

Bayshore Mortgage Funding, LLC
Freddie Mac Home Possible 2.19.21
Overlays to Freddie Mac are underlined

Freddie Mac - LPA Accept			
Owner-Occupied Only, Purchase and Rate & Term Refinance, Fixed Rate only			
Home Possible Fixed Rate Only			
Property Type	Maximum LTV/TLTV ¹		Min Credit Score
	Standard Balance	Super Conforming	
1 Unit*	97	95	<u>AUS Cert with Min 620</u>
2 Unit	85*/95	85	<u>AUS Cert with Min 620</u>
3-4 Unit	85*/95	80	<u>AUS Cert with Min 620</u>

*105% TLTV Allowed with AffordableSecond only, Affordable Second maynot be HELOC Self-employed borrowers are limited to 95% LTV/CLTV for purchase transactions and 80% LTV/CLTV for rate and term transactions. Cash-out transactions are prohibited.

COVID-19
(cont. next row)

- Please refer to the following for all updates related to COVID-19:
 - Freddie Mac’s COVID-19 resource website including FAQs located at <https://sf.freddiemac.com/about/covid19>
- **Appraisals:** Bayshore Mortgage is aligning with appraisal flexibilities in Freddie Mac’s Bulletins 2020-5 and 2020-8
- **Self-employed borrowers:** The business must be verified as open and operational within **20** business days of the note.
- **Self-employed borrower documentation: For applications dated on or after June 11, 2020, the following documentation must be provided for borrowers using self-employment income to qualify:**
 - An audited year-to-date profit and loss statement reporting business revenue, expenses and net income up to and including the most recent month preceding the loan application date; OR
 - An unaudited year-to-date profit and loss statement signed by the borrower reporting business revenue, up to and including the most recent month preceding the loan application date, and three depository account(s) statements no older than the latest three months represented on the year-to-date profit and loss statement. Personal or business accounts are eligible for use. Personal accounts may require additional evidence that deposits belong to the business.
- **Updates to VVOEs:** In cases where a traditional VVOE cannot be completed, Bayshore Mortgage will only accept an email as an alternateVVOE. When an email is used, it must:
 - be from the borrower’s direct supervisor/manager or the employer’s HR department, and
 - be from the employer’s email address, such as name@company.com, and
 - contain all the standard information required on a verbal verification of employment, including the name, title, and phone number of the person providing the verification.
 - Paystubs and bank statements are not eligible alternatives to VVOEs.

<p style="text-align: center;">COVID-19 cont.</p>	<ul style="list-style-type: none"> • Age of Documentation: Effective with applications on or after April 14, 2020, all income and asset documentation must be dated no more than 60 days prior to the Note Date, except as follows: <ul style="list-style-type: none"> ○ If an asset account is reported on a quarterly basis, the lender must obtain the most recently issued quarterly statement ○ For electronic income verifications obtained from third-party verification service providers (e.g. The Work Number), the information from the electronic data base reflected on the third-party verification must be dated no more than 60 days prior to the Note Date, (information "as of" date) ○ See Freddie Mac's Bulletin 2020-08 for income sources that are excluded from the change in document age. • Power of Attorney: <u>At this time Bayshore Mortgage is not aligning with the Power of Attorney flexibilities announced by Fannie Mae and Freddie Mac, including the temporary expansion of who is an eligible power of attorney (POA).</u> • Bayshore Mortgage will continue to accept POAs in accordance with standard Freddie Mac guidelines. Please see Seller Guide Section 6301.4 for complete information. • Remote Online Notarization: <u>Bayshore Mortgage is not accepting remote online notarization (RON) at this time.</u>
<p style="text-align: center;">Ability To Repay and Qualified Mortgage Rule</p>	<ul style="list-style-type: none"> • 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.
<p style="text-align: center;">Age of Documents</p>	<ul style="list-style-type: none"> • Must be dated within 120 days old on the note 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"> • Determined by LPA Findings. • 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 Freddie Mac requirements. • Properties with accessory units may be acceptable when meeting Freddie Mac requirements: <ul style="list-style-type: none"> ○ Allowed on 1 unit attached or detached ○ Property must be appraised based on current use ○ At least one comparable sale with an accessory unit, when available, to demonstrate the property's conformity and marketability to its market area. If a recent comparable sale with an accessory unit is not available in the subject neighborhood, the appraiser can use an older sale with an accessory unit from the subject neighborhood or a sale with an accessory unit from a competing neighborhood as a comparable sale or as supporting market data. The appraiser may always use more than three comparable sales, including contract sales (pending sales) and/or current listings, to justify and support his or her opinion of market value, as long as at least three are actual closed (settled) sales. ○ If a comparable sale with an accessory unit is not available, the appraiser can use a comparable sale in the subject neighborhood without an accessory unit as long as the appraiser can justify and support such use in the appraisal report. Freddie Mac will purchase eligible Mortgages secured by a property with an accessory unit if the appraiser can develop an accurate opinion of market value for the property. ○ Manufactured homes as an accessory unit are acceptable if they meet all the requirements in the Seller Guide Section 5601.12 and <u>are given no value by the appraiser.</u> ○ If the subject property accessory unit does not comply with the zoning and land use requirements, property is eligible if: <ul style="list-style-type: none"> ▪ The "Site" section of the appraisal report indicates that the accessory unit does not comply with zoning and land use requirements (illegal zoning compliance)

	<ul style="list-style-type: none"> ▪ At least two comparable sales with each having only one accessory unit must be included in the appraisal report. The accessory unit of each comparable sale must also be non-compliant with the zoning and land use requirements to demonstrate the conformity and marketability of the subject property to its market area; and ▪ Bayshore Mortgage confirms that the existence of the accessory unit will not jeopardize future hazard insurance claims <ul style="list-style-type: none"> • See Freddie Mac Seller Guide section 5601.12 for complete details. • Recert of values in accordance with Freddie Mac guidelines are acceptable. • 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;">Assets</p>	<ul style="list-style-type: none"> • In general, follow Freddie Mac guidelines relative to funds to close. See Funds to Close sections below for additional guidance. • Gift funds are allowed in accordance with Freddie Mac guidelines. • The following requirements apply when evaluating deposits on the Borrower's account statements: <ul style="list-style-type: none"> ○ Except as stated below, the Lender is not required to document the sources of unverified deposits for purchase or refinance transactions. However, when qualifying the Borrower, the Lender must consider any liabilities resulting from all borrowed funds. ○ For purchase transactions, the Lender must document the source of funds for any single deposit exceeding 50% of the total monthly qualifying income for the Mortgage if the deposit is needed to meet the requirements for Borrower Funds and/or reserves. ○ When a large deposit is not documented and is not needed for Borrower Funds and/or required reserves, the Lender must reduce the funds used for qualifying purposes by the amount of the unverified deposit. For Loan Product Advisor Mortgages, the Lender must enter the reduced amount of the asset into Loan Product Advisor. ○ When a single deposit consists of both verified and unverified portions, the Lender may use just the unverified portion when determining whether the deposit exceeds the 50% requirement. ○ When the source of funds can be clearly identified from the deposit information on the account statement (e.g., direct payroll deposits) or other documented income or asset source in the Mortgage file (e.g. tax refund amounts appearing on the tax returns in the file), the Lender is not required to obtain additional documentation. ○ The Lender must document the source of a deposit of any amount regardless of the transaction type if the Lender has any indication that the funds are borrowed or are not from an eligible source. • When using a direct account verification (i.e., verification of deposit (VOD)), the Lender must include documentation of the source of funds when an account is opened within 90 days of verification and/or when the current balance in an account is significantly greater than the average balance.
<p style="text-align: center;">Assignment of Mortgages</p>	<p>All loans must be registered with MERS at time of delivery to Bayshore Mortgage and a MERS transfer of beneficial rights and transfer of servicingright must be initiated by the Seller, to Bayshore Mortgage Funding, LLC (#1009152), within 24-hours of purchase.</p>
<p style="text-align: center;">AUS</p>	<ul style="list-style-type: none"> • <u>Loan Product Advisor with "Accept" Recommendation is required. LPA A Minus Offering is not allowed.</u> • <u>Manual UW is not allowed.</u>

Borrower Eligibility and Occupancy

- U.S. Citizens
- Permanent resident aliens, with proof of lawful permanent residence
- Nonpermanent resident alien immigrants, with proof of lawful residence
- Properties vested in trusts are permitted for all occupancy types in accordance with Freddie Mac Trust guidelines
- At least one borrower must occupy the property secured by a Home Possible Mortgage as their primary residence.
- Non-Occupying Co-borrower allowed subject to:
 - 1 Unit property only
 - Max LTV/TLTV 95%, allowed to 105% TLTV with Community Second.

Condominiums

- Must follow Freddie Mac published Condominium Eligibility Guidelines.
- Streamlined Condo review allowed in accordance with Freddie Mac Guidelines
- Freddie to Freddie rate and term refinances up to 80% LTV/CLTV may be eligible for a waiver of the project eligibility review.
 - Documentation confirming Freddie Mac is the current owner and the current Freddie Mac loan number is required.
 - See 5701.2 for complete details.
- Bayshore Mortgage will not allow a project in which: (i) the HOA is named as a party to pending litigation.
- Florida Condos are allowed in accordance with Freddie Mac requirements with the exception of newly converted condo projects(see ineligible section). See 5701 for details.
- See Bayshore Mortgage Announcement 19-62 for additional documentation details. Lenders must provide all documentation used to verify the condo warranty type. This may include, but is not limited to:
 - Loan documentation with warranty type
 - HOA questionnaire
 - Copies of applicable insurance policies
 - Any additional documentation as required by the warranty type

<p>Continuity of Obligation:</p>	<p>When an existing Mortgage will be satisfied as a result of a refinance transaction, one of the following requirements must be met:</p> <ul style="list-style-type: none"> • At least one Borrower on the refinance Mortgage was a Borrower on the Mortgage being refinanced; or • At least one Borrower on the refinance Mortgage held title to and resided in the Mortgaged Premises as a Primary Residence for the most recent 12 month period and the Mortgage file contains documentation evidencing that the Borrower, either: <ul style="list-style-type: none"> ○ Has been making timely Mortgage payments, including the payments for any secondary financing, for the most recent 12-month period; or ○ Is a Related Person to a Borrower on the Mortgage being refinanced; or • At least one Borrower on the refinance Mortgage inherited or was legally awarded the Mortgaged Premises by a court in the case of divorce, separation or dissolution of a domestic partnership
<p>Credit</p>	<ul style="list-style-type: none"> • All borrowers must have a minimum 620 credit score • Credit report inquiries dated within the previous 120 days: a letter from the creditor, or if such a letter is unobtainable, a signed statement from the borrower may be used to determine whether additional credit was obtained • Must pay off any existing judgments or tax liens. • For borrowers with frozen credit, no more than one credit bureau can have frozen credit information.
<p>Derogatory Credit</p>	<p>No specific waiting times with an LPA Accept. All derogatory events must be reflected on the credit report in order for the LPA accept to be valid. If derogatory event is not reflected on credit report, or is not accurate, the loan must be manually underwritten. Bayshore Mortgage does not purchase manually underwritten Freddie Mac loans.</p>
<p>Disaster Policy</p>	<p>Bayshore Mortgage may require a post-disaster inspection when the appraisal occurred before the incident end date of the disaster.</p>
<p>Documentation</p>	<ul style="list-style-type: none"> • Determined by LPA • One year of tax returns is acceptable if allowed by LPA and Freddie Mac guidelines • Income or assets derived from the following sources are ineligible for qualifying: <ul style="list-style-type: none"> ○ The production or sale of marijuana ○ Bitcoin or other cryptocurrencies • Current housing payment for non-occupying borrowers. The borrower must document their current housing payment with one of the following when they do not own a primary residence. <ul style="list-style-type: none"> ○ Direct verification of rent from a management company, or ○ Direct verification of rent from an individual landlord (supported by two months of cancelled checks or other evidence of two months payments), or ○ Copy of the current fully executed lease agreement (supported by two months of cancelled checks or other evidence of two months payments), or ○ Six months of canceled checks or bank statements supporting consistent payment in the amount used in qualifying
<p>Down Payment Assistance</p>	<ul style="list-style-type: none"> • <u>Down Payment Assistance is allowed as long as the assistance is provided by a government entity. Evidence of the terms and provider must be included in the loan file and must meet Freddie Mac requirements.</u> • Employer assistance is acceptable in accordance with Freddie Mac guidelines.

<p>Eligible Mortgage Products</p>	<ul style="list-style-type: none"> • Bayshore Mortgage will only purchase the following products: <ul style="list-style-type: none"> ○ <u>30 Year Fixed Rate.</u> ○ <u>One time close construction not eligible</u> ○ <u>Enhanced LTV not eligible</u> • Escrow for taxes, insurance, and mortgage insurance are required above 80% LTV, (90% in CA), or as required by applicable state law. • <u>Loans using the alternative LTV calculation, when resale restrictions survive foreclosure, are ineligible. Loans with resale restrictions using the standard LTV calculation remain eligible. See Freddie Mac 4406.1 and 4406.2 for more information.</u>
<p>Employment/Income Verification</p>	<p>Employment and income documentation must comply with the requirements of Loan Product Advisor or the Freddie Mac Seller Guide if not addressed by LPA:</p> <ul style="list-style-type: none"> • For salaried employees Pre-closing verification (PCV, previously known as verbal verification of employment) must be completed within 10 business days prior to the note date. • For self-employed borrowers the PCV must be completed within 120 days prior to the note date. • For borrowers in the military, a military Leave and Earnings Statement dated within 30 days prior to the note date is acceptable in lieu of a verbal verification of employment. • Provide a written analysis of the income used to qualify the borrower on the Transmittal Summary or like document(s) in the file. An Income Analysis must be completed for self-employed borrowers. • Assets as a basis of qualification is acceptable in accordance with Freddie Mac. • Mortgage Credit Certificates (MCCs) The amount of the MCC tax credit may be considered as qualifying income in accordance with the following requirements: <ul style="list-style-type: none"> ○ The amount used as qualifying income must be calculated as follows: (Mortgage amount) x (Note Rate) x (Mortgage Credit Certificate rate %) divided by 12 ○ The amount used as qualifying income cannot exceed the maximum Mortgage interest credit permitted by the IRS - The Mortgage file must contain a copy of the: <ul style="list-style-type: none"> ▪ MCC ▪ Seller's calculation of the amount used as qualifying income history of receipt of MCC tax credit is not required. • <u>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.</u>

<p>Employment and Income commencing after the note date</p>	<p>Borrowers with employment and income commencing after the note date:</p> <ul style="list-style-type: none"> • Primary employment with base, non-fluctuating salaried earnings; • Eligible for One Unit Primary Residence purchase only; • Borrower may not be employed by a family member or by an interested third party; • Lender must include a copy of the offer of employment or contract that: <ul style="list-style-type: none"> ○ Is fully executed and accepted by the Borrower; ○ Is non-contingent or provide documentation, such as letter or e-mails, from the employer verifying all contingencies have been cleared; ○ Includes the terms of employment, including but not limited to, employment start date and annual base non-fluctuating earnings; • The Lender's written analysis must confirm employment contracts are reasonably common to the particular employment field, industry and/or region • One of the following: <ul style="list-style-type: none"> ○ The borrower's employment must begin within 60 days after the note date, and the borrower must have adequate income and/or liquid assets to pay the monthly housing expense and other monthly liabilities between the Note Date and the employment start date; OR ○ A paystub supporting income used to qualify must be included in the file at time of delivery to Bayshore Mortgage. • The borrower a minimum of 6 months PITIA reserves in addition to all other required reserves; • Lender must provide a 10-day PCV verifying the terms of the offer letter or employment contract have not changed. • <u>Option Two not allowed</u>
<p>Escrow Holdbacks</p>	<ul style="list-style-type: none"> • Escrow holdbacks are ineligible
<p>Financing Concessions</p>	<ul style="list-style-type: none"> • Financing concessions for primary residences must be within the following allowable percentages: <ul style="list-style-type: none"> ○ 9% of value with LTV/TLTV ratios less than or equal to 75% ○ 6% of value with LTV/TLTV ratios greater than 75% up to and including 90% ○ 3% of value with LTV/TLTV ratios greater than 90% • Property Seller can pay up to 12 months future HOA dues per Freddie Mac's guidelines. Amount of HOA dues must meet IPC limits. See Freddie Mac 4204.3 for additional information.

Funds to Close: Acceptable Sources	<ul style="list-style-type: none"> • In addition to standard Freddie Mac eligible sources, the following sources are eligible to use as funds to close: <ul style="list-style-type: none"> ○ <u>Gifts or grants from the Lender as originating lender are not an eligible source of funds. See FHLMC Lender Letter 9/2016 for additional information.</u> ○ For purchase transactions proceeds from an unsecured loan from an Agency, a Related Person, Community Savings System, and Lender. Must meet the following requirements: <ul style="list-style-type: none"> ▪ Must not contain provisions that allow or could result in negative amortization ▪ Must have a maturity date that: <ul style="list-style-type: none"> • Does not exceed the maturity date of the Mortgage • Is at least five years after the Note Date of the Mortgage, unless the unsecured loan is fully amortizing ▪ Must have an interest rate that is no greater than the Note Rate on the Mortgage ▪ Must not be a cash advance from a credit card or unsecured line of credit ▪ Must have its source, terms and conditions documented on the Form 65, Uniform Residential Loan Application • <u>Sweat Equity is not an eligible source of funds</u>
---	--

Funds to Close: Borrower Contribution	Property Type	Home Possible LTV/TLTV/HCLTV ≤ 80%	Home Possible Mortgages with LTV/TLTV/HTLTV >80% ≤ 95%	Home Possible Mortgages with LTV, TLTV or HTLTV ratios >95%
	1-unit	None	None	None
	2- to 4-unit	None	3%	NA

Funds to Close: Cash on Hand	<p>Cash on hand allowed for borrower contribution, down payment, closing costs and prepaids, and reserves, if the following requirements are met:</p> <ul style="list-style-type: none"> • The Lender reasonably concludes, and can support, that the Borrower is a cash-basis individual and that the cash on hand is not borrowed and could be saved by the Borrower. ○ The Mortgage file contains the following documents supporting the Lender's conclusion: <ul style="list-style-type: none"> ▪ A completed Exhibit 23, Monthly Budget and Residual Analysis Form, or another document containing the same information, confirming that the total monthly residual income available for savings is a positive number. ▪ Copies of six months' cash receipts (e.g., rent or utility receipts) or other alternative documentation (e.g., direct verifications or wire transfers) meeting the requirements of Section 5202.2(b) to verify that recurring obligations, including the payment of revolving and installment debt, are customarily paid in cash. ▪ A credit report, obtained at the time of loan application, meeting the requirements of Section 5203.1. The credit report must not show more than three tradelines. ▪ Copies of three months' statements for any open revolving account that reveal cash advances are not the source of Borrower Funds. Any cash advances must be explained and documented (i.e., a cash advance used in an emergency situation). ▪ An updated credit report obtained approximately one week before closing that does not show any new accounts or a substantial increase to an existing account that approximates, or exceeds, the amount of cash on hand provided by the Borrower. • The Mortgage file must have no indication that the Borrower typically uses checking, savings or similar accounts. • Evidence that funds for the down payment, Closing Costs, Financing Costs, Prepaids/Escrows and reserves are deposited in a financial institution or are held in an institutional escrow account prior to closing.
-------------------------------------	---

<p>High Cost / High Priced</p>	<ul style="list-style-type: none"> • <u>Bayshore Mortgage will not purchase High Cost Loans</u> • 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>Homeownership Education:</p>	<ul style="list-style-type: none"> • At least one occupying Borrower must participate in a homeownership education program before the Note Date for purchase transactions when all occupying Borrowers are First-Time Homebuyers. • Homeownership education must not be provided by an interested party to the transaction, the originating lender or by the Seller. • Homeownership education programs may use different formats and require different lengths of time to complete. The following are acceptable: <ul style="list-style-type: none"> ○ Programs developed by HUD-approved counseling agencies, Housing Finance Agencies (HFAs) or Community Development Financial Institutions (CDFIs) ○ Homeownership education programs developed by mortgage insurance companies or other providers' programs that meet the standards of the National Industry Standards for Homeownership Education and Counseling (www.homeownershipstandards.com) • As an alternative to the programs listed above, Freddie Mac's free financial literacy curriculum, CreditSmart, meets the homeownership education requirements, provided: <ul style="list-style-type: none"> ○ The Borrower completes the on-line Credit Smart – Steps to Homeownership Tutorial, which includes Module 1 (Your Credit and Why It is Important), Module 2 (Managing Your Money), Module 7 (Thinking Like a Lender), Module 11 (Becoming a Homeowner), and Module 12 (Preserving Homeownership: Protecting Your Investment) ○ The financial literacy curriculum is not provided by an interested party to the transaction, the originating lender or by the Seller • A copy of Exhibit 20, Homeownership Education Certification, or another document (such as the CreditSmart – Steps to Homeownership certificate of completion) containing comparable information must be retained in the Mortgage file. • Landlord education (2- to 4-unit Primary Residences) <ul style="list-style-type: none"> ○ Purchase Transaction -- At least one qualifying Borrower must participate in a landlord education program before the Note Date. Landlord education must not be provided by an interested party to the transaction, the originating lender or the Seller. <ul style="list-style-type: none"> ▪ A copy of a certificate evidencing successful completion of the landlord education program must be retained in the mortgage file ○ Refinance Transactions — Landlord education is not required but is recommended for Borrowers who have not previously attended a program.

<p>Income: Boarder</p>	<p>Rental income from a 1-unit Primary Residence may be considered as stable monthly income (as defined in FHLMC Section 5301.1) provided it meets the requirements in Section FHLMC 5306.1 or the following:</p> <ul style="list-style-type: none"> • Connection with Borrower. The person providing the rental income and the Borrower: <ul style="list-style-type: none"> ○ Have resided together for at least one year ○ Will continue residing together in the new residence, and ○ The person providing the rental income provides appropriate documentation to evidence residency with the Borrower (i.e., copy of a driver's license, bill, bank statement, etc., that shows the address of that person to be the same as the Borrower's address) ○ The person providing rental income is not obligated on the mortgage and does not have an ownership interest in the mortgaged premises. ○ The person is not the borrower's spouse or domestic partner. • Rental payment. Rental income from the person residing in the Mortgaged Premises: <ul style="list-style-type: none"> ○ Has been paid to the Borrower for the past 12 months on a regular basis ○ Can be verified by the Borrower with evidence showing receipt of regular payments of rental income to the Borrower for at least nine of the past 12 months (i.e., copies of cancelled checks) ○ Must be averaged over 12 months for qualifying purposes when fewer than 12 months of payments are documented ○ Does not exceed 30% of total income used to qualify for the Mortgage • The Mortgage file must contain a written statement from the Borrower affirming: <ul style="list-style-type: none"> ○ The source of the rental income ○ The fact that the person providing the rental income has resided with the Borrower for the past year and intends to continue residing with the Borrower in the new residence for the foreseeable future
<p>Income: Limits</p>	<p>The borrower's qualifying income converted to an annual basis must not exceed 80% of the area median income (AMI) for the location of the mortgaged premises.</p>
<p>Loan Purpose</p>	<ul style="list-style-type: none"> • Purchase • Limited Cash-Out/Rate & Term Refinance <ul style="list-style-type: none"> ○ Proceeds can be used to pay off a first mortgage. ○ Proceeds can be used to pay off or pay down any junior liens related to the purchase of the subject property ○ Pay related Closing Costs and Prepaid items ○ Disburse cash out to the borrower (or any other payee) up to the greater of 1% of the new refinance Mortgage or \$2,000.
<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 Insurance</p>	<p>Acceptable MI Types:</p> <ul style="list-style-type: none"> • Borrower Paid Monthly • Borrower Paid Single Premium • Financed: Gross LTV cannot exceed Bayshore Mortgage's program maximum <p>Unacceptable MI Types:</p> <ul style="list-style-type: none"> • Reduced MI • Split Premium • <u>Lender Paid Monthly</u> • <u>Lender Paid Annual</u> • <u>Borrower Paid Annual</u> • <u>Any MI type not listed as acceptable</u>
<p>Occupancy</p>	<p>Primary Residence - 1-4 units</p>
<p>Open (30 Day) Accounts</p>	<p>In the absence of a stated payment on the credit report or direct verification, 5% of the outstanding balance will be considered to be the required monthly payment. Open-end accounts do not have to be included in the monthly debt payment if the Borrower has sufficient funds to pay off the outstanding account balance.</p>
<p>Property; Eligible Types</p>	<ul style="list-style-type: none"> • Single Family Detached Single Unit • Single Family Attached Single Unit • 2–4 Unit Attached/Detached • PUDs • Low-rise and High-rise Condominiums (must be Freddie Mac eligible) • Rural Properties (in accordance with agency Guidelines, loans must be residential in nature) • Leaseholds • Manufactured Homes
<p>Property Ineligible Types</p>	<ul style="list-style-type: none"> • Mobile Homes • <u>Cooperatives</u> • Condotels • Hotel Condominiums • Timeshares • Working Farms and Ranches • Unimproved Land • Property currently in litigation • <u>Land Trust</u> • Condition Rating of C5/C6 or a Quality Rating of Q6.
<p>Property: Maximum Number of Financed Properties</p>	<p>The occupying borrower(s) must not have an ownership interest in more than two financed residential properties, including the subject property, as of the Note Date.</p>

Property Flipping Policy (Properties resold within 180 days of purchase)	<ul style="list-style-type: none"> • <u>Properties that involve a re-sale that occurred within the last 180 days that have a non-arm's length relationship between the buyer and seller and an increase in value are prohibited.</u> • Lenders must pay particular attention and institute extra due diligence for those loans in which the appraised value is believed to be excessive or where the value of the property has experienced significant appreciation in a short time period since the prior sale. Bayshore Mortgage believes that one of the best ways lenders can reduce the risk associated with excessive values and/or rapid appreciation is by receiving accurate appraisals from knowledgeable, experienced appraisers. • Bayshore Mortgage recommends an additional value product to support the subject appraised value in instances of greater than 20% appreciation.
Ratios	<ul style="list-style-type: none"> • <u>The Maximum DTI is 50% with a LPA Accept.</u> • <u>Loans with DTI exceeding 50% regardless of AUS decision are ineligible.</u>
Recently Listed Properties	<ul style="list-style-type: none"> • <u>No Cash-Out Transaction - The subject property must not be currently listed for sale. It must be taken off the market on or before the disbursement date of the new mortgage loan. Borrowers must confirm their intent to occupy the subject property (for principal residence transactions).</u> • <u>Note: If the property was listed in the prior 30 days to the application date, the Early Pay-off (EPO) provision will be extended to 1 year.</u>
Rental Income Calculation	<ul style="list-style-type: none"> • Follow guidelines in FHLMC 5306 relative to rental income calculation • Rent loss insurance is not required.
Reserves	<ul style="list-style-type: none"> • Reserves must be based upon the full monthly payment amount for the property. • Verify all reserves required by LPA.
Seasoning	<p>Please refer to the Bayshore Mortgage Seasoned Loan Policy located in the Bayshore Mortgage Seller Guide for requirements and loan-level price adjustments.</p>
State Restrictions	<ul style="list-style-type: none"> • <u>Illinois Land Trust vestings are not eligible for loan sale to Bayshore Mortgage</u> • <u>Texas 50 (a)(6) refinance mortgages 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>When tax transcripts are provided, they must support the income used to qualify.</u> • A properly executed 4506-C is required for all transactions except when the loan file contains tax transcripts. • <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 style="text-align: center;">Title</p>	<ul style="list-style-type: none"> • Loans with private transfer fee covenants are ineligible. Transfer fee covenants exempted from this requirement are fees paid to any homeowner associations, condominiums, cooperatives, and certain tax-exempt organizations that use such private transfer fee proceeds to benefit the property. Fees that do not directly benefit the property are subject to the above rule, and would disqualify mortgages on the property from being originated by Bayshore Mortgage. (FHFA Final Ruling 12 C.F.R. Part 1228) • <u>Attorney Opinions of title are not acceptable.</u>
<p>Seller shall deliver loans that were originated in accordance with the Freddie Mac Single Family Selling Guide 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, marital status, familialstatus, 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>	