

## Loan Amounts > FHFA Max Product Eligibility Matrix: Stable and Declining Markets

Eligibility for Non-Retail guidelines is subject to lender approval by Essent's Risk Management Department.  
Additional restrictions may apply.

Loan Amount	Occupancy	Loan Purpose	Property Type	Retail & Non-Retail Stable Markets		Non-Retail Declining Markets	
				Max LTV/CLTV	Min FICO	Max LTV/CLTV	Min FICO
>FHFA Max to \$650,000	Primary Residence	Purchase or Rate/Term Refinance	Single Family or Condo	90	700	90	720
			Co-op	90	700	N/A	N/A

Loan Amounts > FHFA Max Product Eligibility Requirements: Stable and Declining Markets	
<b>Second Homes</b>	Ineligible
<b>Investment Property</b>	Ineligible
<b>Non-Retail</b>	Eligible
<b>Loan Programs</b>	Fixed Rate; 5/1 ARM; 7/1 ARM; 10/1 ARM
<b>Eligible Borrowers</b>	U.S. Citizens; Permanent Resident Aliens; Inter Vivos Revocable Trusts Non Permanent Resident Aliens - ineligible
<b>Appraisal Requirements</b>	Full appraisal (interior and exterior) only Appraisal must be completed "as is," not subject to repair or completion; Property Inspection Waivers (PIW) and Property Inspection Alternatives (PIA) are ineligible
<b>Florida Condominiums</b>	Purchase only; Min 720 FICO
<b>Documentation Type</b>	Full doc only; Alt Doc and all other streamline documentation is ineligible
<b>Credit Requirements</b>	<b>Mortgage Lates:</b> 0 X 30 in last 12 months, 0 X 60 in the last 24 months; <b>Installment/Revolving Lates:</b> 0 X 60 in last 12 months; 1 X 60 in last 24 months; <b>Judgments, Liens, Collections and Charge-Offs:</b> must be paid off; disputed collections may remain open to Max \$250 per account or \$1,000 in total; <b>Borrowers with invalid or no credit bureau score:</b> ineligible; <b>Chap 7 &amp; 11 Previous Bankruptcy:</b> 4 yrs since discharge (2 yrs with documented extenuating circumstances); <b>Chap 13 Previous Bankruptcy:</b> 2 yrs since discharge/4 yrs since dismissal (2 yrs with documented extenuating circumstances); <b>Multiple Bankruptcy Filings in Past 7 Years:</b> ineligible; <b>Foreclosure:</b> 5 yrs since date of title transfer (3 yrs with documented extenuating circumstances); <b>Short Sale/Deed in Lieu:</b> 4 yrs since date of title transfer (2 yrs with documented extenuating circumstances);  Minimum 3 traditional trade lines evaluated for at least 12 months for each borrower
<b>Finance Type</b>	Purchase, Rate & Term Refinance (refinances of previously modified loans are ineligible); Cash-Out Refinance ineligible Resubordination of existing financing is eligible
<b>Underwriting Delegation</b>	Non-delegated
<b>Declining Markets*</b>	Non-Retail Declining Markets: Properties located in Arizona, Florida and Nevada are designated as being located in declining markets; see Florida Condominiums eligibility
<b>Income</b>	<b>Salaried/W-2 Borrowers:</b> Past 2 years W-2s or past 2 years IRS tax transcripts; Most recent 30 days paystub indicating year-to-date (YTD) earnings; Pre-funding verbal verification within 10 business days of closing; verification of business phone number and address, must be verified by an independent third party, document name and title of person providing verification <b>Self-Employed Borrowers:</b> 2 years evidence of self-employment required; Most recent 2 years personal and business federal income tax returns; Pre-funding verbal verification within 30 calendar days of closing; verification of the existence of the business, business phone number and address, must be verified by an independent third party, document name and title of person providing verification <b>Capital Gains Income:</b> 2 years personal tax returns if no more than 30% of total income; 3 years personal tax returns if greater than 30% of total income; 2 year average for qualification if tax returns evidence realized capital gains for last 2 years; support for continuance for next 3 years; verification of ownership & control of assets

<b>Loan Amounts &gt; FHFA Max Product Eligibility Requirements: Stable and Declining Markets</b>	
<b>Maximum DTI</b>	Max DTI 41%
<b>Eligible Property Types</b>	SFR; Condominiums; Cooperatives; Standard condo and cooperative project approval review required; Cooperatives only eligible in the states of CA, CT, IL, MA, MD, MI, MN, NJ, NY, PA, VA and D.C.
<b>Qualification Rate</b>	<b>Fixed Rate &amp; 7/1 &amp; 10/1 ARMs:</b> Note Rate <b>5/1 ARM:</b> Greater of the fully indexed fully amortized rate or Note Rate +2%
<b>Reserves</b>	A minimum of 6 months cash reserves (PITIA) required; Two most recent monthly bank statements required to verify funds to close and reserves
<b>Borrower Contributions</b>	5% of borrower's own funds required
<b>Seller Contributions</b>	Max 3%
<b>4506-T</b>	All IRS Form 4506-T must be signed, completed and dated at application and at closing by all borrowers
<b>Ineligible Properties</b>	Manufactured/mobile homes; non-warrantable condominiums; condominium hotels (condo-tels); apartment/hotel conversions; model home leasebacks; vacant lots/land; time-share properties; homes unsuitable for year-round occupancy; unimproved land; earth, berm, dome, log and straw bale homes; >10 acres; working farms, orchards and ranches; student housing projects ("kiddie" condos); 2-4 units
<b>Ineligible Products</b>	Interest only; balloons; loans with scheduled or potential negative amortization; temporary buydowns; streamline refinances; construction loans; renovation loans; loans with terms greater than 30 years; graduated payment mortgages
<b>Ineligible Attributes</b>	Post-closed loans; DU/LP waivers regardless of score; first time homebuyers; non-occupant co-borrowers

\* Essent intends to insure a representative mix of a lender's overall mortgage insurance loan production, and will monitor the product mix on an ongoing basis to identify salient credit trends and to protect from potential adverse credit or geographic migrations.

**NOTE:** Reference the Essent Underwriting Guideline Manual for full details.