

Bayshore Mortgage Funding, LLC
 Fannie Mae HomeReady Product Profile
 1.25.21

Overlays to Fannie Mae are underlined

Fannie Mae - DU Approval

Owner-Occupied Only, Purchase and Rate & Term Refinance, Fixed Rate only

¹ See Loan Purpose for requirements for loans with LTV/CLTV/HCLTVs > 95% ² Maximum CLTV is 105% with Community Second secondary financing. <u>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.</u>	Property Type	LTV/CLTV/HCLTV ^{2,3}	Min Credit Score
	1 Unit ¹	97 ¹	620
	2 Unit	85	620
	3-4 Unit	75	620

COVID-19

- **Please refer to the following for all updates related to COVID-19:**
 - Fannie Mae COVID-19 resources including FAQs located at: <https://www.fanniemae.com/portal/covid-19.html>
- **Appraisals:** Bayshore Mortgage is aligning with all appraisal flexibilities in Fannie Mae's Lender Letter 2020-04
- **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:** Bayshore Mortgage will only accept an email as an alternate VVOE. 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

	<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 Fannie Mae LL 2020-03 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 FreddieMac, 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 Fannie Mae. Please see standard guidelines Selling Guide Section B8-5-05 for complete information. • Remote Online Notarization: <u>Bayshore Mortgage is not accepting remote online notarization (RON) at this time.</u>
<p>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>Age of Documents</p>	<ul style="list-style-type: none"> • For new and existing construction, credit documents must be no more than 4 months old on the date the note is signed, 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>Appraisals</p>	<ul style="list-style-type: none"> • Determined by AUS Findings. Property Inspection Waivers, through Desktop Underwriter, are acceptable. • If the appraiser identifies an addition(s) that does not have the required permit, the appraiser must comment on the quality and appearance of the work and its impact, if any, on the market value of the subject property. • 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 Fannie Mae requirements. • Accessory Units are acceptable when meeting Fannie Mae requirements. <ul style="list-style-type: none"> ○ When the accessory unit is permitted or complies with zoning: <ul style="list-style-type: none"> ▪ The property is defined as a one-unit property. ▪ There is only one accessory unit on the property; multiple accessory units are not permitted ▪ The appraisal report demonstrates that the improvements are typical for the market through an analysis of at least one comparable property with the same use. ▪ The borrower qualifies for the mortgage without considering any rental income from the accessory unit. ▪ The accessory unit must have the required separate features per Selling Guide Section B2-3-04 ▪ The kitchen must meet all requirements per Selling Guide Section B2-3-04. The removal of the stove does not change the Accessory Unit classification. ▪ Manufactured homes are eligible as Accessory Units if they meet the requirements per Selling Guide Section B2-3-04 and are <u>not given any value by the appraiser.</u> ○ When the accessory unit is NOT permitted or DOES NOT comply with zoning: <ul style="list-style-type: none"> ▪ Bayshore Mortgage confirms that the existence will not jeopardize any future property insurance claim that might need to be filed for the property. ▪ The use conforms to the subject neighborhood and to the market. ▪ The property is appraised based upon its current use.

	<ul style="list-style-type: none"> ▪ The appraisal must report that the improvements represent a use that does not comply with zoning. ▪ The appraisal report must demonstrate that the improvements are typical for the market through an analysis of at least two comparable properties that have the same non-compliant zoning use. Aged settled sale(s) with the same non-compliant zoning use are acceptable if recent sales are not available. At a minimum, the appraisal report must include a total of three settled sales. ▪ See Fannie Mae Seller Guide section B4-1.3-05 for complete details. • Recert of values in accordance with Fannie Mae guidelines are acceptable. • Properties with evidence of commercial production of marijuana, including but not limited to grow rooms, or hydroponic equipment, are ineligible.
Assignment of Mortgages	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 right must be initiated by the Seller, to Bayshore Mortgage Funding, LLC (#1009152), within 24-hours of purchase.
AUS	<ul style="list-style-type: none"> • <u>Desktop Underwriter with "Approve/Eligible" Findings is required</u> • <u>Manual UW is not permitted</u>
Borrower Eligibility	<ul style="list-style-type: none"> • U.S. citizens • Permanent resident aliens, with proof of lawful permanent residence • Nonpermanent resident alien immigrants with proof of lawful residence • Non-occupant borrowers permitted to maximum 95% LTV/CLTV/HCLTV in DU <ul style="list-style-type: none"> ○ Income is considered as part of qualifying income and subject to income limits

Credit	<ul style="list-style-type: none"> • All borrowers may have no credit score. Fannie Mae and DU requirements must be met. • A maximum of one credit bureau may be frozen with a DU accept. If the credit must be un-frozen, borrowers must unfreeze all bureaus, and the DU rerun with the updated credit. • LTV/CLTV/HCLTV > 95% require at least one borrower to have at least one credit score. • <u>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.</u> • <u>No more than two tax years may be on repayment plan</u> 	
Condominiums	<ul style="list-style-type: none"> • See B4-2 Project Standards in Fannie Mae's Seller Guide or https://www.fanniemae.com/singlefamily/project-eligibility for complete details on condos. • Fannie Mae to Fannie Mae rate and term refinances up to 80% LTV may be eligible for a waiver of the project eligibility review. <ul style="list-style-type: none"> ○ Documentation confirming refinanced loan was owned by Fannie Mae is required. ○ Condo type V required. ○ See B4-2.1-02 Waiver of Project Review for additional information. • Limited Review allowed in accordance with Fannie Mae Guidelines, including NOO up to 75% LTV/CLTV/HCLTV • Projects in which the HOA is named as a party to pending litigation, or for which the project sponsor or developer is named as a party to pending litigation that relates to the safety, structural soundness, habitability, or functional use of the project are ineligible. • 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: <ul style="list-style-type: none"> ○ Loan documentation with warranty type ○ HOA questionnaire ○ Copies of applicable insurance policies ○ Any additional documentation as required by the warranty type 	
Derogatory Credit	Derogatory Event	Waiting Period Requirements
	Bankruptcy — Chapter 7 or 11	4 years
	Bankruptcy — Chapter 13	<ul style="list-style-type: none"> • 2 years from discharge date • 4 years from dismissal date
	Multiple Bankruptcy Filings	5 years if more than one filing within the past 7 years

	Foreclosure	<ul style="list-style-type: none"> • 7 years • 3 years with documented extenuating circumstances (see section below) allowed subject to: <ul style="list-style-type: none"> ○ up to the lesser of 90% LTV/CLTV or the max LTV/CLTV per the eligibility matrix, ○ purchase of an OO, or ○ rate and term of any occupancy • If a mortgage debt was discharged through a bankruptcy, the bankruptcy waiting periods may be applied if the lender obtains the appropriate documentation to verify that the mortgage obligation was discharged in the bankruptcy. Otherwise, the greater of the applicable bankruptcy or foreclosure waiting periods must be applied.
	Deed-in-Lieu of Foreclosure, Preforeclosure Sale (Short Sale), Mortgage Charge-Off	<ul style="list-style-type: none"> • 4 years
	All transactions require a DU Approve/Eligible regardless of which time frame for the derogatory event is met, standard or extenuating circumstances.	
Disaster Policy	<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.</u> 	
Documentation Type	<ul style="list-style-type: none"> • Determined by AUS • <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 <p>Day 1 Certainty</p> <ul style="list-style-type: none"> • Loans using Day 1 Certainty are acceptable. • Lenders must provide the third party vendor report used in the DU validation process. Bayshore Mortgage will compare the vendor reference number and date to the DU messages. • When all of a borrower's income is validated by the DU validation service, the lender is not required to obtain a signed IRS Form 4506-T or tax transcripts for that borrower. • Income or assets derived from the production or sale of marijuana are ineligible for qualifying. 	
Down Payment Assistance	<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 Fannie Mae requirements.</u> • Employer assistance is acceptable in accordance with Fannie Mae guidelines. 	

<p>Extenuating Circumstances</p>	<ul style="list-style-type: none"> • Extenuating circumstances are nonrecurring events that are beyond the borrower’s control that result in a sudden, significant, and prolonged reduction in income or a catastrophic increase in financial obligations. • If a borrower claims that derogatory information is the result of extenuating circumstances, the lender must substantiate the borrower’s claim. Examples of documentation that can be used to support extenuating circumstances include documents that confirm the event (such as a copy of a divorce decree, medical reports or bills, notice of job layoff, job severance papers, etc.) and documents that illustrate factors that contributed to the borrower’s inability to resolve the problems that resulted from the event (such as a copy of insurance papers or claim settlements, property listing agreements, lease agreements, tax returns (covering the periods prior to, during, and after a loss of employment), etc.). • The lender must obtain a letter from the borrower explaining the relevance of the documentation. The letter must support the claims of extenuating circumstances, confirm the nature of the event that led to the bankruptcy or foreclosure-related action, and illustrate the borrower had no reasonable options other than to default on their financial obligations.
<p>Eligible Mortgage Products</p>	<ul style="list-style-type: none"> • <u>Fixed Rate 30 Year only.</u> <ul style="list-style-type: none"> ○ High Balance eligible up to 95% LTV/CLTV • <u>Loans with LTV/CLTV/HCLTV calculated using the "Affordable LTV" calculation are ineligible for purchase. See Fannie Mae Selling Guide B5-5.2-03 for additional information on LTV/CLTV/HCLTV calculation.</u> • <u>HomeStyle Energy not eligible in combination with HomeReady.</u> • Escrow for taxes, insurance, and mortgage insurance are required above 80% LTV, (90% in CA), or as required by applicable state law.
<p>Employment/Income Verification</p>	<ul style="list-style-type: none"> • For salaried employees the verbal verification of employment must be completed within 10 business days prior to the note date. • For self-employed borrowers the verbal verification of employment 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. • Mortgage Credit Certificates (MCCs) enable an eligible first-time home buyer to obtain a mortgage secured by his or her principal residence and to claim a federal tax credit for a specified percentage (usually 20% to 25%) of the mortgage interest payments. <ul style="list-style-type: none"> ○ When calculating the borrower’s debt-to-income ratio, treat the maximum possible MCC income as an addition to the borrower’s income, rather than as a reduction to the amount of the borrower’s mortgage payment. Use the following calculation when determining the available income: $[(\text{Mortgage Amount}) \times (\text{Note Rate}) \times (\text{MCC \%})] \div 12 = \text{Amount added to borrower’s monthly income.}$ ○ For example, if a borrower obtains a \$100,000 mortgage that has a note rate of 7.5% and he or she is eligible for a 20% credit under the MCC program, the amount that should be added to his or her monthly income would be \$125 ($\\$100,000 \times 7.5\% \times 20\% = \\$1500 \div 12 = \\$125$). ○ The lender must obtain a copy of the MCC and the lender’s documented calculation of the adjustment to the borrower’s income and include them in the mortgage loan file. ○ For refinance transactions, the lender may allow the MCC to remain in place as long as it obtains confirmation prior to loan closing from the MCC provider that the MCC remains in effect for the new mortgage loan. Copies of the MCC documents, including the reissue certification, must be maintained in the new mortgage loan 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. <u>However due to operational constraints, transactions involving HAPs paid directly to the Servicer are ineligible for purchase by Bayshore Mortgage.</u> Transactions with HAPs paid directly to the borrower continue to remain eligible for purchase.

<p>Employment Offers or Contracts</p>	<p>Borrowers with employment beginning no more than 90 days after the note date are eligible when:</p> <ul style="list-style-type: none"> • Purchase transaction, principal residence, one-unit property, the borrower is not employed by a family member or by an interested party to the transaction, and the borrower is qualified using only fixed based income. • Obtain and review the borrower’s offer or contract for future employment. The employment offer or contract must <ul style="list-style-type: none"> ○ clearly identify the employer and the borrower, be signed by the employer, and be accepted and signed by the borrower; ○ clearly identify the terms of employment, including position, type and rate of pay, and start date; and ○ be non-contingent. ○ Note: If conditions of employment exist, the lender must confirm prior to closing that all conditions of employment are satisfied either by verbal verification or written documentation. This confirmation must be noted in the mortgage loan file. • Start date for employment is no more than 30 days prior to the note date: <ul style="list-style-type: none"> ○ Employment offer or contract required; and ○ Verbal Verification of employment that confirms active employment status • Start date is no more than 90 days after the note date <ul style="list-style-type: none"> ○ Employment offer or contract only • Document, in addition to the amount of reserves required by DU or for the transaction, one of the following: <ul style="list-style-type: none"> ○ Financial reserves sufficient to cover principal, interest, taxes, insurance, and association dues (PITIA) for the subject property for six months; or ○ Financial reserves or current income sufficient to cover the monthly liabilities included in the debt-to-income ratio, including the PITIA for the subject property, for the number of months between the note date and the employment start date, plus one. For calculation purposes, consider any portion of a month as a full month. <ul style="list-style-type: none"> ▪ Current income refers to income that is currently being received by the borrower (or coborrower), may or may not be used for qualifying, and may or may not continue after the borrower starts employment under the offer or contract. ▪ Current income may be used in lieu of or in addition to financial reserves. For this purpose, the lender may use the amount of income the borrower is expected to receive between the note date and the employment start date. ▪ If the current income is not being used for qualifying purposes, it can be documented by the lender using income documentation, such as a paystub, and no verification of employment is required.
<p>Escrow Holdbacks</p>	<ul style="list-style-type: none"> • Follow FNMA guidelines regarding reason, type of improvements, time to complete, quality, disbursements, and post-closing documentation. • Post funding stip for 1004D confirming completion will be placed on loans where appraisal is "subject to" completion of improvements. • Post funding stip for a final title policy endorsement that ensures the priority of the first lien will be placed on loans where the appraisal is "subject to" completion of improvements. • A copy of the escrow agreement will be required to show how the escrow account will be managed and how funds will be disbursed. • <u>Escrow holdbacks are not allowed.</u>
<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/CLTV ratios less than or equal to 75% ○ 6% of value with LTV/CLTV ratios greater than 75% up to and including 90% ○ 3% of value with LTV/CLTV ratios greater than 90% • Value is the lesser of the sales price or appraised value.
<p>Forms</p>	<p>Fannie Mae specific forms for the HomeReady program can be found at https://www.fanniemae.com/singlefamily/homeready.</p>

<p>Funds to Close: Acceptable Sources</p>	<ul style="list-style-type: none"> • In addition to standard Fannie Mae eligible sources, the following sources are eligible to use as funds to close: <ul style="list-style-type: none"> ○ Gifts, follow Fannie Mae's guidelines. See B3-4.3-04 ○ Grants ○ Community Seconds, including multiple Community Seconds <ul style="list-style-type: none"> ▪ Must be from a government entity ○ <u>Sweat Equity is not an eligible source of funds</u> ○ Cash on hand is acceptable. See Funds to Close: Cash On Hand section for details 		
<p>Funds to Close: Borrower Contribution</p>	<p>Number of Units</p>	<p>Minimum Borrower contribution</p>	<p>Minimum Down Payment Requirement</p>
	<p>One</p>	<p>None</p>	<p>3%¹</p>
	<p>Two</p>	<p>3%</p>	<p>15%</p>
	<p>Three or Four</p>	<p>3%</p>	<p>25%</p>
<p>¹A 3% down payment is permitted for certain purchase transactions. Loan must meet LTV/CLTV/HCLTV > 95% requirements. See Loan Purpose section, and Fannie Mae Selling Guide B5-6-02.</p>			
<p>Funds to Close: Cash On Hand</p>	<ul style="list-style-type: none"> • Cash on hand is an acceptable source for the borrower's down payment, funds for closing costs, and prepaid items for one-unit properties. • The lender must verify and document the following with respect to the cash-on-hand funds: <ul style="list-style-type: none"> ○ The borrower customarily uses cash for expenses, and the amount of funds saved is consistent with the borrower's previous payment practices. ○ The lender must verify that funds for the down payment and closing costs exist in a financial institution account or an acceptable escrow account. Funds must be on deposit at the time of application, or no less than 30 days prior to closing. ○ The lender must obtain a written statement from the borrower that discloses the source of funds and states that the funds have not been borrowed. ○ The borrower's credit report and other verifications should indicate limited or no use of credit and limited or no depository relationship between the borrower and a financial institution. • Note: Cash-on-hand may not be used to fund the borrower's reserve requirement, if applicable. 		
<p>Funds to Close: Sweat Equity</p>	<p><u>Bayshore Mortgage does not allow sweat equity for funds to close.</u></p>		
<p>High Cost / High Priced</p>	<ul style="list-style-type: none"> • Bayshore Mortgage will not purchase High Cost Loans. <ul style="list-style-type: none"> ○ Higher Priced Mortgage Loans (HPML) transactions are eligible for purchase. HPML guidelines require: ○ 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 and Counseling</p>	<ul style="list-style-type: none"> • When all occupying borrowers are first-time homebuyers on a HomeReady purchase then at least one borrower must do one of the following : <ul style="list-style-type: none"> ○ Complete the Framework homeownership education course prior to closing, https://homeready.frameworkhomeownership.org/; or ○ Complete a homeownership education course required by a Community Seconds or Down Payment Assistance Program that is provided by a HUD-approved agency prior to closing, if the HomeReady loan involves a Community Seconds or down payment assistance program; or ○ Receive housing advising from a HUD-approved nonprofit housing counseling agency (as evidenced by a signed Certificate of Completion of Pre-purchase Housing Counseling (Form 1017)) prior to the borrower signing a purchase contract. • Homeownership education certificate or Form 1017 must be retained in the mortgage file.
<p>Income: Boarder</p>	<ul style="list-style-type: none"> • The rental payments that any borrower receives from one or more individuals who reside with the borrower (but who are not obligated on the mortgage debt and may or may not be related to the borrower) may be considered as acceptable stable income. This applies for a one-unit property in an amount up to 30% of the total gross income that is used to qualify the borrower for the mortgage if <ul style="list-style-type: none"> ○ The individual(s) has lived with (and paid rent to) the borrower for the last 12 months. ○ The boarder can provide appropriate documentation to demonstrate a history of shared residency (such as a copy of a driver's license, bill, or bank statement that shows the boarder's address as being the same as the borrower's address). ○ The boarder can demonstrate (such as copies of canceled checks) the payment of rental payments to the borrower for the last 12 months, or ○ At least 9 of the most recent 12 months provided the rental income is averaged over a 12-month period. • Payment of rent by the boarder directly to a third party is not acceptable.
<p>Income: Limits</p>	<ul style="list-style-type: none"> • Total annual qualifying income may not exceed 80% of area median income (AMI). <ul style="list-style-type: none"> ○ Does not include non-borrower household member income. • Lenders must use AMI's used by Fannie Mae in DU or on FNMA's website.

<p>Loan Purpose</p>	<ul style="list-style-type: none"> • Purchase • Rate & Term Refinance: <ul style="list-style-type: none"> ○ Proceeds can be used to pay off a first mortgage regardless of age ○ Pay related closing costs and prepaid items ○ Disburse cash out to the Borrower in an amount not to exceed 2% of the new Mortgage or \$2,000, whichever is less • > 95% LTV/CLTV/HCLTV Purchase and Rate & Term Refinance: <ul style="list-style-type: none"> ○ One Unit primary residence only ○ Standard balance only ○ All borrowers must occupy the property ○ At least one borrower has a credit score ○ Rate & Term only: The lender must document the existing loan being refinanced is owned (or securitized) by Fannie Mae. Documentation may come from any of the following: <ul style="list-style-type: none"> ▪ The lender’s servicing system, ▪ The current servicer (if the lender is not the servicer), ▪ Fannie Mae’s Loan Lookup tool, or ▪ Any other source as confirmed by the lender ▪ This requirement does not apply if the CLTV exceeds 95% due to Community Second only • Cash Out <ul style="list-style-type: none"> ○ Not allowed
<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>	<ul style="list-style-type: none"> • Acceptable MI Types: <ul style="list-style-type: none"> ○ Borrower Paid Monthly ○ Borrower Paid Single Premium ○ Financed: Gross LTV cannot exceed the program maximum <ul style="list-style-type: none"> ▪ Allowed for 1-unit properties only • Unacceptable MI Types: <ul style="list-style-type: none"> ○ <u>Lender Paid Monthly</u> ○ Split Premium ○ <u>Lender Paid Annual</u> ○ <u>Borrower Paid Annual</u> ○ <u>Any MI type not listed as acceptable</u>
<p>Occupancy</p>	<p>Owner Occupied only</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 Fannie Mae eligible) • Rural Properties (in accordance with agency Guidelines, properties must be residential in nature) • Leaseholds • <u>Manufactured homes</u> including on-frame modular homes built on a permanent chassis
<p>Property: Ineligible Types</p>	<ul style="list-style-type: none"> • <u>Mobile Homes</u> • <u>Cooperatives</u> • Condotels • Hotel Condominiums • Timeshares • Working Farms and Ranches • Unimproved Land • Property currently in litigation • Land Trust • <u>Condition Rating of C5/C6 or a Quality Rating of Q6</u> • <u>Homes purchased using HomeStyle Financing</u>

<p>Property Flipping Policy (Properties resold within 180 days of purchase)</p>	<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> Time frame is established by seller's date of acquisition as the date of settlement on the seller's purchase of that property and the execution of a sales contract to another party. • 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.
<p>Property: Maximum Number of Financed Properties</p>	<p>The occupant borrower may not have more than two financed properties.</p>
<p>Secondary Financing</p>	<ul style="list-style-type: none"> • Standard secondary financing: Maximum CLTV/HCLTV is the same as LTV in the matrix at the beginning. • Community Second secondary financing: Maximum CLTV is 105%. <ul style="list-style-type: none"> ○ More than one Community Second is allowed.
<p>Ratios</p>	<p>The Maximum DTI is 50% with a DU Approve/Eligible.</p>
<p>Recently Listed Properties</p>	<ul style="list-style-type: none"> • 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>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>
<p>Rental Income Calculation</p>	<ul style="list-style-type: none"> • Rental Income from Accessory Units is allowed. • Follow standard rental income requirements. • See B3-3.1-08 for complete details.
<p>Reserves</p>	<p>Required per DU</p>
<p>Seasoning</p>	<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>
<p>State Restrictions</p>	<ul style="list-style-type: none"> • Illinois Land Trust Vestings are not eligible for loan sale to BSMF. • <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> • Texas 50 (a)(6) refinance mortgages are ineligible

Tax Transcripts

- 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.
- 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.
- When tax transcripts are provided, they must support the income used to qualify.
- A properly executed 4506-T is required for all transactions except:
 - Loan file contains tax transcripts, or
 - When all of a borrower's income is validated by the DU validation service (FNMA only).
- 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.

Seller shall deliver loans that were originated in accordance with the Fannie Mae Single Family Selling Guide unless otherwise noted in the BMF Seller's Guide.

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, 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.