for self-employed Borrowers filing Schedule C income. If income used to qualify the Borrower exceeds the two year average of tax returns, an audited P&L or signed quarterly tax return must be obtained from the IRS. • Additionally, if income used to qualify the borrower exceeds the two year average of tax returns, an audited P&L or signed quarterly tax returns obtained from IRS are required. • A 4506-T, signed at application and closing, is required for all transactions • <u>For self-employed borrowers the verbal verification of employment must be completed within 120 days prior to the note date.</u> • <u>Handwritten Verification of Mortgages (VOM) or Verification of Rents (VOR) are not eligible</u> <ul style="list-style-type: none"> • Private mortgages may be verified with cancelled checks or bank statements. • Income or assets derived from the production or sale of marijuana are ineligible for qualifying.
<p>Down Payment Assistance and Secondary Financing</p>	<ul style="list-style-type: none"> • <u>Down Payment Assistance programs from government entities are permitted in accordance with FHA's guidelines.</u> • Down payment assistance from Bayshore's DPA program are eligible • See 4000.1 II.A.4.d.iii (J) for FHA secondary financing requirements.
<p>Escrow Holdbacks</p>	<ul style="list-style-type: none"> • <u>Escrow holdbacks are not allowed.</u>
<p>Financing Concessions</p>	<p>Financing concessions cannot exceed 6% of the sales price.</p>
<p>High Cost / High Priced</p>	<ul style="list-style-type: none"> • Bayshore Mortgage will not purchase High Cost Loans • Higher Priced Mortgage Loans (HPML) transactions are eligible for purchase. HPML guidelines require: <ul style="list-style-type: none"> ○ Establishment of an escrow account for taxes and insurance premiums on any transaction secured by a principal residence. ○ Must meet all applicable state and/or federal compliance requirements.

<p>HUD REO Transactions</p>	<ul style="list-style-type: none"> • Owner-occupied and Non-owner occupied transactions allowed <ul style="list-style-type: none"> ○ Investment properties (<u>Delegated only</u>) eligible up to maximum 75% LTV • Approve/Ineligible due to LTV/CLTV is acceptable for owner-occupied transactions only. • 110% of the estimated cost of the repairs, not to exceed \$11,000, may be included in the mortgage amount. See 4000.1 II.A.8.o for full details. • Title policy is not required • 1004D or CIR HUD 92051 required to confirm repairs are completed, which may be provided post-funding.
<p>Identity of Interest Transaction</p>	<ul style="list-style-type: none"> • Generally, the maximum LTV percentage for Identity-of-Interest transactions on Principal Residences is restricted to 85%, see 4000.1 II.A.2.b.ii (A) for exceptions. • An Identity-of-Interest Transaction is a sale between parties with an existing Business Relationship or between Family Members. • Business Relationship refers to an association between individuals or companies entered into for commercial purposes. • Family Member is defined as follows, regardless of actual or perceived sexual orientation, gender identity, or legal marital status: <ul style="list-style-type: none"> ○ Child, parent, or grandparent; <ul style="list-style-type: none"> ▪ a child is defined as a son, stepson, daughter, or stepdaughter; ▪ a parent or grandparent includes a step-parent/grandparent or foster parent/grandparent; ▪ spouse or domestic partner; ▪ legally adopted son or daughter, including a child who is placed with the Borrower by an authorized agency for legal adoption; <ul style="list-style-type: none"> • foster child; • brother, stepbrother; sister, stepsister; • uncle; aunt; or • son-in-law, daughter-in-law, father-in-law, mother-in-law, brother-in-law, or sister-in-law of the Borrower.
<p>Loan Limits</p>	<p>FHA mortgage limits for all areas: https://entp.hud.gov/idapp/html/hicostlook.cfm. Refer to Rate Sheet for High Balance price adjustments.</p>

<p>Loan Purpose</p>	<ul style="list-style-type: none"> ○ Purchase ○ Limited Cash-Out/Rate & Term Refinance ○ Includes Simple Refinances meeting FHA requirements ○ Proceeds can be used to pay off an FHA or non-FHA first mortgage regardless of age ○ Proceeds can be used to pay off any junior liens related to the purchase of the subject property, or that are seasoned at least 12 months ○ Pay related Closing Costs and Prepaid items ○ Disburse cash out to the Borrower in an amount not to exceed \$500 ○ Cash-Out ○ When property was inherited less than 12 months ago, see 4000.1 II.A.8.d ○ Borrower must be 0x30x12 on the subject mortgage history ○ Non-occupant co-borrowers may not be added in a cash out refinance transaction in order to meet FHA’s credit underwriting guidelines for the mortgage. Any co-borrower or co-signer being added to the note must be an occupant of the property. ○ <u>To meet Ginnie Mae seasoning requirements: the borrower must have made at least six consecutive payments on the loan being paid off and the first payment due date of the new loan must be at least 210 days after the first payment due date of the refinanced loan.</u> ○ <u>To meet Ginnie Mae seasoning on modified loans:</u> <ul style="list-style-type: none"> ▪ <u>The borrower has made at least six consecutive monthly payments on the modified loan being refinanced, beginning with the payment made on the first payment due date as of the modification date.</u> ▪ <u>The first payment due date of the new loan may not occur earlier than 210 days after the first payment due date of the modified loan paid off through the transaction.</u>
<p>Loan Purpose: Ineligible Transactions</p>	<p>Intra-family purchases as a means to obtain cash-out for the seller while avoiding cash-out qualifications and pricing are not eligible transactions. These types of transactions may seem to meet Agency guidelines, they are not bonafide purchase transactions and therefore not eligible for purchase by Bayshore Mortgage. Unacceptable transactions of this type may have some or all of the following characteristics:</p> <ul style="list-style-type: none"> ● Gift of equity from the seller ● Large amount of seller credits. ● Family member remaining in the home and on title after the “purchase” ● Seller unable to qualify for a cash-out transaction of their own
<p>Mortgage Products, Eligible</p>	<ul style="list-style-type: none"> ● Fixed Rate: 10, 15, 20, 25 & 30 year terms. (FHA High Balance allowed on all terms) ● Section 203(b) Basic with ADP code of 703 ● Section 234 (c) Condominiums with ADP codes of 734 ● Simple Refinances allowed in accordance with FHA's guidelines. ● For Streamline Refinance transactions, please refer to the FHA Streamline Refinance Product Profile.
<p>Mortgage Products, Ineligible</p>	<p><u>Any FHA programs/mortgage types identified in the FHA Handbook that are not specifically allowed in the Eligible Mortgage Types above, including but not limited to Energy Efficient Mortgages, Weatherization, Solar and Wind, GPM, and One Time Close Construction to Permanent CP.</u></p>
<p>Occupancy</p>	<ul style="list-style-type: none"> ● Owner-occupied ● Investment: Streamline Refiance Only

<p>Property, Eligible Types</p>	<ul style="list-style-type: none"> • Single Family Detached • Single Family Attached • 2–4 Unit Detached/Attached • PUDs • Low-rise and High-rise Condominiums (must be FHA eligible) • Rural Properties (in accordance with Agency guidelines, loans must be residential in nature) • <u>Manufactured homes (built on a permanent chassis and attached to permanent foundations).</u>
<p>Property, Ineligible Types</p>	<ul style="list-style-type: none"> • Mobile Homes • Cooperatives • On Frame Modular Homes • Condotels • Hotel Condominiums • Timeshares • Working Farms and Ranches • Unimproved Land and property currently in litigation • <u>2-4 Unit properties in New Jersey</u> • <u>Properties located in lava zone 1 or 2</u>
<p>Property Flipping Policy</p>	<ul style="list-style-type: none"> • Properties resold 90 days or fewer following the date of acquisition by the seller are not eligible for FHA financing unless the loan meets the exceptions set forth in 4000.1 II.A.1.b.iv (A)(3). The date of acquisition is defined as date of settlement on the seller's purchase of the property. The resale date is defined as the date of execution of the sales contract by a buyer intending to finance the property with an FHA-insured loan. • Properties resold between 91 and 180 days after acquisition require a second appraisal by a different appraiser if the resale price is 100% or more over the price paid by the seller when the property was acquired.
<p>Qualifying</p>	<ul style="list-style-type: none"> • Fixed rate qualify at the Note rate.
<p>Ratios</p>	<ul style="list-style-type: none"> • DTI ≤ 50%: follow program credit score and LTV maximum • <u>DTI > 50%:</u> <ul style="list-style-type: none"> ○ <u>Credit score ≥ 640, or</u> ○ <u>LTV is 5% below the maximum</u>
<p>Recently Listed Properties</p>	<ul style="list-style-type: none"> • No Cash-Out Transaction - Allowed when the property is listed for sale. The property and the borrower must be eligible and qualified for the refinance. • <u>Cash-Out Transaction - the listing must have expired or been withdrawn prior to the application date.</u> Note: if the property was listed in the prior 30 days to the application date, the Early EPO provision will be extended to one year.
<p>Seasoning</p>	<ul style="list-style-type: none"> • Cash Out <ul style="list-style-type: none"> • Subject properties with mortgages require the borrower to have made a minimum of six months of mortgage payments on the loan being refinanced. <ul style="list-style-type: none"> ▪ Beginning with the first payment due date, and ▪ The first payment due date of the refinance loan occurs no earlier than 210 days after the first

	<p>payment due date of the mortgage being refinanced.</p> <ul style="list-style-type: none"> • Streamline <ul style="list-style-type: none"> • One the date of the FHA case number assignment <ul style="list-style-type: none"> ▪ The borrower must have made at least six payments on the FHA insured mortgage that is being refinanced ▪ At least six full months have passed since the first payment die date of the mortgage that is being refinanced ▪ At least 210 days must have passed from the closing date of the mortgage that is being refinanced; and ▪ If the borrower assumed the mortgage that is being refinanced, they must have made six payments since the time of assumption
<p style="text-align: center;">State Restrictions</p>	<ul style="list-style-type: none"> • Texas 50 (a)(6) refinance mortgages are ineligible. • <u>2-4 Unit properties in New Jersey are ineligible.</u> • <u>New York, Alaska, Arkansas, Hawaii, Iowa, Idaho, Kansas, Maine, Montana, Nevada, New Mexico, North Dakota, New Hampshire, Nebraska, South Dakota, Utah, Vermont, West Virginia, Wyoming properties are ineligible</u>
<p style="text-align: center;">Tax Transcripts</p>	<ul style="list-style-type: none"> • <u>Tax transcripts for the most recent one year are required for all self-employed borrowers whose income is used to qualify. If only non-self-employed income is used to qualify, transcripts are not required.</u> • <u>Tax transcripts for the most recent one year are required for all borrowers whose income is used to qualify.If only W2/1099 income is used to qualify, W2/1099 transcripts are acceptable.</u> • <u>When tax transcripts are provided, they must support the income used to qualify.</u> • <u>If tax transcripts are not available (due to a recent filing for the current year) a copy of the IRS notice showing “No record of return filed” is required along with documented acknowledgement receipt (such as IRS officially stamped tax returns or evidence that the return was electronically received) from the IRS and transcripts from the previous year.</u>
<p>Up Front Mortgage Insurance Premium (UFMIP)</p>	<p>Will be collected from the purchase advise and paid by Bayshore mortgage funding..</p>
<p>Seller shall deliver loans that were originated in accordance with the Federal Housing Administration Handbook, unless otherwise noted in the BMF Seller's Guide.</p> <p><i>Bayshore Mortgage does not discriminate in any aspect of a credit transaction on the basis of sex, gender identity or expression, sexual orientation, maritalstatus, familial status, race, color, ethnicity, religion, national origin, age, handicap or disability status, income derived from public assistance, military status or the good faith exercise of rights under the Consumer Credit Protection Act.</i></p>	

