

Arc Elite Asset Utilization (120 month)

This product is for high-net-worth borrowers who prefer to use their assets for qualification rather than using their income to qualify for the mortgage. Asset Utilization attributes qualifying income to a borrower by utilizing the liquid assets of the borrower over a 120-month period. Utilization of verified liquid assets over a 120-month period is done to ensure that income attributed to a borrower is stable and is reasonably expected to continue.

LTV Matrix Fixed Rate

Occupancy	Purpose	Maximum Loan Amount	Units	Minimum FICO	LTV/(H)CLTV ¹	Maximum DTI
Primary Residence	Purchase and Rate/Term	\$3,000,000	1	720	80%	50%
			1-4	700	75%	
				680	70%	
	Cash-Out ²	\$3,000,000	1	740	80%	50%
			1-4	720	75%	
				700	70%	
Second Home	Purchase and Rate/Term	\$3,000,000	1	720	80%	50%
				700	75%	
				680	70%	
	Cash-Out ²	\$3,000,000	1	740	80%	50%
				720	75%	
				700	70%	
				680	65%	

LTV Matrix Footnotes

- Rural properties:** Max 75% LTV/CLTV on purchase and rate/term transactions and max 65% LTV/CLTV on cash-out transactions.
- Cash-out Transactions:** \$1MM maximum cash-in-hand.

Product Specific Requirements

Appraisal Requirement	<ul style="list-style-type: none"> One appraisal is required for loan amounts ≤ \$2,000,000. Two appraisals are required for loan amounts > \$2,000,000. Follow the Arc Underwriting Guide for Collateral Review requirements. Appraisal Waivers (PIW) are not permitted, regardless of DU feedback
Asset Requirements	<ul style="list-style-type: none"> Assets used for down payment, closing costs and prepaids must meet Fannie Mae eligibility and documentation requirements. All funds for down payment, closing costs and reserves must be documented for greater of AUS requirements or 60 days.
Borrower Contribution	Gift funds are not permitted for down payment and closing costs or reserves.
Borrower Eligibility	Eligible: <ul style="list-style-type: none"> US Citizens Permanent Resident Aliens Non-Permanent Resident Aliens

	<p>Ineligible:</p> <ul style="list-style-type: none"> • First Time Homebuyers • Foreign National Borrowers • Non-Occupant Co-Borrowers
<p>Credit/Payment History Requirements</p>	<ul style="list-style-type: none"> • Borrowers with Derogatory credit must meet Fannie Mae Guidelines. • Forbearance permitted only due to Cares Act/COVID-19. • Minimum of two FICO scores for each Borrower • All applicant(s) and co-borrowers must meet the credit score requirements individually. • Non-traditional credit is not permitted. • Payment history requirements: 0x30x12 mortgage/rental history on the subject property and all financed REOs under the borrower's name.
<p>Documentation Requirements</p>	<p>The following documentation is required:</p> <ul style="list-style-type: none"> • Six (6) months of account statements – all pages. All assets must be seasoned at least six (6) months prior to note date, unless the recent deposit(s) can be sourced to an eligible asset. • A review of the six months of account statements must be conducted to ensure that the borrower's asset profile has remained consistent over this six-month period. <p>If assets from a joint account are being used to qualify and all parties are not on the loan, all non-borrowers (including spouses) must provide a letter (signed and dated) with specific authorization for full access. Among other requirements, there must be sufficient documentation to clearly demonstrate the amount of assets that the borrower(s) has direct liquidation access to; the file contents must be clear as determined at the discretion of the Arc Home underwriter that the dollar amount of assets used for qualifying are eligible to the borrower and are not impacted by withdrawals or other rights that other account holders may be able to claim on the account.</p>
<p>Geographic Restrictions</p>	<p>Missouri is eligible for Delegated Correspondents only.</p>
<p>Qualified Assets (Eligible Percentages)</p>	<p>The qualifying assets must be liquid. Liquid assets are defined as any asset that can be converted into cash quickly with minimal impact to the price received. The amount of liquid assets used for qualification purposes are specific to the liquidity of such amounts and are set forth below:</p> <p>Eligible Qualifying Assets:</p> <ul style="list-style-type: none"> • 100% of checking, savings, CDs, and money market accounts • 70% of the remaining value of stocks & bonds, mutual funds (including those held in Retirement/Annuity/Pension accounts if over age 59 ½ and, if the plan is an employer administered plan, the borrower is separated from service) • 50% of retirement funds (401k, IRA, Keogh, Government Annuity and Pension Income) if younger than age 59 ½ or if borrower is over age 59 ½ but is using an employer administered plan and the borrower is not separated from service • When using employer administered retirement plan accounts for borrowers that are younger than age 59 ½ or for which the borrower is over age 59 ½ but is not separated from service from the employer, the loan file should include sufficient plan account documents to determine that the borrower has the ability to liquidate the assets that are being used for determining ability to repay. The liquidation cannot be limited to "hardship" circumstances. <p>Note: If an applicant requests that a Defined Benefit retirement plan(s) be considered, the file must contain sufficient plan account documents to determine that the borrower has the ability to liquidate the assets that are being used for determining ability to repay. The liquidation cannot be limited to "hardship" circumstances. For Defined Benefit retirement plan assets, this requirement must be satisfied regardless of either the borrower age or whether they are separated from service.</p> <p>Ineligible Qualifying Assets:</p> <ul style="list-style-type: none"> • 529 or similar college fund • Business assets • Cash value of life insurance • Equity in real estate including current home • Funds held in foreign accounts or investments • Gift funds

	<ul style="list-style-type: none"> • Gift of equity • Pledged/Collateral assets • Margined assets/Loans • Private securities or any non-publicly traded assets • Restricted stock units, stock options, non-vested stock • Stocks and bonds not publicly traded • The following trusts <ul style="list-style-type: none"> ○ Blind trusts ○ Irrevocable trust ○ Land trusts ○ Life estates
Calculations Requirements	<p>The Eligible Percentages described above should be applied to the ending balance reflected on the most recent statement if the ending balance is within 10% of the average of the documented six-month ending balances.</p> <ul style="list-style-type: none"> • If the ending balance of the most recent statement is >10% above the average of the documented six-month ending balances, then either: <ul style="list-style-type: none"> ○ The six-month average should be used, OR ○ The higher amount may be used if the source of the increase of funds is documented • If the ending balance of the most recent statement is >10% less than the average of the documented six-month ending balances, then the ending balance that is reflected on the most recent statement must be used, and the income must be signed off by an Arc Home Underwriting Manager. <p><u>Monthly Qualifying Income</u> (Total Qualified Assets – down payment – closing costs – reserves) divided by 120.</p>
Documentation Type	Doc Type must reflect “Asset Utilization”
Impound/Escrow Accounts	Escrow funds/impound accounts may be waived for taxes and hazard insurance in accordance with the Arc Underwriting Guide.
Lien Position	First
Minimum Loan Amount	\$125,000
Number of Financed Properties	<ul style="list-style-type: none"> • A single borrower can have no more than 10 financed properties including subject property. All properties in which the borrower is personally obligated must be included in the financed property maximum. • For Arc Elite, Arc Access, Conventional Investment Property and FNMA/FHLMC Second Home-Investment Property Products, each borrower may not exceed either an aggregate unpaid principal balance amount of \$5MM or 10 loans (including the subject property) financed with Arc Home Loans.
Occupancy	<ul style="list-style-type: none"> • Primary Residence • Second Home
Prepayment Penalty	Not allowed.
Property Types	<p>Eligible:</p> <ul style="list-style-type: none"> • 1-4 unit (Detached, Semi Detached, Attached) • PUD (Detached, Attached) • Warrantable Condominium (Detached, Attached) <p>Ineligible:</p> <ul style="list-style-type: none"> • Non-Warrantable Condominiums • Condotels <p>Refer to the Arc Underwriting Guide for ineligible property types.</p>

QM Requirement	Loan must meet QM Safe harbor or Rebuttable Presumption requirements.
Reserve Requirements	Greater of DU requirements or the below requirements: <ul style="list-style-type: none"> • Loan Amount ≤ \$750K: 3 months • Loan Amount > \$750K - \$1.5MM: 6 months • Loan Amount > \$1.5MM-\$2.5MM: 9 months • Loan Amount > \$2.5MM: 12 months • Cash out proceeds may be used to satisfy reserve requirements up to a 70% LTV/ CLTV.
Secondary Financing	Allowed
Tax Transcripts	A signed 4506-C and IRS Tax Transcripts are not required.
Transaction Types	Eligible: <ul style="list-style-type: none"> • Purchase • Rate Term Refinance • Delayed Financing as a cash out transaction • Cash Out Refinance • Texas 50(a)(6) Rate Term and Cash Out refinances
Underwriting	Loans must score “Approve” on Fannie Mae Desktop Underwriter (DU). Loans may score “Ineligible” only for loan amount and LTV. A Caution, Incomplete, invalid or out of Scope are not allowed. Refer to the Arc Underwriting Guide for complete program requirements.

Product Description and Terms	Product Name	Amortization Terms
	30 YR FIXED ELITE ALTERNATE INCOME	30 Years
Internet Link	www.archomellc.com	