ALTERNATIVE INCOME DOCUMENTATION

Copper Series Non-Conforming Self-Employed

Bank statement, 1099 and P&L programs

$3.5M	12 / 24	50%
Maximum loan amount	Bank statement months	Maximum DTI

Financing for self-employed borrowers using bank statements, Form 1099 statements or eligible profit and loss documentation.

CALIFORNIA / IDAHO / OREGON

Guidelines as of 10.22.2026 | Version 26.8

Maximums and minimums vary by transaction, occupancy and documentation. See matrices.

Coast 2 Coast Funding Group, Inc. | NMLS #92145
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Primary residence

Transaction	Units	Maximum loan	Min. credit score	Max. LTV/CLTV
Purchase	1-4	$1,500,000	720	90%
Purchase / Rate & Term Refinance	1-4	$3,500,000	740	70%
Purchase / Rate & Term Refinance	1-4	$3,000,000	740	75%
Purchase / Rate & Term Refinance	1-4	$2,000,000	700	80%
Purchase / Rate & Term Refinance	1-4	$1,500,000	700	85%
Purchase / Rate & Term Refinance	1-4	$1,000,000	640	80%
Cash-Out Refinance	1-4	$2,000,000	720	80%
Cash-Out Refinance	1-4	$1,500,000	700	80%
Cash-Out Refinance	1-4	$1,000,000	680	75%
Cash-Out Refinance	1-4	$1,000,000	640	70%

1 P&L Documentation

- Maximum LTV/CLTV 75%
- Minimum FICO 700
- Maximum Loan Amount $2,000,000
  - Loan Amount > $1,000,000 requires two (2) month's business bank statements to support the P&L income
- Purchase and Rate & Term Refinance Permitted

2 One Year Self-Employed

- Maximum LTV/CLTV 75%
- Minimum FICO 700
- Maximum Loan Amount $2,000,000
- Purchase and Rate & Term Refinance Permitted

3 Condotels

- Cash Out Refinance: Maximum LTV/CLTV is the lesser of 75% or the LTV/CLTV based on loan amount and FICO

Apply all applicable documentation, occupancy and transaction restrictions. LTV and CLTV limits are maximums.

Second home

Transaction	Units	Maximum loan	Min. credit score	Max. LTV/CLTV
Purchase / Rate & Term Refinance	1-2	$2,500,000	740	75%
Purchase / Rate & Term Refinance	1-2	$2,000,000	740	80%
Purchase / Rate & Term Refinance	1-2	$1,500,000	720	80%
Purchase / Rate & Term Refinance	1-2	$1,000,000	680	75%
Purchase / Rate & Term Refinance	1-2	$1,000,000	640	70%
Cash-Out Refinance	1	$1,500,000	740	80%
Cash-Out Refinance	1	$1,000,000	720	80%
Cash-Out Refinance	1	$1,000,000	700	75%
Cash-Out Refinance	1	$1,000,000	660	70%

Not Permitted

- First Time Homebuyers
- Non-Permanent Residents

1 P&L Documentation

- Maximum LTV/CLTV 70%
- Minimum FICO 700
- Maximum Loan Amount $2,000,000
  - Loan Amount > $1,000,000 requires two (2) month's business bank statements to support the P&L income
- Purchase and Rate & Term Refinance Permitted

2 One Year Self-Employed

- Maximum LTV/CLTV 70%
- Minimum FICO 700
- Maximum Loan Amount $2,000,000
- Purchase and Rate & Term Refinance Permitted

3 Condotels

- Cash Out Refinance: Maximum LTV/CLTV is the lesser of 75% or the LTV/CLTV based on loan amount and FICO

Apply all applicable documentation, occupancy and transaction restrictions. LTV and CLTV limits are maximums.

Investment property

Transaction	Units	Maximum loan	Min. credit score	Max. LTV/CLTV
Purchase / Rate & Term Refinance	1-4	$2,500,000	740	65%
Purchase / Rate & Term Refinance	1-4	$2,000,000	740	70%
Purchase / Rate & Term Refinance	1-4	$1,500,000	720	80%
Purchase / Rate & Term Refinance	1-4	$1,000,000	720	85%
Purchase / Rate & Term Refinance	1-4	$1,000,000	640	75%
Cash-Out Refinance	1-4	$1,500,000	720	65%
Cash-Out Refinance	1-4	$1,000,000	720	75%
Cash-Out Refinance	1-4	$1,000,000	700	70%
Cash-Out Refinance	1-4	$1,000,000	660	60%

Not permitted

- First Time Homebuyers
- Non-Permanent Residents
- P&L Documentation Program
- 1 Yr Self Employed

[1] Condotels

- Cash Out Refinance: Maximum LTV/CLTV is the lesser of 75% or the LTV/CLTV based on loan amount and FICO

Apply all applicable documentation, occupancy and transaction restrictions. LTV and CLTV limits are maximums.

Guideline directory

Use the PDF bookmarks or select a section below. Original section numbers are retained for cross-references. Sections specific to other states and prior revision logs are omitted.

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1. Product Description

This self-employed product product is designed for strong credit quality self-employed borrowers that permits the use of bank statements, in lieu of tax returns, to support self-employed income for qualification purposes. Borrowers who are independent contractors, freelancers, or otherwise self-employed in the "gig economy" may qualify with 1099 statements in lieu of tax returns, to support their income. Documentation must provide evidence the borrower's self-employed income is stable, sufficient to repay the borrower's debts and likely to continue.

2. Loan Terms

- 30-year Fixed Rate
- 30-year Fixed Rate Interest Only
  - 10-year interest only period
  - 20-year amortization period
- 40-year Fixed Rate Interest Only
  - 10-year interest only period
  - 30-year amortization period

3. Loan Options

Copper Series loan options
30-year fixed
30-year fixed interest only
40-year fixed interest only

4. Prepayment Penalty

Not permitted

5. Tradeline Requirements

All borrowers must meet the following tradeline requirements:

- Three (3) tradelines from traditional credit sources that reported for a minimum of 12 months prior to the date of the application (may be opened or closed) with one (1) tradeline reporting for a minimum of twenty-four (24) months.

OR

- Two (2) tradelines are acceptable if the borrower has a satisfactory mortgage rating for at least twelve (12) months (opened or closed) within the most recent twenty-four (24) months, and
- One (1) additional open tradeline for no less than 12 months

OR

- Two (2) open tradelines are acceptable if both tradelines are:
  - Open for the most recent twenty-four (24) months prior to the application date, and
  - Both tradelines have activity in the past twelve (12) months from the application date.

Notes:

- Joint accounts count as one (1) tradeline for each borrower.
- Each borrower contributing income for qualifying must meet the minimum tradeline requirements; however, borrowers not contributing income for qualifying purposes are not subject to minimum tradeline requirements.

6. Non-Traditional Credit

Permitted for Primary Residence, Purchase and Rate & Term Transactions Only Refer to section 5A.5(b) of the Underwriting Guidelines

7. Required Disclosures

- Notice to Borrower: Ability to Repay Disclosure signed by the borrowers
- Ability to Repay (ATR) Certification completed by underwriter
- Borrower's Affirmation of Information Provided to Establish Ability to Repay (ATR) signed by the borrower

8. Temporary Buydown

Permitted for the following

- Purchase transactions
- Primary residence or second homes Not permitted with the following
- Investment properties
- Refinance transactions
- Interest Only products Eligible Buydown
- 1-0: payment will be calculated at 1.00% below the Note rate for payments 1-12
- 1-1: payment will be calculated at 1:00% below the Note rate for the first two years
- 2-1: payment will be calculated at 2.00% below the Note rate for payment 1-12 and 1.00% below the Note rate for months 13-24

- 3-2-1: payment will be calculated at 3.00% below the Note rate for payments 1-12, 2.00% below the Note rate for months 13-24 and 1.00% below the Note rate for months 25-36

9. Minimum Loan Amount

Minimum loan amount $100,000

10. Maximum Cash Out

- Maximum Cash Out
  - LTV ≤ 50%: $1,000,000
  - LTV > 50% and ≤ 60%: $750,000
  - LTV > 60%: $500,000
- Maximum cash out amount is:
  - Determined by the amount of cash out reflected on the Final Closing Disclosure (after any debt payoff)
  - Cumulative for all properties simultaneously being financed with Coast 2 Coast Funding Group, Inc., not each individual loan
  - When multiple loans in process (simultaneous transactions), the loan with the highest LTV will determine the maximum cash out limit that will apply to all simultaneous transactions.
  - For cash out refinance transactions, the amount of cash out proceeds from any Copper Series cash out refinance loans within 6 months of the note date, including simultaneous loans in process, must be included in the cumulative cash out limitation

11. Underwriting

All loans must be underwritten by Coast 2 Coast Funding Group, Inc. and must receive a valid Investor clear to close approval prior to funding.

- Income must be calculated by Coast 2 Coast Funding Group, Inc. prior to the loan being submitted to underwriting.
- Submit bank statements to Coast 2 Coast Funding Group, Inc. to determine income to be included on the application.
- Refer to the Initial Income Calculation Submission Process section.
- All loans must be manually underwritten.
- Submission to DU or LPA is not required.

12. Qualifying Rate

- Foixed Rate: Note rate
- Fixed Rate Interest Only: The Greater of the Fully Indexed rate or the Note rate based on the remaining loan term after the interest period has expired.

- 30 year interest only is based on 20-year amortization
- 40 year interest only is based on 30-year amortization

13. Qualifying Ratios

- Maximum 50% DTI
  - If the DTI is > 45%, three months reserves are required in addition to product requirements

14. Types of Financing

- Purchase
- Rate & Term Refinance
- Cash Out Refinance

15. Incidental Cash Back

- Cash out on rate and term refinance not to exceed the greater of 1% of the unpaid principal balance of the new mortgage or $2,000.

17. Properties Listed for Sale

Rate and Term Refinance

- Subject property must not be currently listed for sale
- If listed for sale, must be taken off the market prior to the Note date

Cash Out Refinance

- Properties listed for sale in the six months prior to the Note date are limited to the lesser of 70% LTV/CLTV or product requirements
- Properties must be taken off the market prior to the Note date

18. Eligible Subordinate Financing

- Existing subordinate financing
- New subordinate financing

19. Ineligible Subordinate Financing

Subordinate financing not permitted when gift funds are used

20. Occupancy

- Primary residences
- Second homes
  - 2-unit second homes
- Purchase and Rate & Term Refinance only
- Permitted when one unit is available for the borrower's exclusive use; no rental or time-sharing arrangements of the borrower's exclusive unit
- Must be suitable for year-round use
- Must be located in a recognized vacation area typical for second home properties
- Must be a reasonable distance from borrower's current owner-occupied property
- Investment properties

21. Eligible Property Types

- 1-4 units
- Condos:
  - Warrantable and non-warrantable condos permitted
- Condotel
- Leasehold estates
- Modular Homes
- PUDs

22. Ineligible Property Types

- 3d printed homes
- Assisted living projects
- Barndominium
- Bed and breakfast properties
- Berm home
- Boarding house
- Builder model leaseback (purchase transactions)

- Commercial utilized properties
- Condo with deed restrictions
- Condotels converted from motels
- Co-ops - Investment properties
- Geodesic/Dome homes
- Indian/Tribal land
- Industrial properties
- Illegally zoned properties
- Land trusts
- Leasehold estate condo project
- Leasehold estate co-op project
- Manufactured Home
- Mobile home
- Properties located adjacent to or containing environmental hazards
- Properties encumbered with private transfer fee covenants
- Properties located in a Coastal Barrier Resource System (CBRS)
- Properties not suitable for year-round occupancy
- Properties with a C5 or C6 Condition rating
- Properties > 20 acres
- Properties with deed or resale restrictions (except for age restricted communities)
- Shouse
- Tiny home

24. Geographic Restrictions

Properties must be located in California, Idaho or Oregon.

25. Eligible Borrowers

- U.S. Citizens
- Permanent Residents
- Non-Permanent Residents
- Inter vivos revocable trust:
  - Trust must be approved by Coast 2 Coast Funding Group, Inc. legal prior to loan approval. Coast 2 Coast Funding Group, Inc. underwriter will submit to legal

26. First Time Homebuyers (FTHB)

A first time homebuyer is a borrower who has had no ownership interest (sole or joint) in a residential property during the three-year period prior to application. If one borrower meets homeownership requirements, FTHB requirement do not apply.

- Primary residence only
- Maximum loan amount of $1,500,000
- Must have a 0x30x12 consecutive housing payment history
- Borrowers living rent free for more than two months but no more than 12 months

prior to the application date are permitted if:

- The borrower has a 12-month payment history within the last three years
- A letter of explanation confirming the borrower is living rent free with a relative and has no monthly rent (LOE signed by borrower and relative)
- Purchase transactions
- Maximum 43% DTI
- Additional three months reserves

27. Non-Occupant Co- Borrower

Non-occupant co-borrowers may be eligible subject to the following:

- 1-unit
- 5% reduction in maximum LTV
- Occupying borrower must contribute to qualifying income

28. Housing Payment History

- 1x30x12 permitted except for the following, which requires 0x30x12
- Any previously modified mortgages within the past 24 months
- First Time Homebuyer
  - Applies to all mortgages and rental payments within the 12 months prior to closing

29. Significant Derogatory Credit

Bankruptcy/Foreclosure/Short Sale/DIL/Pre-Foreclosure /Mortgage Charge-off/Notice of Default/Delinquency of 120 days

- ≥ 4 years from discharge or dismissal date
- ≥ 2 years and < 4 years from discharge or dismissal date

- 0x30x12 housing history
- Additional three months reserves
- Maximum loan amount of $1,500,000

30. Interested Party Contributions

Occupancy	LTV / CLTV	Maximum IPC
Primary residence / second home	<= 75%	9%
Primary residence / second home	75.01% to 90%	6%
Investment property	All LTV / CLTVs	6%

31. Reserves

Loan amount / property	Reserves
<= $1,000,000	3 months
> $1,000,000 and <= $2,000,000	6 months
> $2,000,000 and <= $3,500,000	9 months
Additional financed properties, including pending sales	2 months per financed property

- Interest Only products, calculate reserves using the Interest Only payment plus taxes, insurance, HOA (if applicable). (ITIA)
- Maximum required reserves is the lesser of total required or 15 months
- The maximum 15 months reserves is based off of the subject property PITIA
- Cash proceeds from the transaction may be used for reserves
- Rate and Term Refinance transactions do not require reserves if the following are met:
  - Loan amount is < $1,500,000
  - Primary residence or second home
  - Mortgage history is 0x30x12 on all mortgages
- Must have a full 12-month payment history making current housing payment
  - Subject property housing payment is decreasing
  - Borrower does not have a prior bankruptcy, foreclosure, short-sale, DIL, pre- foreclosure, mortgage charge-off in the most recent seven (7) years from the Note Date.

32. Documentation

- 12- or 24-Month Bank Statements
- One- or Two-year 1099 Statements
- P&L Documentation

33. Self-Employed Borrowers

- At least one borrower must meet the definition of self-employed:
  - A borrower with a 25% or greater ownership interest in a business is considered self-employed
  - Borrower earns a majority of their income (51% or more) from their self- employment and use their self-employed income for qualification
- Borrower must be self-employed for a minimum of two (2) years with business income being used to qualify or a minimum of one (1) year with business income being used to qualify under the 12/mo. self-employment program

Form 1099 Requirements

- Form 1099-K, 1099-MISC or 1099-NEC may be used in lieu of bank statements for income qualification
- Income qualification may not combine income derived from both bank statements and 1099 statements
- Must have received 1099s in the same line of work for a minimum of two years
- Borrower may not have ownership in the companies that the 1099 income is being derived from

All other self-employed borrowers:

Verify the borrower's ownership percentage and length of ownership with one of the

following:

- Letter from CPA or licensed tax preparer (with PTIN), or
- Business Formation Documents (Articles of Incorporation, Bylaws, Charter, Articles of Association) filed with the applicable state and one of the following additional

documents which must verify the borrower's ownership percentage:

- Operating Agreement/Partnership Agreement; or
- IRS Employment Identification Number (EIN) letter documenting the borrower as sole owner/member; or
- Stock Certificate or other acceptable corporate documentation verifying the number of shared owned by the borrower and documentation confirming the total number of shared issued and outstanding (Corporation).

Note:

- If a letter from a CPA or licensed tax preparer (with PTIN) is provided, validation of the legitimacy of the CPA or PTIN is required.
- 1099 contractors who want to qualify using bank statements are eligible provided a CPA or licensed tax preparer (with PTIN) with knowledge of the borrower's tax filing status confirms the borrower has filed Schedule C for the past two years. For 1099 contractors using the 1 Year Self Employed program bank statement feature must have a letter confirming the

borrower has filed the Schedule C for the past one year.

- Borrowers whose self-employment cannot be independently verified are not eligible
- Do not provide tax returns

34. Self Employed Borrowers One Year

- Must Own > 50% of the business
  - Verify the borrower's ownership percentage following the requirements in Section 33. Self-Employed Borrowers
- Business must have been owned and operational for a minimum of one (1) year
- Most recent 12 months bank statements, covering the most recent 12 months of being self-employed
- The loan file must also contain documentation to support the history of prior

employment of five (5) years:

- In a field that provides the same products or services as the current business; or
- In an occupation in which they had similar responsibilities to those undertake in connection with the current business.
- Prior self-employment may not be considered in the five (5) year employment history requirement. All other this self-employed product requirements apply

35. P&L Documentation Requirements

- Must Own > 50% of the business
  - Verify the borrower's ownership percentage following the requirements in Section 33. Self-Employed Borrowers
- Business must have been owned and operational for a minimum of two (2) years
- Most recent 12/mo. P & L (within 60 calendar days of the application date)
- P & L must be completed, signed and dated by an independent licensed CPA/EA/PTIN/CTEC in good standing
- Borrower(s) must sign and date the P & L
- Qualifying income is calculated by dividing the net profit by the number of months in the covered period (subject to ownership percentage)
- Loan Amount > $1,000,000: Obtain the most recent two (2) month's business bank statements
  - Business bank statement deposits must support 80% of the monthly average gross revenue from the P & L All other this self-employed product requirements apply

36. Initial Income Calculation Submission Process

- Submit bank statements to Coast 2 Coast Funding Group, Inc. for income calculation before submitting the loan package for underwriting.
- Register the loan under the applicable Copper Series Non-Conforming Self-Employed program and select the 12- or 24-month bank statement option. The loan is not required to be locked.

- Complete the initial income calculation submission form and provide it with the bank statements. Contact Coast 2 Coast Funding Group, Inc. for submission instructions and the applicable forms.
- The underwriter reviews the bank statements and completes the income calculation worksheet indicating the income that may be used to qualify.
- The client contact is notified when the worksheet is complete. Contact Coast 2 Coast Funding Group, Inc. to obtain the completed worksheet.
- The worksheet income must be shown on the loan application and used for qualification.
- Process the loan according to this product summary and submit the loan for underwriting with the applicable submission checklist and completed income calculation worksheet.

37. Bank Statement Requirements

General Bank Statement Requirements

- Unacceptable Deposits/Excluded Deposits, including but not limited to the following:
  - Cash advances from credit cards
  - Gift funds
  - Income sources already taken into account
  - Non-business-related account transfers
  - Tax refunds
  - Product returns/credits
  - Credit line deposits/business financing
- Non-Sufficient Funds are where payment of a check cannot be made due to insufficient funds in the account
  - No more than six NSF events in any 12-month period (multiple NSFs are permitted in one day)
- More than six NSF events in the prior 12-months may be eligible if:
  - The NSFs in the current 12-month period are below the minimum allowed
  - Borrower provides an explanation to support that the prior 12-month period issues have been resolved
  - Example: June 2019 to May 2020 there are more than four NSFs and there are zero NSFs from the current 12-month period (July 2020 to June 2021)
- Unlimited NSF events in any 12-month period when the FICO is > = 720 and borrower has 0x30x12 housing payment within the most recent 24 months prior to closing.
- Overdrafts are not considered an NSF if covered by funds transferred from another account
- Decreasing monthly deposit trends may require an additional explanation and/or documentation
- Income disclosed on the initial application should be reviewed for consistency with the income calculated from the bank statements. Large deviations should be evaluated and may require a written explanation from the borrower regarding their business and the income they earn and/or additional documentation to further support the calculated income

Personal and Business Bank Statement Requirements

- Provide the most recent 12- or 24-months consecutive bank statements
- If 24 months of statements are submitted and only 12 months are used; the borrower must provide a written explanation detailing why their income is a reasonable indication of current and future income
- If 12 months of statements are submitted and the income analysis demonstrates a pattern of large fluctuations or inconsistencies in deposits, 24 months of statements may be required
  - Eligible deposits will be added up and averaged over either 12 or 24 months to support monthly income, depending on the number of bank statements provided
- Large or irregular deposits must be sourced as qualifying income or must be backed out of the average

Personal Bank Statements

- Personal bank statements reflecting other individuals who are not borrowers on the loan are ineligible.
- If the borrower maintains separate bank accounts for personal and business, and uses

personal bank statements for qualifying:

- Three months of business bank statements must be provided to document the qualifying business is an operating entity. If business bank statements cannot be provided to evidence a separate business account with operating activity, then the personal statements must follow the requirements of business bank statements
- No expense factor is applied as long as business bank statements support operating activity with expense being paid

38. Business Bank Statements

- If the borrower maintains separate bank accounts for personal and business or a borrower uses the same account for both personal and business purposes "combined," and uses business bank or "combined" statements for qualifying
- Gross deposits will be multiplied by a 50% expense factor to determine a net deposit number and divide by 12 or 24 months, depending on the number of bank statements provided

CPA Letter

- If a CPA letter is required to verify a different expense factor, the CPA or licensed third-party tax preparer (with PTIN) written statement
  - Must specify the actual expense ratio of the business and acknowledge that the expense ratio is based on their review of the most recent year's financials. The statement must not include an unacceptable disclaimer/exculpatory language
  - The expense factor per the CPA or licensed third-party tax preparer (with PTIN) produced statement must be reasonable
- The lowest acceptable expense factor for qualifying is 15%
  - Apply the expense factor to gross deposits to calculate the qualifying income

39. Form 1099 Statement Requirements

Form 1099 Statements

- Using a 10% expense factor subtract 10% from the one- or two-years of Form 1099 income and divide by 12 or 24 months (depending on the number of years of 1099 statements provided) to determine monthly income
- Year-to-date earnings must be obtained to support income being used to qualify for Note dates after April 15

40. IRS Form 4506-C

A signed and dated 4506-C for non-self-employment income must be signed at

application and closing for the following:

- Non-self-employment income
- Income being documented with form 1099 statements

41. Tax Transcripts

Bank Statements

- W-2 transcripts may be obtained at the underwriter's discretion

Form 1099 Statements

- Wage and Income transcripts required for income being documented with 1099 statements that are in the borrower's name
  - If the 1099s are in a company name and transcripts are not available, a CPA letter is required verifying the dollar amounts of each 1099 used to qualify, and that the borrower has filed a Schedule C for the past two years
  - If the current years transcripts are not available ("no record found" returned),

obtain one of the following:

- A CPA letter is required verifying the dollar amounts of each 1099 used to qualify and that the borrower has filed a Schedule C for the past two years; or
- A direct verification of employment verifying the dollar amounts of each 1099 used to qualify for the past two years

42. Number of Financed Properties

- Borrower may own up to 15 financed properties, including the subject property
- New multiple loans must be underwritten simultaneously

43. Maximum Company Exposure

- Borrower limited to ten (10) loans with Coast 2 Coast Funding Group, Inc. not to exceed $5,000,000 in aggregate

44. Maximum Condominium Exposure

- Maximum 20% of properties in a condo project may have financing with the company (per project, not per borrower)
- Projects ≤ 10 total units; borrower may finance one unit with the Company

45. Appraisals

- Appraisal Requirements
  - ≤ $2,000,000: One appraisal
  - > $2,000,000: Two appraisals
  - A Single-Family Comparable Rent Schedule is required for 1-unit investment properties when rental income is used to qualify

Secondary Valuation Requirement:

One of the following is required as a secondary valuation to the appraisal to support the

value but is not used to determine the actual value:

- Collateral Desktop Analysis (CDA) from Clear Capital
- Appraisal Risk Review (ARR) from Stewart Valuation Intelligence
- Consolidated Collateral Analysis (CCA)from Consolidated Analytics If any of these secondary valuations returns a value that is "Indeterminate" or lower than the appraised value and exceeds a 10% tolerance, a second full appraisal must be provided

Two Appraisals Required

- Appraisals must be completed by two independent companies but can be from the same AMC
- The LTV will be determined by the lower of the two appraised values as long as the lower appraised appraisal supports the value conclusion
- Any inconsistencies between the two appraisal reports must be addressed and reconciled
- If the two appraisals are completed "subject to," only one 1004D is required based on the appraisal being used to determine value
- A secondary valuation is not required

HPML Loans

- Refer to the Copper Series for second appraisal requirements for HPML transactions

46. Declining or Soft Markets

If the appraiser notes the market is soft or declining, a 5% reduction to the maximum LTV is required

A market will be deemed "declining" if:

- Appraiser indicates in Neighborhood Section that market is declining
- Appraiser indicates anywhere in comments that market is declining

47. Escrow Waivers

Occupancy	California	Idaho / Oregon
Primary residence	LTV <= 90%	LTV <= 80%
Second home	LTV <= 80%	LTV <= 80%
Investment property	LTV <= 80%	LTV <= 80%

HPML loans require escrows to be held for a minimum of five years.

48. Mortgage Insurance

Not required

Questions or loan scenarios	Contact Coast 2 Coast Funding Group, Inc.
Phone	(949) 273-8990 | Toll-free (888) 628-1535
Email	info@coast2coastfundinggroup.com
Website	www.coast2coastfundinggroup.com
Office	1 Orchard Road, Suite 235, Lake Forest, CA 92630
Company NMLS	92145

For mortgage professionals. Guidelines are subject to change without notice. This summary does not replace full underwriting requirements and is not a commitment to lend. Contact Coast 2 Coast Funding Group, Inc. for current guidelines and applicable forms.