

Program Highlights	<ul style="list-style-type: none"> • Allowable as a feature of the Premier Access and Elite Access Programs • Max 45% DTI and Min 680 FICO required • Interest Only option available • Sources of income can include: Asset Depletion calculation and Restricted Stock Units
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General Requirements	
PRODUCT ELIGIBILITY	
Program Eligibility	<ul style="list-style-type: none"> • Elite Access • Premier Access
LOAN ELIGIBILITY	
DTI	45% maximum DTI
FICO	680 minimum FICO
LTV	<ul style="list-style-type: none"> • Reduce respective program guideline max LTV by 5% • New construction condominiums require an additional 5% reduction to respective program guideline max LTV
Occupancy	<ul style="list-style-type: none"> • Primary • Secondary

Project Review and Documentation Requirements	
LIMITED PROJECT REVIEW	
Project Review Documentation	<ul style="list-style-type: none"> • HOA questionnaire • Master property insurance policy and flood insurance policy if applicable • Flood cert • Title report • Appraisal • Litigation docs, if applicable (ex. complaint, attorney opinion letter) • Ground lease and master sub, if applicable • Additional documentation may apply based on condo team's review
FULL PROJECT REVIEW	
Project Review Documentation	<ul style="list-style-type: none"> • HOA questionnaire • Master property insurance policy and flood insurance policy if applicable • Flood cert • Title report • Appraisal • Litigation docs, if applicable (ex. complaint, attorney opinion letter) • Ground lease and master sub, if applicable • HOA Budget • Master liability insurance • > 20 units requires fidelity insurance coverage (aka employee dishonesty or crime) • CC&Rs (new construction and conversion only) • Engineers report (conversion within last 2 years) • Additional documentation may apply based on condo team's review



Project Detail	
PROJECT CHARACTERISTICS	
Commercial/Non-Residential %	<ul style="list-style-type: none"> Subject property must be 100% residential Project/building commercial % must be ≤ 50%. If commercial exists, must be typical for market and have no negative impact on marketability. Commercial % is determined by appraiser. No further assessment is required.
Zoning	<ul style="list-style-type: none"> Legal conforming and legal non-conforming allowed (per Fannie Mae guidance) via limited and full project review.
Mandatory Membership Fees	<ul style="list-style-type: none"> Allowed via limited and full project review.
Minimum Sq. Footage	<ul style="list-style-type: none"> Units must be at least 475 square feet.
Fractured Project	<ul style="list-style-type: none"> Fractured Projects Definition: A “New” project where the builder/developer is renting out over 10% of the project OR the original builder/developer went bankrupt; and a subsequent developer or construction lender took over the project and is now renting/selling the remaining units. Allow via limited and full project review (see single entity ownership for requirements)
HOA Lien Priority States	<ul style="list-style-type: none"> Allowed – up to 12 months HOA dues if within lien priority state, document via HOA cert
Single Entity Ownership	<ul style="list-style-type: none"> ≤ 50%. Single entity ownership allowed via limited and full project review >50% -75% single entity ownership allowed with the following requirements: Only allowed for established/existing project type as defined by Fannie Mae Project may not have insufficient budgetary reserves
Pending Litigation	<ul style="list-style-type: none"> HOA is Name as Plaintiff in Suit Allowed via limited and full project review Example: HOA is name as the plaintiff in a foreclosure action, or as a Plaintiff in an action for past due HOA assessments Other Pending Litigation Will be considered on case by case basis, document via HOA cert and subject to additional documentation based on condo team assessment Pending litigation is not allow when the litigation involves structural items or items that impact marketability or safety.
PROJECT FINANCIALS	
HOA Budget / Replacement Reserve Requirements	<ul style="list-style-type: none"> ≥ 5% allocation of replacement reserves – allowed 3-5% allocation of replacement reserves – annual budget required < 3% allocation of replacement reserves – annual budget and reserve study complete by a professional required (Engineer, Architect, CPA, General Contractor, or Property Manager w/ 3 years’ experience)
HOA Reserve Balance	<ul style="list-style-type: none"> ≤ 25% of HOA dues > 60 days delinquent – allowed > 25% of HOA dues > 60 days delinquent – excessively insufficient and are allowed on a case by case basis with a reserve study completed within the last 5 years by a professional (Engineer, Architect, CPA, General Contractor, or Property Manager w/ 3 years’ experience)
Non-Incidental Business Income	<ul style="list-style-type: none"> Allowed via limited and full project review
PROJECT TYPES	
Condo Conversation	<ul style="list-style-type: none"> Not allowed via limited project review Condo conversion full gut – allowed via full project review Condo conversion non-full gut – considered on case by case basis via full project review, must provide an engineer’s report
New Condominium	<ul style="list-style-type: none"> Not allowed via limited project review New projects that do not meet the minimum 50% presale requirement are allowed



Condotel (Affiliated)	<ul style="list-style-type: none"> • Closing on the first unit in the project is allowed as long as the subject unit is 100% complete • Condotel affiliated with a nationally recognized hotel chain (Westin, Four Seasons, Ritz, etc.) – allowed via limited and full project review
Condotel (Non-Affiliated)	<ul style="list-style-type: none"> • Non-Affiliated Condotel – allowed via limited review and must meet the following requirements: • Project has been established for a minimum of 3 years • ≤ 15% of HOA dues allowed to be > 60 days’ delinquent • ≥ 5% replacement reserves • No special assessments allowed for repair/replacement of major components (Special assessments for non-mandatory items e.g. lobby redesign and updating or front entrance beautification are acceptable) • Project must be in at least average condition with no project deferred maintenance cited by the subject unit’s appraisal report • Condotel that require mandatory rental requirements or include occupancy restrictions are not allowed • Non-Affiliated Condotel – that do not meet limited review criteria above may be considered with the following requirements: • Project has been established for a minimum of 3 years • < 35% of HOA dues allowed to be > 60 days’ delinquent • > 1% replacement reserves • Reserve study completed by a professional within the last 5 years required • No special assessments allowed for repair/replacement of major components (Special assessments for non-mandatory items e.g. lobby redesign and updating or front entrance beautification are acceptable) • Project must be professionally managed by either a property management company or an individual property manager holding a designation such as CAM, CPM, etc. • Condotel that require mandatory rental requirements or include occupancy restrictions are not allowed
Ineligible Project Types and Characteristics	<ul style="list-style-type: none"> • Houseboats • Manufactures Homes • Common Interest Apartments, Tenants-in-Common or Continuity Interest Apartment • Continuing Care Retirement Communities (CCRC) • Deed Restriction Communities (age restricted communities permitted) • Multi Dwelling Units (allowed within the project but not allowed on subject property unit) • Investment Securities Project registered with the SEC • Live/Work Projects • Private Transfer Fees • Units with less than full kitchens • Projects with time shares or fractional ownership

Miscellaneous	
MISCELLANEOUS PRODUCT PARAMETERS	
Additional Fees	<ul style="list-style-type: none"> • \$250.00 fee for project review must be disclosed on the Loan Estimate in Block B payable to Caliber
Mortgage Insurance	<ul style="list-style-type: none"> • Not required
Additional Appraisal Requirements	<ul style="list-style-type: none"> • A Collateral Desk Analysis (CDA) is required prior to submission of loan to the investor. To be ordered through Clear Capital.
AUS	<ul style="list-style-type: none"> • Manual Underwriting is required; however, an AUS is required to demonstrate the borrower is not eligible for agency product including high balance loans. Subject property’s non-warrantable status will satisfy this requirement.
Declining Markets	<ul style="list-style-type: none"> • If appraiser denotes market as declining, reduce maximum LTV by 5% from maximum financing limits.
Seller Contributions	<ul style="list-style-type: none"> • Max 6%



Non Warrantable Condo Program Summary



Max Financed Properties	<ul style="list-style-type: none">• Primary Residence – Unlimited• Second Home – Maximum 10
Housing Payment History	<ul style="list-style-type: none">• 0x30 last 12 months or Rent Free with Relative Allowed
Subordinate Financing	<ul style="list-style-type: none">• Not allowed
Gift Funds	<ul style="list-style-type: none">• Allowed 100% on Purchase – must be family member
State Restrictions	<ul style="list-style-type: none">• MA – not allowed• ME, NY – primary residence only
ARM Features	<ul style="list-style-type: none">• See Premier Access and Elite Access program guidelines
Loan Amount	<ul style="list-style-type: none">• See Premier Access and Elite Access program guidelines

