



BRIGHTEN LENDING

FHA FIXED RATE PURCHASE				
DOC TYPE	OCCUPANCY	UNITS	FICO	LTV
FULL	PRIMARY	1-4	580	96.50%

RATE & TERM REFINANCE				
DOC TYPE	OCCUPANCY	UNITS	FICO	LTV
FULL	PRIMARY	1-4	580	97.75%
STREAMLINE	PRIMARY	1-4	580	N/A

CASH OUT REFINANCE				
DOC TYPE	OCCUPANCY	UNITS	FICO	LTV
FULL	PRIMARY	1-4	580	85.00%

GENERAL GUIDELINES	
MAXIMUM LOAN AMOUNT	https://entp.hud.gov/idapp/html/hicostlook.cfm

AUS	<ul style="list-style-type: none">*Desktop Underwriter (DU) with Approved/Eligible Findings*Loan Prospector (LP) with Accept Recommendation*Automatic manual downgrade when mortgage is not reporting on credit report*Manual underwrite is allowed on Streamline refinance*Manual underwrite is allowed with FICO 640+ with Refer Recommendation
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Appraisal	<ul style="list-style-type: none">*FHA appraisal transfers are allowed when the case number is transferred from another lender*Unpermitted additions are allowed with certain restrictions
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Borrower Eligibility	<ul style="list-style-type: none">*All borrowers must have a social security number*ITIN is not allowed*U.S. Citizen*Permanent Resident Aliens*Non-Permanent Resident Aliens with Employment Authorization Documents (EAD)
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Condos	<ul style="list-style-type: none">*Project must be FHA approved*HUD REOs do not require FHA project approval*Pending litigation that are minor in nature are eligible subject to U/W approval
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Credit	<ul style="list-style-type: none">*All borrowers must have at least one credit score*Non-traditional credit not allowed*Address all inquires within the past 120 days*Use 1% of balance on student loans when payment is not reported or deferred*Use 5% of balance on revolving accounts when payment is not reported OR current statement to use minimum amount due
Derogatory Credit	<ul style="list-style-type: none">*Charge off accounts are omitted*Collection accounts (exclude medical) with aggregate balance of \$2,000 must be paid in full OR use 5% of the balance as payment for qualifying ratio calculation purposes*Judgment(s) or tax lien(s) must be paid if full prior to closing*Bankruptcy waiting period is 2 years from discharged date*Short sale and foreclosure waiting period is 3 years*Bankruptcy, short sale or foreclosure on Streamline refinance do not apply
Down Payment	<ul style="list-style-type: none">*Down Payment Assistance (DPA) allowed in accordance with FHA guidelines*Gift from a family member*Bank accounts. Cash on hand is not allowed
Employment Income Verification	<ul style="list-style-type: none">*2 years of continuous employment history*4 years college degree may be used as part of work history*Self-Employed borrowers require 2 source of verification i.e. CPA, business license, 411 directory or internet listing*W-2 transcripts are allowed on wage earner when no other source of income from the tax returns will be used towards qualification*Marijuana Related Business (MRB) income is not permitted
Escrow Account	<ul style="list-style-type: none">*Impounds account are required for property tax and insurance
Escrow Holdback	<ul style="list-style-type: none">*Not allowed*All required repairs per appraisal must be completed prior to closing
Seller/Agent Credit	<ul style="list-style-type: none">*Up to 6% of the sales price*Credited amount may not exceed actual cost
Property Flipping	<ul style="list-style-type: none">*Resale 90 days or less is not allowed*91-180 days will require 2 appraisals when the sales price is 100% or more than prior sales price



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Ratios	*Per AUS with a max. front end ratio of 46.99% and back end ratio of 56.99%	
	*Manual downgrade must meet qualifying ratios as listed below	
	>Ratios	31%/43% *No compensating factors required
	>Ratios	37%/47% Need one of the following *3 months PITI reserves *New PITI is no more than \$100 or 5% higher than previous housing payment and no more than 1 X 30 on mortgage in the last 12 months (0 x 30 if new loan is a cash out)
	>Ratios	40%/40% *Must have established credit history for at least 6 months
	>Ratios	40%/50% Need two of the following *3 months PITI reserves *New PITI is no more than \$100 or 5% higher than previous housing payment and no more than 1 X 30 on mortgage in the last 12 months (0 x 30 if new loan is a cash out) *Additional income not considered into qualifying income
Tax Transcripts	*Required for all borrowers *When borrowers are not required to file income tax return, a transcript with "No Record Found" result is needed *Tax transcripts are NOT required when income is validated through The Work Number	
UFMIP	*Can be financed *Un-earned amount on Streamline refinance will be credited towards new UFMIP *Not refundable when mortgage is refinanced to a conventional loan	