



Overlay Matrix for Loans with Down Payment Assistance:

Loans with DPA and 2 of the following risk factors:

Housing Payment Increase (shock) > 120%

DTI \geq 45%

FICO \leq 640

Authorized user accounts used for qualification

Recent major debt addition within 6 months (auto loan, personal loan, etc.)

Prior mortgage lates within 24 months

Are subject to the following overlays:

Min Fico 660

Max DTI 45%

Min 3 months reserves (No Gifts)

2yr same job/line of work (OT & bonus only if same job 2+yrs)

3 open credit references for 12 months