



PRIMEWISE – FULL DOCUMENTATION

LoanWise offers full documentation loans to Borrowers under expanded underwriting guidelines. This program is designed for borrowers who are sound credit risk based on a common-sense approach to underwriting.

HIGHLIGHTS

- Loan amounts up to \$4.0MM
- Interest-only available with 30 or 40-year term
- DTI up to 55% allowed
- Credit scores minimum 660
- All occupancy types allowed
- 5/6 and 7/6 ARM, 15 and 30 FRM
- Multiple financed properties allowed
- Recent credit events allowed

Eligible Occupancy

- Owner Occupied
- Second Home
- Investment Property

Property Types

- Single Family Residence (SFR)
- Planned Unit Development (PUD)
- Warrantable Condo (Max LTV 90%)
- Non-Warrantable Condo (Max LTV 80%)
- Condo Hotel/Condotel (Max 75% LTV Purchase; 65% LTV Refinance; \$1.5MM max loan amount)
- 2 - 4 Units (Max LTV 85%)
- Townhome
- Modular
- Rural (Max 15 Acres up to 80% LTV)

Eligible Transactions

- PURCHASE**, including non-arm’s length transactions [see Underwriting Guidelines](#)
- RATE AND TERM REFINANCE**
- No seasoning required to use current appraised value
  - Payoff of first and second, where the second is seasoned for 12-months and not drawn on in 12-months preceding proposed closing date unless the second was used in full to purchase the property
  - Refinance of a previous loan that provided cash-out, as measured from the previous loan closing date to the proposed closing date, and is seasoned less than 6 months, will be considered a cash-out refinance.
  - Recoup of funds expended to improve the subject property. Improvements must have been completed within the last 6-months preceding the proposed closing date, funds must have been Borrower’s own. Cash out amount not to exceed documented improvement costs
  - Buyout accompanied by an executed buyout agreement
- CASH-OUT REFINANCE**
- Refinances which do not fit into the rate and term guidelines are deemed to be cash out
  - 6-months seasoning required measured from property acquisition date to the proposed closing date
  - Value to be utilized must be supported

<p><b>Trade Lines</b></p>	<p>If the primary wage-earner has three (3) credit scores, the minimum tradeline requirement is waived. For loans when the primary wage-earner has less than three credit scores, each borrower must meet the minimum tradeline requirements, unless the co-borrower is the spouse of the borrower. In that case, only one spouse is required to meet the minimum tradelines. Standard tradelines requirement:</p> <ul style="list-style-type: none"> <li>• 2 open tradelines reporting for 24 months with activity in the last 12 months; or</li> <li>• 3 open tradelines reporting 12-months with activity in the last 12 months</li> </ul>								
<p><b>Credit Score</b></p>	<ul style="list-style-type: none"> <li>• Credit Scores allowed down to 660, subject to loan amount and LTV restriction</li> <li>• Use middle score of Primary Income-Earner for pricing and underwriting purposes</li> </ul>								
<p><b>Housing Payment History</b></p>	<p>Housing payment history no greater than 0x30x12 for all mortgages/rental verifications.</p>								
<p><b>Credit Event</b></p>	<p>Borrowers with any of the following major credit events (bankruptcy, foreclosure, modification, short sale, short pay, deed in lieu) are subject to the below requirements, measured from event completion date or discharge/dismissal to proposed closing date :</p> <table border="1" data-bbox="542 774 1099 957"> <thead> <tr> <th colspan="2">CREDIT HISTORY</th> </tr> </thead> <tbody> <tr> <td>FC / SS / DIL Seasoning</td> <td>48 Months</td> </tr> <tr> <td>Chapter 13 BK Seasoning</td> <td>48 Months</td> </tr> <tr> <td>Chapter 7/11 BK Seasoning</td> <td>48 Months</td> </tr> </tbody> </table> <p>Additional credit requirements:</p> <ul style="list-style-type: none"> <li>• Judgment/Tax Lien (must meet one of the following): <ul style="list-style-type: none"> <li>○ Paid off prior to or at closing, or</li> <li>○ May remain open with 3-month satisfactory payment history and must be subordinated if recorded against subject property. Maximum payment required under the repayment agreement will be included in DTI Ratio.</li> </ul> </li> <li>• Collections/Charge-Offs: May be excluded if in aggregate less than \$2,000 if less than 24-months old or maximum of \$2,500 per occurrence if greater than 24-months old. Any greater that may affect title must be paid off prior to or at closing. Medical collections are excluded from this requirement regardless of amount.</li> </ul>	CREDIT HISTORY		FC / SS / DIL Seasoning	48 Months	Chapter 13 BK Seasoning	48 Months	Chapter 7/11 BK Seasoning	48 Months
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<p style="text-align: center;"><b>INCOME AND ASSETS</b></p>									
<p><b>DTI</b></p>	<ul style="list-style-type: none"> <li>• Maximum DTI: 50%</li> <li>• DTI may be increased to 55% with the following: <ul style="list-style-type: none"> <li>○ Max 80% LTV</li> <li>○ Eligible Transactions: Purchase or Rate &amp; Term Refinance</li> <li>○ 2-year full doc with a minimum residual income of the greater of 0.5% of the loan amount or \$3,500.</li> <li>○ 12-months reserves</li> <li>○ Primary residence only</li> </ul> </li> </ul>								
<p><b>Gift Funds</b></p>	<ul style="list-style-type: none"> <li>• Gift funds are allowed for funds to close and on purchase transaction only. A minimum of 5% contribution from Borrower's own funds is required for primary residence and 10% for second home and investment properties.</li> <li>• Gifts of equity are allowed on primary residence only. The Borrower must contribute 5% of their own funds to the transaction.</li> <li>• Gifts must be documented in compliance with FNMA/FHLMC requirements and be from immediate family members.</li> </ul>								

<p style="text-align: center;"><b>Reserve</b></p>	<ul style="list-style-type: none"> <li>• Loan amounts up to \$1.5MM: 6-months PITIA</li> <li>• Loan amount above \$1.5MM and up to \$2.5MM: 9-months PITIA</li> <li>• Loan amount above \$2.5MM: 12-months PITIA</li> <li>• LTV &lt;=85%: 6-months PITIA</li> <li>• LTV &gt;85%: 12-months PITIA</li> <li>• Cash-out MAY be used to satisfy requirements</li> <li>• Additional reserves required for multiple financed properties. Two (2) months subject PITIA for each additional property up to 12 months maximum.</li> </ul>
<p style="text-align: center;"><b>Income Documentation</b></p>	<p style="color: #0070C0;"><b>WAGE-EARNER DOCUMENTATION REQUIREMENTS</b></p> <p>Provide the 1 or 2-years W-2s and the most recent 30 consecutive days of paystubs including year-to-date income with the most recent one dated within 90 calendar days of funding.</p> <p><b>Qualification:</b></p> <ul style="list-style-type: none"> <li>• If Borrowers receive bonus, commission, or overtime, obtain a written VOE to determine a history and continuance. Generally, a 2-year history is required, 1-2 years can be used on a case-by-case basis with positive factors to offset and a reasonable expectation of continuance.</li> <li>• LoanWise reserves the right to request tax returns in its sole discretion.</li> </ul> <p style="color: #0070C0;"><b>SELF-EMPLOYED DOCUMENTATION REQUIREMENTS</b></p> <p>A borrower is considered self-employed with 25% or more ownership interest in a business. Borrowers must generally be self-employed for 2-years; however, 1-2 years is acceptable with 2-years previous employment in same line of work and no gaps. Provide the most recent 1 or 2-years personal and/or business federal tax returns as applicable. A year-end and/or year-to-date profit and loss statement and balance sheet dated within 90 days of closing date may be required.</p> <p><b>Qualification:</b></p> <p>Take 24-month average of income if increasing, 12-month average if decreasing. If decreasing, additional documentation may be required. See Underwriting Guidelines for additional information.</p>
<p style="text-align: center;"><b>Cannabis - Related Income</b></p>	<p>Cannabis self employment income can be considered as long as cannabis is legal in the state of business operations. Please refer to Cannabis State Legal List.</p> <p>Eligible Doc Type:</p> <ul style="list-style-type: none"> <li>○ 12 or 24 months personal and/or business federal tax returns</li> </ul> <ul style="list-style-type: none"> <li>• Min Credit Score: 660</li> <li>• Max Purchase/Rate and Term Refinance LTV – 85%</li> <li>• Max Cash Out Refinance LTV – 75%</li> <li>• Max Loan Amount: \$3,000,000</li> <li>• Ineligible property types – Condo-Hotel/Condotel &amp; Modular</li> </ul>

<p><b>Other Income Sources</b></p>	<p><b>RENTAL INCOME</b></p> <p>Rental income can be used for qualifying. Gross market rent for subject property must be documented with FNMA Form 1007 or Form 1025, as applicable, when rental income from the subject property is being used to qualify.</p> <p><b>Option 1   Tax Returns</b></p> <p>Utilize the net figure on schedule E page 1 of most recent year’s tax return adding back depreciation, amortization, property taxes, insurance, HOA dues (if included in Schedule E), and mortgage interest, divided by 12 to calculate a monthly amount. Subtract the total mortgage payment (PITIA) to determine the net rental income/loss. Positive rental income will be added to qualifying income. Negative rental income (loss) must be added to the borrower’s total monthly obligations.</p> <p><b>Option 2   Lease</b></p> <p>Use 75% of current lease less documented PITI plus HOA dues. If lease(s) is materially greater than income listed on tax return, Borrower to provide explanation and supporting documentation. Document the unit(s) in question is rented with most recent 2 months’ proof of receipt of rent.</p> <p><b>Other Income Sources</b></p> <p>Document most recent 1-2 years receipt on tax returns and supporting tax documentation, current receipt, and expectation of a least three years continuance.</p>
<p><b>Assets</b></p>	<ul style="list-style-type: none"> <li>• Use 100% of cash and cash equivalents</li> <li>• Use 70% of retirement assets if borrower</li> <li>• 1031 exchanges eligible for investment properties</li> <li>• Business funds may be used provided the Borrower(s) owns a minimum of 25% ownership of the business. The amount of funds that may be utilized is based on the Borrower’s percentage of ownership. Borrower(s) must provide: <ul style="list-style-type: none"> <li>○ A signed letter from by a 3<sup>rd</sup> party Tax Professional (defined as a CPA, Tax Attorney, Enrolled Agent (EA), California Tax Education Council (CTEC) or Paid Tax Professional (PTIN)) must be obtained verifying that the withdrawal of funds for the transaction will not have a negative impact on the business; and</li> <li>○ All non-borrowing owners of the business must provide a signed and dated letter acknowledging the transaction and confirming the borrower’s access to funds in the account.</li> </ul> </li> <li>• Cash out proceeds MAY be used for the reserve requirement.</li> </ul>
<p><b>Installment Debt</b></p>	<p>Installment loans must be included in the DTI. Installment debt with less than 10 months’ worth of payments remaining may be excluded from DTI. Borrower(s) may pay down the debt such that the remaining balance is less than the sum of 10-months’ worth of payments. The assets used must be sourced. Loans secured by financial assets (margin loan, 401(K) loan, etc.) do not need to be included in the DTI provided the asset balance exceeds the loan balance.</p>
<p style="text-align: center;"><b>OTHER GUIDELINES</b></p>	
<p><b>Non-Occupant Co-Borrowers</b></p>	<ul style="list-style-type: none"> <li>• 5% LTV reduction to max LTV allowed</li> <li>• Non-occupant income limited to Standard Documentation only</li> <li>• Occupying borrower(s) must have a DTI ratio of 60% or less. This excludes the income/debts of the non-occupant borrower(s).</li> <li>• Cash-out transactions are not allowed.</li> </ul>

<p><b>First-Time Home Buyers</b></p>	<ul style="list-style-type: none"> <li>• Primary residence only</li> <li>• Minimum 680 credit score</li> <li>• Maximum DTI allowed is 45% unless the residual is above \$3,000.00 then the maximum DTI is 50%</li> <li>• Minimum six (6) months of reserves</li> <li>• 12-month rental history is required, reflecting 0x30. Private Verification of Rent or living rent-free is acceptable. Max DTI for borrowers living rent-free is 43%.</li> </ul>
<p><b>Appraisal/ Valuation</b></p>	<ul style="list-style-type: none"> <li>• Loan amounts up to \$2MM, one (1) appraisal required</li> <li>• Loan amount over \$2MM, two (2) appraisals required</li> </ul> <p>In instances where one appraisal is required, said appraisal must have a CU or LCA score less than or equal to 2.5. If the CU or LCA score exceeds 2.5 or is unavailable, a CDA with a variance less than 10% is required. Loan amounts &gt;\$1.5MM and up to \$2MM may not utilize a CU or LCA score in lieu of a CDA. Additional appraisal due diligence may be required at the discretion of LoanWyse.</p> <p><b>PURCHASE:</b> lesser of purchase price or appraised value</p> <p><b>REFINANCE:</b> all types): For properties owned less than 6-months as of the proposed closing date, the lesser of the current appraised value or the previous purchase price plus documented improvements (if any) must be used, except for Rate and Term refinance transaction, which may use current appraised value. For properties owned between 6 and less than 12-months as of the proposed closing date, current value may be used provided the value is supported both by appraisal and a CDA with a variance not greater than 10%. If value not supported, use lesser of purchase price plus documented improvements or current appraised value. If more than 12-months, use current appraised value.</p> <p>CBSA/Declining markets – properties located in certain geographic area (see State CBSA List) or declining market are subject to a 5% LTV reduction to max LTV.</p>
<p><b>Title Vesting</b></p>	<ul style="list-style-type: none"> <li>• Individual names as joint tenants, community property, or tenants in common</li> <li>• Limited Liability Corporations (Investment Property Only)</li> <li>• Partnerships/Corporations (Investment Property Only)</li> </ul>
<p><b>ARM Terms</b></p>	<ul style="list-style-type: none"> <li>• Margin = 4.500%</li> <li>• Index = 30 Day Average of SOFR</li> <li>• Caps 5yr ARM = 2/1/5</li> <li>• Caps 7yr ARM = 5/1/5</li> <li>• Floor rate = Note Rate</li> <li>• Adjustment Period = 6 months</li> </ul>
<p><b>Interest Only</b></p>	<p>Interest Only (I/O) features are allowed on ARMs and FRMs. The IO period is 10-years. Minimum 660 credit score and max 85% LTV. Standard guidelines apply.</p>
<p><b>Qualifying Payment</b></p>	<p>To determine the P&amp;I component of the Qualifying Payment, utilize the below (except as otherwise specified):</p> <ul style="list-style-type: none"> <li>• Fixed Rate: Utilize the start rate over the full term of the loan</li> <li>• Amortizing ARM: Utilize the greater of the start rate or the fully indexed rate over the full term of the loan</li> </ul> <p>FRM/ARM with IO Feature: Qualify using the fully amortized payment calculated over the fully amortizing period, based on the greater of the note rate or the fully indexed rate to determine qualifying PITIA. The 40-year term has a 10-year initial interest-only period followed by a 30-year fully amortizing period</p>
<p><b>Prepayment Penalty</b></p>	<p>Prepayment penalties may be placed on investment properties for a period of at least one year up to a maximum of 5 years in an amount equal to 6 months interest of 80% of the unpaid principal balance, to the extent permitted by state and federal law.</p>
<p><b>Loan Amount</b></p>	<ul style="list-style-type: none"> <li>• Minimum: \$150,000</li> <li>• Maximum: \$4.0MM</li> </ul>



PRIMARY RESIDENCE					
Credit Score	Loan Amount	Purchase	R/T	Cash Out	Reserves*
720+	<= 1,000,000	90%*	85%	80%	6
	1,000,001 - 1,500,000	90%*	85%	80%	6
	1,500,001 - 2,000,000	85%	80%	80%	9
	2,000,001 - 2,500,000	80%	75%	75%	9
	2,500,001 - 3,000,000	75%	75%	70%	12
	3,000,001 - 3,500,000	70%	70%	65%	12
700 - 719	3,500,001 - 4,000,000	70%	65%	NA	12
	<= 1,000,000	90%*	85%	80%	6
	1,000,001 - 1,500,000	90%*	85%	80%	6
	1,500,001 - 2,000,000	85%	80%	75%	9
	2,000,001 - 2,500,000	75%	75%	65%	9
	2,500,001 - 3,000,000	75%	70%	65%	12
680 - 699	3,000,001 - 3,500,000	70%	65%	60%	12
	<= 1,000,000	90%	85%	75%	6
	1,000,001 - 1,500,000	85%	80%	75%	6
	1,500,001 - 2,000,000	80%	75%	70%	9
	2,000,001 - 2,500,000	75%	70%	65%	9
	2,500,001 - 3,000,000	70%	65%	65%	12
660 - 679	3,000,001 - 3,500,000	65%	65%	NA	12
	<= 1,000,000	80%	80%	75%	6
	1,000,001 - 1,500,000	80%	75%	75%	6
	1,500,001 - 2,000,000	75%	70%	65%	9
	2,000,001 - 2,500,000	70%	65%	65%	9

\* Refer to reserve requirements on matrix; \*\*Subject to LTV restrictions

All Occupancy					
Cannabis Related Income					
Credit Score	Loan Amount	Purchase	R/T	Cash Out	Reserves
720 +	<= 1,000,000	85%	85%	75%	6
	1,000,001 - 2,000,000	80%	80%	75%	9
	2,000,001 - 3,000,000	75%	75%	70%	12
700-719	<= 1,000,000	85%	85%	75%	6
	1,000,001 - 2,000,000	80%	80%	70%	9
	2,000,001 - 3,000,000	70%	70%	65%	12
680 - 699	<= 1,000,000	85%	85%	75%	6
	1,000,001 - 2,000,000	75%	75%	65%	9
660 - 679	<= 1,000,000	80%	80%	70%	6

LOAN PARAMETERS	
Loan Limits	
Min Loan Amount	\$150,000
Max Loan Amount (Primary)	\$4,000,000
Max Cash Out**	No Limits Cash in Hand
Product Type	
ARMs (SOFR 30 A)	5/6 ARM
	7/6 ARM
Fixed Rate Loans	15 year
	30 year
Interest Only	30 or 40-yr Fixed or ARM
Housing/Credit History	
Mortgage History	0x30x12
FC / SS / DIL Seasoning	48 Months
Chapter 13 BK Seasoning	48 Months
Chapter 7/11 BK Seasoning	48 Months
Occupancy Restrictions	
2nd Home & NOO	
Purchase Max LTV	80%
Rate and Term Max LTV	75%
Cash-Out Max LTV	75%
Max Loan Amount	\$2,500,000
Credit	
Min FICO Score	660
Property Type	
Condominium	Purchase: 90% Max LTV
	Refinance: RT 85% CO 80% Max LTV
Non-Warrantable Condo	80% Max LTV
Condo Hotel/Condotel	Purchase: 75% Max LTV
	Refinance: 65% Max LTV
	Max Loan Amt \$1.5M
2 - 4 Unit	Purchase: 85% Max LTV
	Refinance: RT 85% CO 80% Max LTV
Acres	Max 15 Acres
	Investment Max 2 Acres
Rural	80% Max LTV
Debt-to-Income	
Standard Max DTI	50%
55% DTI	Primary Residence Only
	Minimum Residual of \$3,500
	2 Year Standard Doc
	12 Months Reserve
	1st Time Homebuyer Not Eligible
LTV <= 80%	
State Restriction	
CBSA/Declining Markets	5% reduction to max LTV applies
	Applies to the following states - AZ, CT, ID, IL, NJ, NY, OR
	See State CBSA List for additional area restrictions.
FL Condos	A structural inspection is required if the project is over 30 years old or 25 years old if within 3 miles of the coast. <ul style="list-style-type: none"> <li>Projects with an acceptable inspection, max LTV is reduced 5%.</li> <li>Projects with an unacceptable or no inspection are not eligible.</li> </ul>