

EMET NON-QM COMPARISON (ALT DOC)

PROGRAM DESCRIPTION	EMET OPTIMUS ALT DOC	EMET ULTIMATE ALT DOC	EMET PRIME ALT DOC
Income Documentation	<ul style="list-style-type: none"> WVOE CPA P&L Bank Statements (12 or 24 Months) 1099 Asset Utilization 	<ul style="list-style-type: none"> WVOE CPA P&L 1 Year Full Doc Bank Statements (12 or 24 Months) 1099 Asset Utilization 	<ul style="list-style-type: none"> CPA P&L 1 Year Full Doc Bank Statements (12 or 24 Months) * 1099 Asset Utilization <p>* Streamline Bank Statement option eligible</p>
Loan Purpose	Purchase, Rate/Term, Cash-out	Purchase, Rate/Term, Cash-out	Purchase, Rate/Term, Cash-out
Max. Loan Amount (refer Matrix)	<ul style="list-style-type: none"> All Doc Types: \$3,500,000 	<ul style="list-style-type: none"> CPA P&L: \$3,000,000 Other Doc Type: \$4,000,000 	All Doc Types: \$3,000,000
Max. LTV (refer Matrix)	<ul style="list-style-type: none"> Other Doc Types: 90% WVOE: 80% CPA P&L: 80% 	<ul style="list-style-type: none"> Other Doc Types: 90% WVOE: 80% CPA P&L: 80% 	85% (including CPA P&L)
Occupancy	Primary, 2nd Home & Investment	Primary, 2nd Home & Investment	Primary, 2nd Home & Investment
Borrower	<ul style="list-style-type: none"> US Citizen Permanent Aliens Non-Permanent Resident Aliens (including Asylum) 	<ul style="list-style-type: none"> US Citizen Permanent Aliens Non-Permanent Resident Aliens (including Asylum) 	<ul style="list-style-type: none"> US Citizen Permanent Aliens Non-Permanent Resident Aliens (including Asylum)
Property Type	<ul style="list-style-type: none"> 1-4 Units PUD Warrantable & Non-Warrantable Condo 1 unit with 1 ADU 	<ul style="list-style-type: none"> 1-4 Units PUD Warrantable & Non-Warrantable Condo 1 unit with up to 2 ADUs 	<ul style="list-style-type: none"> 1-4 Units PUD Warrantable & Non-Warrantable Condo 1 unit with 1 ADU
Products	<ul style="list-style-type: none"> Fixed: 15, 30, 40 yr (I/O eligible) ARM: 5/6, 7/6, 10/6 (I/O eligible) 	<ul style="list-style-type: none"> Fixed: 15, 30, 40 yr ARM: 5/6, 7/6, 10/6 (I/O eligible) 	<ul style="list-style-type: none"> O/O & 2nd Home: <ul style="list-style-type: none"> - 30yr Fixed, 5/6 ARM (I/O not eligible) N/O/O: <ul style="list-style-type: none"> - 30yr Fixed, 5/6, 7/6, 10/6 ARM (I/O eligible)
Index	SOFR 30 Days Average	SOFR 30 Days Average	SOFR 30 Days Average
Margin	5.000%	5.000%	4.500%
CAPS	<ul style="list-style-type: none"> 10/6, 7/6 ARM: 5/1/5 5/6 ARM: 2/1/5 	<ul style="list-style-type: none"> 10/6, 7/6 ARM: 5/1/5 5/6 ARM: 2/1/5 	<ul style="list-style-type: none"> 10/6, 7/6 ARM: 5/1/5 5/6 ARM: 2/1/5
First-Time Homebuyer	No Restriction	No Restriction	No Restriction

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First Time Investor	No Restriction	No Restriction	No Restriction
Non-Occupant Co-Borrowers	Allowed	Allowed	Allowed
Non-Arm's Length Transactions	Allowed	Allowed	Allowed
Min. Credit Score (refer Matrix)	660 (refer matrix)	620 (refer matrix)	640 for O/O and 2 nd home (refer matrix) 600 for N/O/O (refer matrix)
Min. Tradeline Requirement	<ul style="list-style-type: none"> Primary Borrower has 3 Credit Score: No tradeline requirement. Non-traditional histories are acceptable 	<ul style="list-style-type: none"> Primary Borrower has 3 Credit Score: No tradeline requirement. Non-traditional histories are exception basis 	<ul style="list-style-type: none"> Primary Borrower has 2 Credit Score: No tradeline requirement. Non-traditional histories are acceptable
Mortgage History	<ul style="list-style-type: none"> 0x30x12 VOM/VOR for last 12 months. Rent Fee: LOE from relative 	<ul style="list-style-type: none"> 1x30x12 VOM/VOR for last 12 months. Rent Fee: LOE from relative 	<ul style="list-style-type: none"> 1x30x12 VOM/VOR for last 12 months. (refer guide) Rent Free: allowed only live in a marital home Rent Free not allowed for First Time Investor
Bankruptcy	3 years	3 years	3 years (refer guide)
Foreclosure	4 years	4 years	3 years (refer guide)
Short Sale, Deed-In-Lieu	2 years	2 years	3 years (refer guide)
Loan Modification	2 years	2 years	3 years (refer guide)
Qualifying Rate	Greater of Fully Indexed Rate or Note Rate	Greater of Fully Indexed Rate or Note Rate	Greater of Fully Indexed Rate or Note Rate
Qualifying Ratio	Up to 50%	Up to 50%	<ul style="list-style-type: none"> Up to 50% Max 45% WHEN LTV is > 80% FTHB: up to 45%
Employment History	Min. 2 years	Min. 2 years	Min. 2 years
4506-C	Not Required	<ul style="list-style-type: none"> 1YR Full Doc: Required Other Doc Type: Not Required 	<ul style="list-style-type: none"> 1YR Full Doc: Required Other Doc Type: Not Required
Asset	Most recent 1-month bank statement(s) or VOD	Most recent 1-month Bank statement(s) or VOD	Most recent 1-month bank statement(s), VOD not allowed
Business Assets	At least 50% ownerships	At least 50% ownerships	At least 25% ownerships
Large Deposits	Do not need to be sourced	Do not need to be sourced	Must be sourced for any single deposit exceeding 50% of the borrower's average monthly income amount

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Gift Funds	100% Gift Allowed	100% Gift Allowed	<ul style="list-style-type: none"> 100% Gift Allowed Gift funds may not be used to meet reserve requirements
Min. Borrower Contribution	None	None	<ul style="list-style-type: none"> None
Reserves	<ul style="list-style-type: none"> Primary & 2nd Home: Loan Amount <= \$1 MM & LTV <= 75%: None Loan amount <= \$1MM & LTV > 75%: 4 Month PI Loan amount > \$1MM: 6 Month PI Investment: Loan amount <= \$1MM: 6 Month PI Loan amount <= \$2MM: 9 Month PI Loan amount > \$2MM: 12 Month PI Reserves are required for subject property only. No additional reserves for each financed property. Gift funds & Cash out may be used to satisfy requirement. 	<ul style="list-style-type: none"> Primary & 2nd Home: Loan Amount <= \$1 MM & LTV <= 75%: None Loan amount <= \$1MM & LTV > 75%: 4 Month PI Loan amount > \$1MM: 6 Month PI Investment: Loan amount <= \$1MM: 6 Month PI Loan amount <= \$2MM: 9 Month PI Loan amount > \$2MM: 12 Month PI Reserves are required for subject property only. No additional reserves for each financed property. Gift funds & Cash out may be used to satisfy requirement. 	<ul style="list-style-type: none"> Primary & 2nd Home & Investment Loan Amount <= \$1 MM : 3 months PITIA Loan amount <= \$1.5MM : 4 Month PITIA Loan amount > \$1.5MM : 9 Month PITIA Reserves are required for subject property only. No additional reserves for each financed property. Cash out may be used to satisfy requirements. Gift funds may NOT be used to meet reserve requirements.
Max. Interested Party Contribution	<ul style="list-style-type: none"> Primary & 2nd Home: 6 % Investment: 2% 	<ul style="list-style-type: none"> Primary & 2nd Home: 6 % for LTV<=80% 4% for LTV>80% Investment: 3% 	<ul style="list-style-type: none"> Primary & 2nd Home: 6 % Investment: 6%
Max. Cash back to borrower	<ul style="list-style-type: none"> LTV<=60%: Unlimited LTV>60%: \$750,000 Max 	Unlimited	<ul style="list-style-type: none"> LTV<=65%: Unlimited LTV>65%: \$1,000,000 Max
Title Seasoning	<ul style="list-style-type: none"> Rate & Term: No Seasoning Cash Out: 6 Months 	<ul style="list-style-type: none"> Rate & Term: No Seasoning Cash Out: 6 Months 	<ul style="list-style-type: none"> Rate & Term: No Seasoning Cash Out: No Seasoning
Value Seasoning	<ul style="list-style-type: none"> Rate & Term: 6 Months Cash Out: 12 Months 	<ul style="list-style-type: none"> Rate & Term: 6 Months Cash Out: 12 Months 	<ul style="list-style-type: none"> Rate & Term: No Seasoning Cash Out: No Seasoning LTV/CLTV is based upon the current appraised value, no seasoning required
Listed Properties	Cash Out: 6 Months	Cash Out: 6 Months	Cash Out: No Seasoning
Appraisal	<ul style="list-style-type: none"> 1 Appraisal: <= \$2 MM 2 Appraisals: > \$2 MM or HPML Flip Transaction 	<ul style="list-style-type: none"> 1 Appraisal: <= \$2 MM 2 Appraisals: > \$2 MM or HPML Flip Transaction 	<ul style="list-style-type: none"> 1 Appraisal: <= \$2 MM 2 Appraisals: > \$2 MM or HPML Flip Transaction
Transferred Appraisal	Allowed	Allowed	Allowed

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Desk Review	Order & review by UW	Order & review by UW	Order & review by UW
Number of Financed Properties	No Limit on number & Max. \$5MM combined	No Limit on number & Max. \$5MM combined	10 Limit & Max. \$10MM combined
Subordinate Financing	Not Allowed	Allowed	Allowed
Prepayment Penalty	Up to 3 years (Investment only)	Up to 3 years (Investment only)	Up to 5 years (Investment only)
Escrow Waiver	Eligible	Eligible	Eligible
HPML	Impound is required	Impound is required	Impound is required
High-cost Mortgage	Ineligible	Ineligible	Ineligible
Closing In Trust	Must meet FNMA guideline	Must meet FNMA guideline	Ineligible
Power of Attorney	Not eligible for Entities Vesting & Cash-Out	Not eligible for Cash-Out	Not eligible for Cash-Out
Ineligible	Secondary Financing	Refinance if there has been a prior cash-out transaction in the past 6 months.	VOE Doc Type