



AMERICAHOMEKEY INC.

Conforming No PMI

AMERICAHOMEKEY

(877)AHK-LOCK

<http://americahomekey.com>

As of August 11, 2008

Finance Types	Occupancy	LTV/CLTV	Cash-Out ²	FICO	Interest Only	Units
	Owner Occupied	97%	N/A	N/A	N/A	N/A
	95% ¹	N/A	720	N/A	N/A	1
	90% ¹	N/A	720	N/A	N/A	1
	90% ²	N/A	720	N/A	N/A	1
Second Home	N/A	N/A	N/A	N/A	N/A	N/A
	N/A	N/A	N/A	N/A	N/A	N/A
Investor	N/A	N/A	N/A	N/A	N/A	N/A
	N/A	N/A	N/A	N/A	N/A	N/A

¹ Max Loan Amount \$417,000. Conf. Jumbo loan amounts not allowed.
² Max Loan Amount up to \$729,750 for high cost market (loan amount)

Loan Amounts	<ul style="list-style-type: none"> 1 unit = \$417,000 (some markets maybe eligible for higher loan amount. See conforming jumbo guidelines)
Eligible Product	<ul style="list-style-type: none"> Fixed Rate
Documentation	Full documentation only <ul style="list-style-type: none"> Program guidelines govern irrespective of agency AUS eligibility determination. Documentation is eligible on DU Approve/Eligible, LP Accept and LP Accept Plus loans otherwise meeting LPMI eligibility
Eligible Borrowers	<ul style="list-style-type: none"> U.S. Citizens Permanent Resident Aliens Non-permanent Resident Aliens
Property Type	<ul style="list-style-type: none"> Attached & Detached SFRs, Attached & Detached PUDs, Low & High Rise Condos, 1-2 units
Ratios	<ul style="list-style-type: none"> FICOs 720-739 = 40% on LTV's 90.01-95%; 45% on Fixed rate with 90% LTV or less. FICO 740+ = 45% on LTV's 90.01-95%; 50% on Fixed rate only below 90% LTV
Interested Party Contributions	<ul style="list-style-type: none"> LTV > 90% = Maximum 3% LTV ≤ 90% = Maximum 6%
Appraisal Requirements	<ul style="list-style-type: none"> One full appraisal - interior/ exterior (format determined by AUS) <ul style="list-style-type: none"> Loans ≥ \$650,000 require 2 full appraisals w/ photos or 1 appraisal w/ photos and a field review Distressed Market Policy - Max 90% LTV for O/O. See http://www.pmi-us.com for distressed markets by zip code. Additional LTV restrictions may apply due to adverse market conditions. Not eligible in AZ, CA, FL, and HI



Additional Information	<ul style="list-style-type: none">• Established traditional credit required• All borrowers must have a credit score• No bankruptcy allowed within 4 years of loan application• Borrower with prior foreclosure generally not allowed• Borrower may have no more than 4 financed properties including subject
Ineligible Items	<p>The following items are not eligible for this program:</p> <ul style="list-style-type: none">• Affordable housing programs• Manufactured housing• Temporary buydowns• Secondary financing• Adjustable Rate Mortgages• Interest Only Options