Home Equity Products – HELOAN & HELOC

Release Date: 11/16/2026

	Minimum FICO	Max HCLTV/CLTV		
		Primary Residence	Second Home	Investment
FICO / CLTV & HCLTV / Occupancy Maximums	**740+**	**90%**	**80%**	**80%**
	680-739	**90%**	**70%**	**70%**
	660-679	**80%**		
	640-659	**70%**		

Product Terms	• Fixed Rate HELOAN Terms: 10, 15, 20, & 30 Years
	• Fixed Rate HELOC Terms: 15, 20 & 30 Years
	  ○ HELOCF153
	  ▪ 3-year draw period with a 12-year fully amortizing repayment period
	  ○ HELOCF203
	  ▪ 3-year draw period with a 17-year fully amortizing repayment period
	  ○ HELOCF303
	  ▪ 3-year draw period with a 27-year fully amortizing repayment period
	• Variable Rate HELOC Terms: 20 & 30 Years
	  ○ 20 Year HELOC (HELOC20103) with 3 Year Draw Period Terms:
	  ▪ 20-year variable term (Index plus a margin)
	  ▪ 3-year draw period and 10-year interest only payment period with a 10-year fully amortizing repayment period
	  ○ 20 Year HELOC (HELOC2033) with 3 Year Draw Period:
	  ▪ 20-year variable term (Index plus a margin)
	  ▪ 3-year draw period and 3-year interest only payment period with a 17-year fully amortizing repayment period
	  ○ 30 Year HELOC (HELOC30103) with 3 Year Draw Period Terms:
	  ▪ 30-year variable term (Index plus a margin)
	  ▪ 3-year draw period and 10-year interest only payment period with a 20-year fully amortizing repayment period
	  ○ 30 Year HELOC (HELOC3033) with 3 Year Draw Period Terms:
	  ▪ 30-year variable term (Index plus a margin)
	  ▪ 3-year draw period and 3-year interest only payment period with a 27-year fully amortizing repayment period

Loan or Line Amounts	• Minimum- $25,000 (Fixed Rate HELOC & Fixed Rate HELOAN) • Minimum- $50,000 (Variable Rate HELOC) • 2nd Lien HELOC & HELOAN Maximum- $500,000* • 1st Lien HELOC Maximum- $750,000* * Loan or line amounts greater than or equal to $400,000 require a 740+ FICO score
Fixed Rate HELOC Initial Draw	• Minimum- The greater of $25,000 or 75% of the total line amount
Variable Rate HELOC Initial Draw	• Minimum- The greater of $50,000 or 75% of the total line amount
HELOC Additional Draws	• Prohibited during the first 90 days following closing date • Minimum- $1,000 ○ Not to exceed the credit limit • Review the Texas Lending Matrices
Debt to Income	• Max 50% DTI
Maximum Total Financing	• Primary Residence - Limited to $5,000,000 (total amount of 1st and 2nd lien combined) • Second Homes - Limited to $3,000,000 (total amount of 1st and 2nd lien combined) • Investment Properties - Limited to $3,000,000 (total amount of 1st and 2nd lien combined) • Each Borrower is limited to no more than 10 financed properties. All financed properties count in total, even when the mortgage is not with Spring EQ
Housing Payment History	• Primary Residence - Max 1x30x24 inclusive of all mortgages for all borrowers on the transaction when the borrower is obligated on the mortgage/note (No late payments in the last 6 months with one allowable 30 day late payment in the past 7 to 24 months) • Second Home and Investment properties - Max 0x30x24 inclusive of all mortgages for all borrowers on the transaction when the borrower is obligated on the mortgage/note (No late payments in the last 24 months) • Any mortgage lien on the subject property where the borrower is not a note holder (e.g. mortgage held by another party), or is not reporting on credit requires payment history to verify no late or missed payments in the most recent 24-month period • Purchase transactions- 12 months rental history verification is required • If the verification of rent is from a private party, cancelled checks and/or bank statements are required • Cancelled checks and/or bank statements are required for all private mortgages • The first mortgage loan cannot be in any active deferment or forbearance period

Credit Score

- Single repository score- The credit score used to qualify will be based on a Experian credit report (version 2) –
  - The lowest of all borrowers' scores must be used
- When the credit score used to qualify is based on two repository scores –
  - The lowest of all borrowers' scores must be used
- When the credit score used to qualify is based on three repository scores –
  - The lowest middle score of all borrowers' must be used
- A credit score must be available; non-traditional credit not permitted

Tradeline Requirements

The credit(s) utilized, whether joint or individual, report must show ONE of the following:

- Minimum of three tradelines regardless of timeline with at least one of the tradelines being open with a date of the last activity within 6 months from the current date and reporting for at least the past 12 months OR
- A current mortgage paid as agreed for past 36 months

Appraisal Requirements

HELOAN - Eligible Appraisal Types

Lien Position	Loan Criteria	AVM* Not Allowed for Non-QM Loans	Drive-By Not Allowed for Non-QM Loans	Full**	Prior Use	Piggyback 1st Lien
2nd	All occupancy types with loan amounts less than $250,000	Yes	Yes	Yes	Yes	Yes
2nd	Primary Residence and Second Home with loan amounts greater than or equal to $250,000 and less than or equal to $400,000 with CLTV less than or equal to 80%	Yes	Yes	Yes	Yes	Yes
2nd	Primary Residence and Second Home with loan amounts greater than or equal to $250,000 and less than or equal to $400,000 with CLTV greater than 80%	No	Yes	Yes	Yes	Yes
2nd	Primary Residence and Second Home with loan amounts greater than $400,000	No	No	Yes	Yes	Yes
2nd	Investment properties with loan amounts greater than or equal to $250,000	No	No	Yes	No	No
2nd	2-4 Units properties with loan amounts greater than or equal to $250,000	No	No	Yes	No	No

HELOC - Eligible Appraisal Types

Lien Position	Loan Criteria	AVM*	Drive-By	Full**	Prior Use	Piggyback 1st Lien
2nd	All occupancy types with maximum line amounts less than $250,000	Yes	Yes	Yes	Yes	Yes
2nd	Primary Residence and Second Home with maximum line amounts greater than or equal to $250,000 and less than or equal to $400,000 with HCLTV less than or equal to 80%	Yes	Yes	Yes	Yes	Yes
2nd	Primary Residence and Second Home with maximum line amounts greater than or equal to $250,000 and less than or equal to $400,000 with HCLTV greater than 80%	No	Yes	Yes	Yes	Yes
2nd	Primary Residence and Second Home maximum line amounts greater than $400,000	No	No	Yes	Yes	Yes
1st	Maximum line amounts less than or equal to $400,000	Yes	Yes	Yes	Yes	Yes
1st	Maximum line amounts greater than $400,000	No	No	Yes	Yes	Yes
1st & 2nd	Investment properties with maximum line amounts greater than or equal to $250,000	No	No	Yes	No	No
1st & 2nd	2-4 Units properties with maximum line amounts greater than or equal to $250,000	No	No	Yes	No	No

* AVM Allowance:

- Loan Amounts <=$400,000
  - FSD Score <= 0.20
  - Approved AVM vendors:
    - Black Knight dba ICE
    - Clear Capital
    - Collateral Analytics
    - Corelogic dba Cotality

	▪ House Canary
	▪ Red Bell Real Estate, LLC
	▪ Veros
	• The AVM cannot be older than 60 days prior to the note date
	  ○ When an AVM is used to determine the property value, a Property Condition Report is required
	
	** When a full interior appraisal shows "SUBJECT TO", a 1004D from the same appraiser who completed the appraisal is required to certify that any required repairs or improvements mentioned in the appraisal have been completed.
	
	A 1004D is required to recertify the value of a full interior appraisal that is older than 90 days.
	
	Valuation hierarchy, ordered from the most to the least comprehensive
	• Full Interior Appraisal
	• Exterior Drive-By Appraisal
	• Automated Valuation Model (AVM)
	
	When multiple valuation methods are obtained, the value used will be determined by the most recent and/or more comprehensive method.
	
	A prior use appraisal or piggyback first lien appraisal is an existing full interior appraisal that was completed prior to or in conjunction with the mortgage loan application from a lender other than Spring EQ.
	
	Prior Use Appraisal or Piggyback First Lien Appraisal - Recertification is acceptable when the following requirements are met:
	  ○ Report has been completed within 12 months of settlement date
	  ○ Current appraisal provided must be on form 3.6, 1004 (Single family), 1025 (multi-family), or 1073 (Condo)
	  ○ Original appraisal must be "AS IS" or be accompanied by a 1004D from the same appraiser who completed the prior use appraisal certifying that any required repairs or improvements mentioned in the appraisal have been completed when "SUBJECT TO" shows
	  ○ The borrower(s) listed on the application must be the same as the borrower(s) listed on the prior use appraisal
	  ○ A Desktop Review and Property Condition Report* are required to validate any use of a prior use appraisal
	* For Piggyback transactions using a first lien appraisal, a Property Condition Report is only required if the appraisal was completed more than 90 days ago
	  ▪ Desktop Review Risk Score must be low or moderate with no additional review recommended by reviewer
	  ▪ Desktop Review commentary contains no comments that adversely impact value, marketability, or condition of the property
	  ▪ Desktop Review Home Data Index must support either a neutral or increasing market trend
	
	Prior Use Appraisals are not acceptable once a valuation method has been received.
	
	• When using a Full Interior, Exterior Drive-By or Prior Use appraisal, the following requirements must be met:
	  ○ Minimum Q5 quality rating
	  ○ Minimum C5 condition rating
	  ○ Shows As Is (Full Interior or Prior Use only)
	  ○ Cost to cure cannot exceed the greater of $2,000 or 2% of the appraisal value
	• Additions without Permits
	  ○ If the appraiser identifies an addition(s) that does not have the required permit, the appraiser must comment on the quality and appearance of the work and its impact, if any, on the market value of the subject property. For more details, refer to https://selling-guide.fanniemae.com/sel/b4-1.3-05/improvements-section-appraisal-report

Value Seasoning	• 0-6 Months – Must use the lower of the value from the earliest date when the current title holder(s) obtained title OR the appraised value • >6 Months – Must use the appraised value
Ownership Seasoning	• Primary Residence and Second Home- None • Investment Properties- At least one borrower must have been on title for a minimum of 6 months prior to the application date • Inherited Properties- At least one borrower must have been on title for a minimum of 6 months prior to the application date
Eligible Property Types	• Single Family • PUDs • Modular homes (as defined by Fannie Mae) • Condominiums • 1-4 unit primary residence properties in which the borrower occupies one of the units
Ineligible Property Types	• Cooperatives • Condotels • New Construction Condominium Projects • Hotel/Motel Condominiums • Mobile Homes • Manufactured Housing • Commercial Operations • Geodesic & Monolithic Domes • Working farms and ranches • Unimproved Land • Properties with >20 Acres (Review the Texas Lending Matrices) • Timeshares • Leasehold • Properties listed for sale in the past 120 days from the application date ○ The end of the listing will be determined by the earliest of the withdrawn, cancelled, or expiration date

	• Mixed Use • Properties with solar power as the only source of electricity • Vacant Properties (purchase transactions excluded) • Barndominiums • Second Homes greater than 1 unit • Boarding Homes (Investment properties with individual room rentals) • Properties located on tribal lands • Properties with more than 1 Accessory Dwelling Unit (ADU) • 2-4 unit investment properties

Cash Out To Purchase Another Property	• When the proceeds from the proposed SEQ transaction are being used to purchase another property that is under contract and when closing simultaneously with or immediately after the SEQ transaction, subject to the following:
	  ○ Provide the Closing Disclosure/Closing Statement supporting the qualifying payment for the proposed purchase transaction regardless of occupancy
	  ○ If the SEQ transaction is a primary residence, rental income is not permitted to be used to offset the future departing residence

Condominiums	• Established projects only • Online search for no condotel or short-term rental • If Master Condominium insurance policy does not contain walls-in coverage, an H06 policy is required • An H03 policy is acceptable for properties identified as a detached condo
Self-Employed Income	**Self-Employed greater than or equal to 5 years** • All pages and schedules of the most recent years personal and business tax returns • Most recent years 1040 tax transcripts **Self-Employed less than 5 years** • All pages and schedules of the most recent 2 years personal and business federal tax returns • The most recent 2 years 1040 tax transcripts
Piggyback Additional Requirements	• Final Approval from first lien lender showing all conditions met • Final Closing Disclosure from first lien to confirm final CLTV or HCLTV and the DTI calculation • Title policy from first lien transaction should use a supplemental title policy to the first lien transaction that must include title insurance, CPL, and Wire Instructions • Use of a first lien appraisal is acceptable. Review the Appraisal Requirements section for additional information • Agreement of sale on purchase transactions • Piggyback refinance or purchase transactions are not permitted in Texas

Ineligible Senior Lien	• Senior liens with high-risk features which can include, but are not limited to:
	  ○ Tax and judgement liens*
	  ○ Loans in active forbearance or deferment
	  ○ Negative amortization mortgages (this does not include language in the mortgage note warning Borrower's that the lack of payment may result in negative equity and negative amortization is not a feature of the product)
	  ○ Senior liens that contain a balloon payment feature that will become due within 5 years of the second lien subject note date
	  ○ Partial claim as a result of a loan modification*
	  ○ Reverse Mortgages
	  ○ Construction loans (this does not include construction loans that have been modified to permanent financing as evidenced by all pages of the fully executed loan documents detailing the terms of the permanent financing and the most recent mortgage statement showing fully amortizing loan terms)
	  ○ Private Mortgages opened within the past 12 months
	  ○ Texas 50(a)(6)
	  ○ HELOC in the draw period
	* Can be paid prior to closing or with loan proceeds. Review the Significant Derogatory Credit guideline regarding modified mortgage accounts.

Age of Documents	• Expiration Dates are based on the Note Date of the Loan:
	  ○ Credit Report – 60 Days
	  ○ Income Documents – 60 Days
	  ○ Asset Documents – 60 Days
	  ○ Title – 90 Days
	  ○ Appraisal/Collateral – 90 Days
	  ▪ A 1004D is required to recertify the value of a full interior appraisal that is older than 90 days

Significant Derogatory Credit	• Measured from the Disbursement Date
	• Period of time that must elapse prior to loan eligibility is as follows:
	  ○ Foreclosure - 7 years
	  ○ Charge-Off of a Mortgage Account, Deed-in Lieu, Pre-foreclosure Sale, Short Sale, Restructured Payoff, or Short Payoff of a mortgage secured by a property - 4 Years
	  ○ Chapter 7 or 11 Bankruptcy - 4 years from discharge or dismissal
	  ○ Chapter 13 Bankruptcy - 2 years from discharge or 4 years from dismissal
	  ○ When a mortgage debt is discharged through bankruptcy, the greater of the applicable bankruptcy or foreclosure waiting periods must be applied
	• Multiple events within the past 7 years are not permitted

Major Adverse Credit	• Major adverse credit is defined as collection accounts, charge-off accounts, judgments, liens, delinquent property taxes and/or income taxes, repossessions, garnishments, and non-mortgage accounts currently 90 calendar days or more delinquent
	• Collection accounts and/or charge-offs on non-mortgage accounts must adhere to the following restrictions and/or requirements:
	  ○ 1-Unit primary
	  ▪ No restrictions
	  ○ 2-4 Unit primary or 2nd home
	  ▪ Collections and non-mortgage charge-offs totaling more than $5,000 must be paid in full prior to closing or at closing
	  ○ Investment properties
	  ▪ Collections and non-mortgage charge-off accounts equal to or greater than $250 and accounts that total more than $1,000 must be paid in full prior to or at closing
	• Medical collection accounts do not need to be paid in full at or prior to closing. These accounts may be left open provided they do not affect title
	• Property tax liens (for the mortgaged property and other properties), regardless of seasoning, are required to be paid in full whether or not they currently affect title
	• Past due income taxes regardless of seasoning, are required to be paid in full before or at closing

Liabilities	• Paying off debt to qualify is permitted (Paying down debt to qualify is not permitted)
	• Student loans-
	  o When a monthly student loan payment is provided on the credit report, it is acceptable to use that amount (other than $0) for qualifying purposes
	  o When the credit report does not reflect the correct monthly payment, use the monthly payment that shows on the student loan documentation (most recent student loan statement) to qualify the borrower
	  o When the credit report does not provide a monthly payment for the student loan, or if the credit report shows $0 as the monthly payment, determine the qualifying monthly payment using one of the following options:
	  ○ Income-driven payment plans- Obtain student loan documentation to verify the Borrowers actual monthly payment is $0. Once verified, the Borrower can be qualified with the $0 payment
	  ○ Deferred loans or loans in forbearance- Calculate one of the following:
	  ▪ A payment equal to 1% of the outstanding student loan balance (even if this amount is lower than the actual fully amortizing payment), OR
	  ▪ A fully amortizing payment using the documented loan repayment terms

Title Insurance	• 2nd Lien HELOAN or HELOC – An owner and encumbrance property report is required for all loan or line amounts.
	• First Lien HELOC –
	  ○ Loan or Maximum Line amounts less than or equal to $250,000: Owner and Encumbrance Property Report
	  ○ Loan or Maximum Line amounts greater than $250,000: Full Title is required
	• Piggyback transactions:
	  ○ Title insurance, Wire Instructions, and CPL are required for the Spring EQ proposed loan

Title Restrictions	• Vesting in the name of an LLC (at closing) is not permitted. Review the Borrower Types guideline for additional information
	• Power of Attorney is limited to Piggyback Purchases only and must follow GSE Requirements
	• Ineligible Ownership Interests:
	  ○ Life Estates and/or Lady Bird Deeds
	  ○ Leasehold Estate
	  ○ Properties Titled in an Irrevocable Trust
	  ○ Properties Titled in a Land Trust
	  ○ Land Contracts
	• Loan closing signings outside of the U.S. are only permitted for active military borrowers

Homeowners Insurance	• The homeowner's declarations page is not required unless the first mortgage does not escrow.
	• In cases where it is determined that the first mortgage does not escrow for homeowners' insurance, the homeowners' insurance declaration page is required. The annual insurance premium must be included in the borrower's debt-to-income (DTI) ratio.
	  ○ The declaration page must include:
	  ▪ At least one property owner listed as the insured
	  ▪ The subject property address
	  ▪ The policy effective dates
	  ▪ The total annual premium
	• 1st Lien HELOC's-
	  ○ The existing coverage amount must be equal to the lesser of the following:
	  ▪ 100% of the insurable value of the improvements, as established by the property insurer; OR
	  ▪ The "Total Estimate of Cost-New" amount shown in the cost approach section of the full appraisal is lower than or equal to the coverage amount
	• Lender-placed insurance is not permitted.
	• Homeowners Insurance policies are good through disbursement

Mortgagee Clause	• The mortgagee clause is not required
Ineligible Borrowers	• Non-individual legal entities such as corporations, general partnerships, limited partnerships, real estate syndications, or investment trusts • Individuals classified under diplomatic immunity, temporary protected status, deferred enforced departure or humanitarian parole • Foreign nationals that do not meet the requirements in the non-permanent resident guideline • Non-Occupant Co-Borrowers • Guarantors or Co-Signers • Borrowers party to a lawsuit in which they have any personal financial liability
Assumptions	• Spring EQ originated loans are not assumable
Prepayment Penalty	• Not Permitted
Escrows	• Not Required

Lien Positions & States	**Variable Rate HELOC**
	• 1st Liens
	  ○ 1st Lien HELOC cannot be used for Purchase Transactions
	  ○ Available in all states **except**: HI, NY, PA
	• 2nd Liens
	  ○ Spring EQ must be in 2nd lien position at the time of closing
	  ○ Available in all states **except**: HI, NY
	• 3rd liens or any subordinate lien following a Spring EQ lien are not permitted
	Fixed Rate HELOC
	• 1st Liens
	  ○ 1st Lien HELOC cannot be used for Purchase Transactions
	  ○ Available in all states **except**: HI, NY, PA
	• 2nd Liens
	  ○ Spring EQ must be in 2nd lien position at the time of closing
	  ○ Available in all states **except**: HI, NY
	• 3rd liens or any subordinate lien following a Spring EQ lien are not permitted
	HELOAN
	• 2nd Lien Only
	  ○ Spring EQ must be in 2nd lien position at the time of closing
	  ○ Available in all states **except**: HI, NY
	• 3rd liens or any subordinate lien following a Spring EQ lien are not permitted

State Specific Restrictions	• Texas- Review the Texas Lending Matrices

FEMA Disaster Area	• Refer to the list of affected counties within a declared major disaster area (published by FEMA) where individual assistance was granted
	• Prior to purchasing, a property inspection (completed by a Spring EQ vendor) is required for any loan secured by a property in the affected area where individual assistance was granted
	• If the subject property is located in one of the impacted counties within a FEMA declared major disaster area (published by FEMA) where individual assistance was granted, and the collateral valuation was completed prior to the incident period end date, Spring EQ will require one of the following:
	  ○ Collateral valuation (completed by a Spring EQ vendor) dated after the disaster incident period end date OR
	  ○ Post disaster inspection confirming the property was not adversely affected by the disaster
	• When FEMA hasn't posted an incident period end date while the loan is in process, an appraisal dated on or after the disaster declaration date can be used to confirm the property was not adversely affected by the disaster until the property inspection has been received.

Qualified Mortgage (QM)	Spring EQ offers both QM (qualified mortgage) and non-QM loan products. All higher-priced mortgage loans (HPMLs) that are also non-QM loans require full interior appraisals. The following explains the General QM Rule as it applies to Spring EQ's subordinate lien closed-end products. This is a nonexclusive list of the characteristics of QM loans. A complete list is set forth at 12 CFR 1026.43(e). **The QM rule does not apply to home equity lines of credit.**
	
	QM Loans – Subordinate Liens (Safe Harbor): The annual percentage rate (APR) does not exceed the average prime offer rate (APOR) for a comparable transaction as of the date the interest rate is set by 3.5 or more percentage points
	
	QM Loans – Subordinate Liens (Rebuttable Presumption – Loan Amounts < $82,775): The annual percentage rate (APR) does not exceed the average prime offer rate (APOR) for a comparable transaction as of the date the interest rate is set by 6.5 or more percentage points
	
	Non-QM Loans – Subordinate Liens: For loan amounts at or above $82,775, the APR exceeds APOR by 3.5 or more percentage points. For loan amounts below $82,775, the APR exceeds APOR by 6.5 or more percentage points
	
	To be considered a QM loan, total points and fees may not exceed:
	  ○ 3% of the total loan amount for loans greater than or equal to $137,958;
	  ○ $4,139 for loans greater than or equal to $82,775 and less than $137,958;
	  ○ 5% of the total loan amount for loans greater than or equal to $27,592 and less than $82,775

Additional HELOC Terms - Variable Rate	• Index- Prime Rate as published in the WSJ on the 1st of the month, if there is a range published the highest rate will be used • Lifetime Rate Cap = 18.00% unless prohibited by law • Floor Rate = 4.00% • Payment- 20 or 30 years (depending on the term), fully amortized based on start rate + 2% and the maximum line amount used to qualify
Additional HELOC Terms - Fixed Rate	• The qualifying payment will be a fully amortized payment based on the maximum line amount
HELOC Annual Maintenance Fee	The fee is charged automatically, on an annual basis, as an advance against the line. The fee is charged for the life of the loan, not just during the draw period. An annual maintenance fee of the lesser of the amount listed below or the maximum amount that may be charged in accordance with laws of the state of the subject property securing the lien: • There is no annual maintenance fee in Maryland, Virginia, Texas, Minnesota (if the line amount is less than $100,000) and North Carolina (if the line amount is less than $300,000) • $50.00 in Missouri, New Jersey, Pennsylvania, and Washington • $99.00 in all other states not listed above, including Minnesota (line amounts greater than or equal to $100,000) and North Carolina (line amounts greater than or equal to $300,000)

Texas Lending Matrices

Terms	• First lien HELOCS and Stand-Alone Second Liens
	  ○ Piggyback refinance or purchase transactions are not permitted
	• Fixed Rate HELOAN Terms: 10, 15, 20, & 30 Years
	• Fixed Rate HELOC Terms: 15, 20, & 30 Years
	  ○ HELOCF153
	  ▪ 3-year draw period with a 12-year fully amortizing repayment period
	  ○ HELOCF203
	  ▪ 3-year draw period with a 17-year fully amortizing repayment period
	  ○ HELOCF303
	  ▪ 3-year draw period with a 27-year fully amortizing repayment period
	• Variable Rate HELOC Terms: 20 & 30 Years
	  ○ 20 Year HELOC (HELOC2033) with 3 Year Draw Period:
	  ▪ 20-year variable term (Index plus a margin)
	  ▪ 3-year draw period and 3-year interest only payment period with a 17-year fully amortizing repayment period
	  ○ 30 Year HELOC (HELOC3033) with 3 Year Draw Period Terms:
	  ▪ 30-year variable term (Index plus a margin)
	  ▪ 3-year draw period and 3-year interest only payment period with a 27-year fully amortizing repayment period

Occupancy	• Primary Residence ○ Second Home and Investment/Non-Owner-Occupied are not permitted
Maximum CLTV	• 80%
Loan or Line Amounts	• Minimum- $50,000 • 2nd Lien HELOC & HELOAN Maximum- $500,000* • 1st Lien HELOC Maximum- $750,000* * Loan or line amounts greater than or equal to $400,000 require a 740+ FICO score
HELOC Initial Draw	• Minimum- The greater of $50,000 or 75% of the total line amount
HELOC Additional Draws	• Prohibited during the first 90 days following closing date • Minimum $4,000 not to exceed the credit limit
Ineligible Senior Lien	• Texas 50(a)(6)
	•

Title, Closing, & Other	• Non-married vested parties on title must occupy the subject property
	• When a vested party is removed from the title due to their passing and they have adult children who are not listed alongside the other person on the title, the adult children will retain an ownership interest in the property. Either a probate document transferring the property to the surviving spouse or an affidavit from the adult child or children is required
	• Non-married vested persons who occupy the property must be added as a co-borrower
	• A second lien cannot be originated behind a 50(a)(6) first lien
	• When a paying off a second lien, 12 months seasoning from the closing date is required
	• The 12-day letter must be sent to all borrowers 12 days prior to close (No exceptions)
	  ○ All borrowers, non-borrowing spouses, and title only borrowers must sign the 12-day letter
	  ○ The 12-day letter can be electronically signed
	  ○ To prevent delays, add all non-borrowing spouses and/or title only borrowers before sending the initial disclosure package
	  ○ The CD can go out prior to sending the 12-day letter
	  ○ The 12-day letter can be sent out early in process
	• Must close and fund in the same month
	  ○ Our attorney letter notes that 1st payment will be made within 60 days of the note date. If not, an interest credit must be issued
	  ▪ SEQ does not permit interest credits
	  ▪ To ensure the 1st payment is made within 60 days of the note date, we must close and fund in the same month
	• Closing must take place at the title company office
	  ○ Remote closings are not permitted

Eligible Units	• 1-unit ○ Properties greater than 1 unit are ineligible
Maximum Acreage	• 10 Acres