



## Conforming Loans

as of March 12, 2010

Fixed Rate, Fixed Period ARMs, and Standard ARMs (Full/Alt) (Standard Amortization and Interest Only Option)						
General Guidelines	Sections 7.1, 8.1, and 8.4A					
Finance Type	Purchase and Rate/Term Refinances					
Occupancy	Owner Occupied		Second Home		Investment	
Maximum LTV/CLTV	Standard	Interest Only**	Standard	Interest Only**	Standard	Interest Only
<b>1 Unit Properties</b>	95/95%	95/95%	90/90%	90/90%	85/85%Purchase 75/75% R/T Refi	
<b>2 Unit Properties</b>	80/80%	80/80%	N/A	N/A	75/75%	
<b>3-4 Unit Properties</b>	75/75% (1)	75/75% (1)	N/A	N/A	75/75%	N/A
Finance Type	Cash Out Refinances (2)					
Occupancy	Owner Occupied		Second Home		Investment Property	
Maximum LTV/CLTV	Standard	Interest Only	Standard	Interest Only	Standard	Interest Only
<b>1 Unit Properties</b>	85/85%	85/85%	75/75%	70/70%	75/75%	70/70%
<b>2 Unit Properties</b>	75/75%	75/75%	N/A	N/A	70/70%	70/70%
<b>3-4 Unit Properties</b>	75/75%	75/75%	N/A	N/A	70/70%	N/A
<b>Eligible Properties</b>	Attached and Detached SFRs and PUDs. Low-/High-Rise Condos, 2-4 Units, and Factory Built Housing (modular, panelized and prefabricated).					
<b>Underwriting Method</b>	Loans must be underwritten through Desktop Underwriter (DU) and receive and AUS approval. Minimum credit score is 620.					
<b>Additional Restrictions</b>	<p>(1) Eligible only with an executed Occupancy Declaration. Refer to General Guidelines, section 3.2, Occupancy for details.</p> <p>(2) Borrowers must have owned the property for at least six months to be eligible for cash-out. Seasoning is calculated from the date the existing loan was closed to the <b>application date</b> of the new loan.</p> <p><b>**Effective 3/12/10 all IO products are discontinued. Loans in process must be locked by 3/12/10 and close not later than 3/31/10.</b></p>					



AMERICAHOMEKEY, INC.

## Conforming Loans as of February 19, 2010

Underwriting Addendum					
Loan Program Name and Terms					
Product Code/Type	Loan Terms	Product Code/Type	Loan Terms		
C10: Conforming Fixed	10	C3/1L: Conf ARM 2/2/6 Caps	30		
C15: Conforming Fixed	15	C5/1L: Conf ARM 5/2/5 Caps	30		
C20: Conforming Fixed	20	C7/1L: Conf ARM 5/2/5 Caps	30		
C25: Conforming Fixed	25	C10/1L: Conf ARM 5/2/5 Caps	30		
C30: Conforming Fixed	30				
C40: Conforming Fixed	40				
<b>Borrower Qualification</b>	<p><b>Fixed Rate:</b> Borrower is qualified at the Note Rate</p> <p><b>Standard ARM, Fixed Period ARM &amp; Temporary Buydowns:</b> Borrower is qualified at the greater of the Note Rate or the Fully Indexed Rate</p> <p><b>Interest Only Loans:</b> Borrower is qualified at the greater of the Note Rate or Fully Indexed/Fully amortized Rate <b>**Effective 3/12/10 all IO products are discontinued. Loans in process must be locked by 3/12/10 and close not later than 3/31/10.</b></p> <p><b>Qualifying Ratios:</b> Determined by AUS</p> <p><b>An IRS form 4506T must be signed, completed &amp; dated at application &amp; at closing by all borrowers. In addition, IRS transcripts for the time period covered by the required income documentation must be obtained for all borrowers.</b></p>				
<b>Credit</b>	<p>Minimum credit score will never be lower than <b>620</b></p> <p><b>Mortgage lates:</b> 0x60 in lthe last 12 months</p> <p><b>Chapter 7/Chapter 13 Bankruptcy:</b> 48 months since discharge</p> <p><b>Multiple BK Filings:</b> 60 months since most recent discharge</p> <p style="text-align: right;"><b>Foreclosure:</b> 60 months or more since completion</p> <p style="text-align: right;"><b>Deed-in-lieu:</b> 48 to 84 months, see general guidelines</p> <p style="text-align: right;"><b>Short Sale/Pre-foreclosure:</b> 24 months since completion</p>				
<b>Down Payment &amp; Source of Funds</b>	<p><b>Owner Occupied &amp; Second Homes:</b> Minimum 5% down payment must be from borrower's own funds. If the LTV/CLTV is ≤80%, the entire down payment may be a gift</p> <p><b>Investment Properties:</b> All required funds for closing must come from the borrower's own funds.</p>				
<b>Reserves</b>	<p><b>Owner Occupied:</b> Determined by AUS, but generally 2 months PITI required</p> <p><b>Second Home:</b> 2 months PITI plus 2 months for each additional financed 2<sup>nd</sup> home or investment property</p> <p><b>Investment Property:</b> 6 months PITI plus 2 months for each additional financed 2<sup>nd</sup> home or investment property</p>				
<b>Eligible Borrowers</b>	<p>U.S. Citizens &amp; Permanent &amp; Non-permanent Resident Aliens with a valid social security number, Inter vivos Revocable Trusts and Non-occupant Co-borrowers allowed with restrictions</p>				
<b>Max. Number of</b>	<p><b>Primary Residence:</b> No limit to the number of financed properties</p>				

<b>Financed Properties</b>	<b>Second Home or Investment Properties:</b> The borrower can have no more than four financed properties including the subject property
<b>Interested Party Contributions</b>	<b>Owner Occupied and Second Home:</b> <b>LTV/CLTV:</b> >90%: 3% <90% and >75%: 6% <75%: 9% Cash or items of value, such as giveaways, passed to the buyer by the seller to encourage the buyer to purchase the property and excessive interested party contributions are considered sales concessions, If there is a sales concession present, the LTV/CLTV is calculated using the lower of the reduce sales price (after the reduction for all sales concessions, including excess financing contributions) or the appraised value.
<b>Mortgage Insurance</b>	<b>MI coverage*:</b> <b>25, 30 &amp; 40 Year:</b> 90.01-95%: 30% 85.01-90%: 25% 80.01-85%: 12% <b>10, 15, &amp; 20 Year:</b> 90.01-95%: 25% 85.01-90%: 12% 80.01-85%: 6% AmericaHomeKey does not accept the minimum mortgage insurance level coverage with LLPA introduced in announcement 09-29, all mortgage insurance coverages must be standard coverage.