Edge and Access Agency Plus Product Matrix

This product is for borrowers qualifying with full/standard documentation for the most recent two (2) years of employment and income.

Table of Contents

LTV Matrices 2
- Edge Agency Plus Product LTV Matrix 2
- Access Agency Plus LTV Matrix 4

Product Specific Requirements 5

Product Names 7
- Edge Products 7
- Access Products 7

LTV Matrices

This product offers 2 LTV Matrices with slightly different credit parameters and pricing.

- Edge Agency Plus: Max $3,000,000 loan amount, max 85% LTV, min 660 FICO, 3-year derogatory credit event seasoning, min 3 months reserves and 1x30x12 payment history
- Access Agency Plus: Max $3,500,000 loan amount, max 90% LTV, min 660 FICO, 4-year derogatory credit event seasoning, min 6 months reserves and 0x30x12 payment history

Edge Agency Plus Product LTV Matrix

Fixed Rate

Occupancy	Purpose	Loan Amount Maximum	Units [1]	Credit Score Minimum	LTV/(H)CLTV	Maximum DTI[7]
Primary Residence	Purchase and Rate/Term	$2,000,000	1	720	85%[3,4,6]	50%
Primary Residence, Second Home[1], Investment[2]	Purchase and Rate/Term	$3,000,000	1-4	680	75%	50%
		$2,500,000		680[2]	80%[2,4]	50%
		$2,000,000		660	70%	50%
	Cash-Out[5]	$3,000,000	1-4	680	75%	50%
		$2,500,000		700	80%[2,4]	50%
		$2,000,000		660	70%	50%

Interest Only Fixed Rate

Occupancy	Purpose	Loan Amount Maximum	Units[1]	Credit Score Minimum	LTV/(H)CLTV	Maximum DTI[7]
Primary Residence, Second Home[1], Investment[2]	Purchase and Rate/Term	$3,000,000	1-4	680	70%	50%
		$2,500,000		680	75%	50%
		$2,000,000		680[2]	80%[2,4,5]	50%
	Cash-Out[5]	$3,000,000	1-4	680	70%	50%
		$2,500,000		680	75%	50%
		$2,000,000		700	80%[2,4]	50%

LTV Matrix Footnotes

1. **Second Homes:** 1 unit only
2. **Investment Properties**: Min 700 FICO when LTV/CLTV > 75%
3. **Non-Warrantable Condo:** Max 80% LTV/CLTV
4. **Non-Warrantable Condotel:** Max 75% LTV/CLTV on purchases and max 65% LTV/CLTV on rate/terms and cash-out refinance transactions. Max $1,000,000 loan amount. Min $150,000 loan amount.
5. **Cash-Out transactions**: When LTV/CLTV > 65%: Maximum cash in hand of $1,000,000. When LTV/CLTV <= 65%: Unlimited cash in hand.
6. **1x30x12 or Credit Events between 36-48 months**: Max 80% LTV/CLTV
7. **First-Time Homebuyer**: Max DTI of 45%

Product Details

Amortization Type	Full Principal and Interest: • 30 Year Interest Only: • 30 Year and 40 Year Interest only Fixed Rate

<table>
<tr><td>Credit/Payment History Requirements</td><td>

No Derogatory Credit Event allowed within the last 36 months. Refer to the Arc Underwriting Guide for the Derogatory Credit Event definition and seasoning measurement.
All applicant(s) and co-borrowers must meet the credit score requirements individually.
Non-traditional credit report is not permitted.
Payment history requirements: 1x30x12 mortgage/rental history on the subject property and all financed REOs under the borrower's name.

</td></tr>
<tr><td>Declining Market</td><td>The following LTV reductions apply when the LTV > 65%:
<table>
<tr><th>Property Value</th><th>Demand</th><th>Market Time</th><th>Reduce LTV</th></tr>
<tr><td>Declining</td><td>Any</td><td>Any</td><td>5%</td></tr>
</table>
</td></tr>
<tr><td>Geographic Restrictions</td><td>None</td></tr>
<tr><td>Minimum Loan Amount</td><td>Minimum $150,000 for LTV > 80%
Minimum $125,000 for LTV ≤ 80%</td></tr>
<tr><td>Prepayment Penalty</td><td>Allowed on Investment Property transactions, which are treated as Business Purpose loans. May be subject to up to a five-year prepayment penalty or the maximum permitted by state law, whichever is lower. Refer to the Arc Underwriting Guide for state specific requirements.</td></tr>
<tr><td>Reserve Requirements</td><td>Reserve requirements are based on the PITIA of the subject property.

Loan amount < $1,000,000: 3 months reserves
Loan amount ≥ $1,000,000 to ≤ $1,500,000: 6 months reserves
Loan amount > $1,500,000: 9 months reserves
Cash-out funds are allowed to be used as reserves regardless of LTV.

</td></tr>
</table>

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Access Agency Plus LTV Matrix Fixed Rate and ARM (including IO)						
Occupancy	**Purpose**	**Loan Amount Maximum**	**Units**	**Credit Score Minimum**	**LTV/(H)CLTV**	**Maximum DTI[1]**
Primary Residence	Purchase and Rate/Term	$3,500,000	1	720	75%	50%
		$3,000,000		700	75%	
		$2,500,000		700	80%	
		$2,000,000		720	90%[1,2,3]	
		$2,000,000		680	85%[1,2,3]	
		$1,500,000		660[1]	90%[1,2,3]	
		$3,000,000	2-4	700	75%	50%
		$2,500,000		700	80%	
		$2,000,000		720	85%[1,2,3]	
	Cash-Out[4]	$3,500,000	1	720	65%	50%
		$3,000,000		700	70%	
		$2,500,000		700	75%	
		$2,000,000		680	80%	
		$1,500,000		660[1]	85%[1,2,3]	
		$3,000,000	2-4	700	70%	50%
		$2,500,000		700	75%	
		$2,000,000		720	80%	
Second Home	Purchase and Rate/Term	$3,500,000	1	720	65%	50%
		$3,000,000		700	75%	
		$2,500,000		700	80%	
		$2,000,000		680	80%	
		$1,500,000		660[1]	80%	
		$1,000,000		700	85%	
	Cash-Out[4]	$3,000,000	1	700	70%	50%
		$2,500,000		700	75%	
		$2,000,000		680	75%	
		$1,500,000		660[1]	75%	
Investment	Purchase and Rate/Term	$3,000,000	1	700	75%	50%
		$2,500,000		700	80%	
		$2,000,000		680	80%	
		$1,500,000		660[1]	80%	
		$1,000,000		700	85%	
		$3,000,000	2-4	700	75%	50%
		$2,500,000		700	80%	
		$1,000,000		700	85%	
	Cash-Out[4]	$3,000,000	1	700	70%	50%
		$2,500,000		700	75%	
		$2,000,000		680	75%	
		$1,500,000		660[1]	75%	
		$3,000,000	2-4	700	70%	50%
		$2,500,000		700	75%	

LTV Matrix Footnotes

1. **First Time Home Buyer:**
   - 680 minimum credit score
   - LTV/CLTV > 80%: Max 45% DTI
   - LTV/CLTV ≤ 80%: Max 50% DTI

- **Note:** Borrower(s) who have 24 months rental history documented per the Arc Underwriting Guide are NOT subject to FTHB FICO and DTI restrictions

2. **Rural Property:** Max 80% LTV/CLTV for Purchase and Rate/Term and max 75% LTV/CLTV for Cash-Out
3. **Non-Warrantable Condo, including Condotels:** Max 80% LTV/CLTV
4. **Cash-Out transactions:** LTV/CLTV ≤ 60%: Unlimited cash-in-hand; LTV/CLTV >60%: Maximum $750,000 cash-in-hand
5.

Product Details	
Amortization Type	Full Principal and Interest: • 15 Year and 30 Year Fixed Rate • 5/6m SOFR ARM, 7/6m SOFR ARM Interest Only: • 30 Year and 40 Year Interest only Fixed Rate • 5/6m SOFR IO ARM, 7/6m SOFR Interest only ARM
ARM Information	Caps: 2/2/5 Index: 30 Day SOFR Margin: 3.75% Floor: Margin
Credit/Payment History Requirements	• No Derogatory Credit Event allowed within the last 48 months. Refer to the Arc Underwriting Guide for the Derogatory Credit Event definition and seasoning measurement. • All applicant(s) and co-borrowers must meet the credit score requirements individually. • Non-traditional credit report is not permitted. • Payment history requirements: 0x30x12 mortgage/rental history on the subject property and all financed REOs under the borrower's name.
Declining Market	Refer to the Arc Underwriting Guide.
Geographic Restrictions	None
Minimum Loan Amount	$125,000
Prepayment Penalty	Allowed on Investment Property transactions, which are treated as Business Purpose loans. May be subject to up to a five-year prepayment penalty or the maximum permitted by state law, whichever is lower. Refer to the Arc Underwriting Guide for state specific requirements.

Reserve Requirements	Reserve requirements are based on the PITIA of the subject property:
	• Loan Amount ≤ $1 MM:
	  ○ LTV ≤ 70%: 3 months of PITIA
	  ○ LTV > 70%: 6 months of PITIA
	• Loan Amount > $1 MM-$2MM: 9 months of PITIA
	• Loan Amount > $2 MM: 12 months of PITIA
	• 2 Months of PITIA is required for each additional financed property
	• Cash out proceeds may be used to satisfy reserve requirements regardless of LTV/CLTV.

Product Specific Requirements	
Appraisal Requirement	• 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.
Borrower Contribution	Gift funds are permitted for down payment and closing costs. Refer to the Arc Underwriting Guide.
Borrower Eligibility	**Eligible**: • US Citizens

	• Permanent Resident Aliens • Non-Permanent Resident Aliens • First Time Homebuyers • Non-Occupant Co-Borrowers. Refer to the Arc Underwriting Guidelines for Non-Occupant Co-Borrower guidelines. • LLCs and Corporations provided that the Vesting in the Name of an Entity requirements in the Arc Underwriting Guidelines are met. **Ineligible**: • Foreign Nationals
Documentation	Full/standard documentation is required for the most recent two (2) years of employment and income. Refer to the Arc Underwriting Guide for complete program requirements.
Impound/Escrow Accounts	Escrow funds/impound accounts may be waived for taxes and hazard insurance in accordance with the FICO, LTV, and reserve requirements in the Arc Underwriting Guide.
Lien Position	First
Number of Financed Properties	• A single borrower can have no more than 20 financed properties including subject property. All properties in which the borrower is personally obligated must be included in the financed property maximum. Properties vested in the name of the borrower's business and not on the borrower's credit report are not included in the max financed property limit. • 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 $7.5MM or 10 loans (including the subject property) financed with Arc Home Loans.
Occupancy	• Primary Residence • Second Home • Investment Property
Property Types	**Eligible:** • 1-4 unit (Detached, Semi Detached, Attached) • PUD (Detached, Attached) • Warrantable Condominium (Detached, Attached) • Non-Warrantable Condominiums. Refer to the Arc Underwriting Guide for details. • Refer to the Arc Underwriting Guide for other eligible property types. **Ineligible**: Refer to the Arc Underwriting Guide for ineligible property types.
Secondary Financing	Allowed
Tax Transcripts	Wage Earners: A signed 4506-C is required. Transcripts are not required. All income requiring tax returns: A signed 4506-C and IRS Tax Transcripts must be obtained during the loan process.
Transaction Types	**Eligible:** • Purchase • Rate/Term Refinance • Delayed Financing as a Rate/Term Refinance • Cash Out Refinance • Texas 50(a)(6) Rate Term and Cash Out refinances (not available on Edge)
Underwriting	Manual underwriting required. AUS not allowed. Refer to the Arc Underwriting Guide for complete program requirements.

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Product Names	
Edge Products	
Edge Agency Plus Full Principal and Interest Options	**Edge Agency Plus Interest Only Options**
30 YR FIXED EDGE AGENCY PLUS 30 YR FIXED EDGE AGENCY PLUS - 1 YR PREPAY PENALTY TERM 30 YR FIXED EDGE AGENCY PLUS - 2 YR PREPAY PENALTY TERM 30 YR FIXED EDGE AGENCY PLUS - 3 YR PREPAY PENALTY TERM 30 YR FIXED EDGE AGENCY PLUS - 4 YR PREPAY PENALTY TERM 30 YR FIXED EDGE AGENCY PLUS - 5 YR PREPAY PENALTY TERM	30 YR FIXED IO EDGE AGENCY PLUS 40 YR FIXED IO EDGE AGENCY PLUS 30 YR FIXED IO EDGE AGENCY PLUS - 1 YR PREPAY PENALTY TERM 40 YR FIXED IO EDGE AGENCY PLUS - 1 YR PREPAY PENALTY TERM 30 YR FIXED IO EDGE AGENCY PLUS - 2 YR PREPAY PENALTY TERM 40 YR FIXED IO EDGE AGENCY PLUS - 2 YR PREPAY PENALTY TERM 30 YR FIXED IO EDGE AGENCY PLUS - 3 YR PREPAY PENALTY TERM 40 YR FIXED IO EDGE AGENCY PLUS - 3 YR PREPAY PENALTY TERM 30 YR FIXED IO EDGE AGENCY PLUS - 4 YR PREPAY PENALTY TERM 40 YR FIXED IO EDGE AGENCY PLUS - 4 YR PREPAY PENALTY TERM 30 YR FIXED IO EDGE AGENCY PLUS - 5 YR PREPAY PENALTY TERM 40 YR FIXED IO EDGE AGENCY PLUS - 5 YR PREPAY PENALTY TERM
Access Products	
Access Agency Plus Full Principal and Interest Options	**Access Agency Plus Interest Only Options**
15 YR FIXED ACCESS AGENCY PLUS 30 YR FIXED ACCESS AGENCY PLUS 5/6m SOFR ARM ACCESS AGENCY PLUS 7/6m SOFR ARM ACCESS AGENCY PLUS 15 YR FIXED ACCESS AGENCY PLUS - 1 YR PREPAY PENALTY TERM 30 YR FIXED ACCESS AGENCY PLUS - 1 YR PREPAY PENALTY TERM 5/6m SOFR ARM ACCESS AGENCY PLUS - 1 YR PREPAY PENALTY TERM 7/6m SOFR ARM ACCESS AGENCY PLUS - 1 YR PREPAY PENALTY TERM 15 YR FIXED ACCESS AGENCY PLUS - 2 YR PREPAY PENALTY TERM 30 YR FIXED ACCESS AGENCY PLUS - 2 YR PREPAY PENALTY TERM 5/6m SOFR ARM ACCESS AGENCY PLUS - 2 YR PREPAY PENALTY TERM 7/6m SOFR ARM ACCESS AGENCY PLUS - 2 YR PREPAY PENALTY TERM 15 YR FIXED ACCESS AGENCY PLUS - 3 YR PREPAY PENALTY TERM 30 YR FIXED ACCESS AGENCY PLUS - 3 YR PREPAY PENALTY TERM 5/6m SOFR ARM ACCESS AGENCY PLUS - 3 YR PREPAY PENALTY TERM 7/6m SOFR ARM ACCESS AGENCY PLUS - 3 YR PREPAY PENALTY TERM	30 YR FIXED IO ACCESS AGENCY PLUS 40 YR FIXED IO ACCESS AGENCY PLUS 5/6m SOFR ARM IO ACCESS AGENCY PLUS 7/6m SOFR ARM IO ACCESS AGENCY PLUS 30 YR FIXED IO ACCESS AGENCY PLUS - 1 YR PREPAY PENALTY TERM 40 YR FIXED IO ACCESS AGENCY PLUS - 1 YR PREPAY PENALTY TERM 5/6m SOFR ARM IO ACCESS AGENCY PLUS - 1 YR PREPAY PENALTY TERM 7/6m SOFR ARM IO ACCESS AGENCY PLUS - 1 YR PREPAY PENALTY TERM 30 YR FIXED IO ACCESS AGENCY PLUS - 2 YR PREPAY PENALTY TERM 40 YR FIXED IO ACCESS AGENCY PLUS - 2 YR PREPAY PENALTY TERM 5/6m SOFR ARM IO ACCESS AGENCY PLUS - 2 YR PREPAY PENALTY TERM 7/6m SOFR ARM IO ACCESS AGENCY PLUS - 2 YR PREPAY PENALTY TERM 30 YR FIXED IO ACCESS AGENCY PLUS - 3 YR PREPAY PENALTY TERM 40 YR FIXED IO ACCESS AGENCY PLUS - 3 YR PREPAY PENALTY TERM 5/6m SOFR ARM IO ACCESS AGENCY PLUS - 3 YR PREPAY PENALTY TERM 7/6m SOFR ARM IO ACCESS AGENCY PLUS - 3 YR PREPAY PENALTY TERM

15 YR FIXED ACCESS AGENCY PLUS - 4 YR PREPAY PENALTY TERM 30 YR FIXED ACCESS AGENCY PLUS - 4 YR PREPAY PENALTY TERM 5/6m SOFR ARM ACCESS AGENCY PLUS - 4 YR PREPAY PENALTY TERM 7/6m SOFR ARM ACCESS AGENCY PLUS - 4 YR PREPAY PENALTY TERM 15 YR FIXED ACCESS AGENCY PLUS - 5 YR PREPAY PENALTY TERM 30 YR FIXED ACCESS AGENCY PLUS - 5 YR PREPAY PENALTY TERM 5/6m SOFR ARM ACCESS AGENCY PLUS - 5 YR PREPAY PENALTY TERM 7/6m SOFR ARM ACCESS AGENCY PLUS - 5 YR PREPAY PENALTY TERM	30 YR FIXED IO ACCESS AGENCY PLUS - 4 YR PREPAY PENALTY TERM 40 YR FIXED IO ACCESS AGENCY PLUS - 4 YR PREPAY PENALTY TERM 5/6m SOFR ARM IO ACCESS AGENCY PLUS - 4 YR PREPAY PENALTY TERM 7/6m SOFR ARM IO ACCESS AGENCY PLUS - 4 YR PREPAY PENALTY TERM 30 YR FIXED IO ACCESS AGENCY PLUS - 5 YR PREPAY PENALTY TERM 40 YR FIXED IO ACCESS AGENCY PLUS - 5 YR PREPAY PENALTY TERM 5/6m SOFR ARM IO ACCESS AGENCY PLUS - 5 YR PREPAY PENALTY TERM 7/6m SOFR ARM IO ACCESS AGENCY PLUS - 5 YR PREPAY PENALTY TERM