

**Program Description – 1099s as Income Verification**

Valere Voltage offers loans to Applicants utilizing an Applicants 1099s along with an expense ratio as a determination of income. Loans in this program must meet ATR as defined in section 1026.43. This program is designed for Applicants who are sound credit risks based on a commonsense approach to underwriting.

**Highlights include the following:**

- Loan amounts up to \$4MM
- Interest only available with 30- or 40-year terms.
- DTI up to 50 allowed
- Credit scores down to 600
- LTV up to 90
- Recent Credit Events Allowed
- All occupancy types allowed
- 5/6, 7/6 and 10/6 ARM, 15, 30, and 40 FRM (40-year term IO only)
- Multiple financed properties allowed

**LTV/CLTV and Loan Amount Requirements**

PURCHASE														
Primary Residence					Second Home					Investment Property				
FICO	LTV	CLTV	Loan Amount	DTI	FICO	LTV	CLTV	Loan Amount	DTI	FICO	LTV	CLTV	Loan Amount	DTI
740	90%	90%	\$ 2,000,000	43	720	60%	60%	\$ 4,000,000	50	720	50%	50%	\$ 4,000,000	50
	60%	60%	\$ 4,000,000	50		70%	70%	\$ 3,500,000	50		60%	60%	\$ 3,500,000	50
720	70%	70%	\$ 3,500,000	50	680	75%	75%	\$ 3,000,000	50	680	75%	75%	\$ 3,000,000	50
	80%	80%	\$ 3,000,000	50		85%	85%	\$ 1,000,000	50		85%	85%	\$ 1,000,000	50
	85%	85%	\$ 2,000,000	50		70%	70%	\$ 3,000,000	50		70%	70%	\$ 3,000,000	50
700	85%	85%	\$ 1,500,000	50	660	80%	80%	\$ 2,000,000	50	660	80%	80%	\$ 2,000,000	50
	90%	90%	\$ 1,000,000	43		70%	70%	\$ 2,000,000	50		70%	70%	\$ 2,000,000	50
680	75%	75%	\$ 3,000,000	50	620	80%	80%	\$ 1,000,000	50	620	80%	80%	\$ 1,000,000	50
	80%	80%	\$ 2,000,000	50		60%	60%	\$ 1,500,000	50		60%	60%	\$ 1,500,000	50
	85%	85%	\$ 1,000,000	50		65%	65%	\$ 1,000,000	50		65%	65%	\$ 1,000,000	50
660	80%	80%	\$ 1,500,000	50										
640	70%	70%	\$ 2,000,000	50										
620	65%	65%	\$ 1,500,000	50										
	75%	75%	\$ 1,000,000	50										
600	65%	65%	\$ 1,000,000	40										

RATE & TERM REFINANCE														
Primary Residence					Second Home					Investment Property				
FICO	LTV	CLTV	Loan Amount	DTI	FICO	LTV	CLTV	Loan Amount	DTI	FICO	LTV	CLTV	Loan Amount	DTI
740	85%	85%	\$ 1,000,000	50	720	65%	65%	\$ 3,500,000	50	720	65%	65%	\$ 3,500,000	50
	70%	70%	\$ 3,500,000	50		75%	75%	\$ 3,000,000	50		75%	75%	\$ 3,000,000	50
720	80%	80%	\$ 3,000,000	50	680	70%	70%	\$ 3,000,000	50	680	70%	70%	\$ 3,000,000	50
		75%	75%	\$ 3,000,000		50	80%	80%	\$ 2,000,000		50	80%	80%	\$ 2,000,000
680	80%	80%	\$ 2,000,000	50	660	70%	70%	\$ 2,000,000	50	660	70%	70%	\$ 2,000,000	50
		80%	80%	\$ 1,500,000		50	80%	80%	\$ 1,000,000		50	80%	80%	\$ 1,000,000
640	70%	70%	\$ 2,000,000	50	620	60%	60%	\$ 1,500,000	50	620	60%	60%	\$ 1,500,000	50
	65%	65%	\$ 1,500,000	50		65%	65%	\$ 1,000,000	50		65%	65%	\$ 1,000,000	50
620	75%	75%	\$ 1,000,000	50										

CASH-OUT REFINANCE														
Primary Residence					Second Home					Investment Property				
FICO	LTV	CLTV	Loan Amount	DTI	FICO	LTV	CLTV	Loan Amount	DTI	FICO	LTV	CLTV	Loan Amount	DTI
720	60%	60%	\$ 3,500,000	50	720	60%	60%	\$ 3,500,000	50	720	60%	60%	\$ 3,500,000	50
	70%	70%	\$ 3,000,000	50		70%	70%	\$ 3,000,000	50		70%	70%	\$ 3,000,000	50
	75%	75%	\$ 2,000,000	50		75%	75%	\$ 2,000,000	50		75%	75%	\$ 2,000,000	50
	80%	80%	\$ 1,500,000	50		80%	80%	\$ 1,500,000	50		80%	80%	\$ 1,500,000	50
680	65%	65%	\$ 3,000,000	50	680	65%	65%	\$ 3,000,000	50	680	65%	65%	\$ 3,000,000	50
	70%	70%	\$ 2,000,000	50		70%	70%	\$ 2,000,000	50		70%	70%	\$ 2,000,000	50
	75%	75%	\$ 1,000,000	50		75%	75%	\$ 1,000,000	50		75%	75%	\$ 1,000,000	50
660	65%	65%	\$ 2,000,000	50	660	65%	65%	\$ 2,000,000	50	660	65%	65%	\$ 2,000,000	50
	70%	70%	\$ 1,000,000	50		70%	70%	\$ 1,000,000	50		70%	70%	\$ 1,000,000	50
620	60%	60%	\$ 1,500,000	50	620	65%	65%	\$ 1,000,000	50	620	65%	65%	\$ 1,000,000	50
	65%	65%	\$ 1,000,000	50		65%	65%	\$ 1,000,000	50		65%	65%	\$ 1,000,000	50

Max CO Proceeds: No limit up to 75 LTV, \$500k above 75 LTV

### Eligibility Types

<b>Applicants</b>	<ul style="list-style-type: none"> <li>US Citizen</li> <li>Permanent Resident Alien</li> <li>Non-Permanent Resident Alien with the following visas: E, G, H, L, O, P, and TN</li> <li>ITIN or DACA Applicants-<a href="#">see Underwriting Guidelines</a></li> <li>First time home buyer-<a href="#">see Housing Payment History guideline below</a></li> <li>Non-Occupant Co-Applicants-<a href="#">see Underwriting Guidelines</a></li> </ul>
<b>Ineligible Applicants</b>	<ul style="list-style-type: none"> <li>Irrevocable Trust</li> <li>Diplomatic immunity</li> <li>Applicants with limited credit or no FICO scores-<a href="#">see Underwriting Guidelines</a></li> <li>Applicants with any ownership in a business that is Federally illegal, regardless of if the income is not being used for qualifying may be considered on exception basis</li> </ul>
<b>Eligible Occupancy</b>	<ul style="list-style-type: none"> <li>Primary Residences, Second Homes, and Investment Properties</li> </ul>
<b>Property Types</b>	<ul style="list-style-type: none"> <li>1-4 unit attached and detached properties</li> <li>Warrantable Condos</li> <li>Certain Non-Warrantable Condos allowed with a pricing adjustment-<a href="#">see Underwriting Guidelines</a> (max 80 LTV/CLTV)</li> <li>Condotels-<a href="#">see Underwriting Guidelines</a> (max 75 LTV/CLTV)</li> <li>PUDs</li> <li>Mixed use properties-<a href="#">see Underwriting Guidelines</a></li> <li>Units in Cooperative Projects-<a href="#">see Underwriting Guidelines</a></li> <li>Manufactured Homes-<a href="#">see Underwriting Guidelines</a></li> <li>Certain seasonal properties and log homes-<a href="#">see Underwriting Guidelines</a></li> </ul>
<b>Ineligible Property Types</b>	<ul style="list-style-type: none"> <li>Properties with more than 50 acres. Properties situated on more than 20 acres subject to limitations-<a href="#">see Underwriting Guidelines</a></li> <li><a href="#">See Underwriting Guidelines</a> for full list of unacceptable property types</li> </ul>
<b>Eligible Transactions</b>	<p><b>Purchase</b>, including non-arm's length transactions-<a href="#">see Underwriting Guidelines</a></p> <p><b>Rate and Term Refinance</b></p> <ul style="list-style-type: none"> <li>No title seasoning required</li> <li>Payoff of first and second, where the second is seasoned &gt;6 months and not drawn &gt;\$5,000 in 12 months preceding application date unless the second was used in full to purchase the property</li> <li>Buyout accompanied by an executed buyout agreement</li> <li>Recoupment of funds expended to purchase a property acquired for cash within the 6 months prior to application date is considered to be a Technical Refinance:             <ul style="list-style-type: none"> <li>Recoupment of gift funds is not allowed under this guideline.</li> <li>Cash out may not exceed Applicant's documented investment</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>○ <u>See Underwriting Guidelines</u> for additional details and limitations</li> </ul> <p><b>Cash-Out Refinance</b></p> <ul style="list-style-type: none"> <li>• Refinances which do not fit into the rate and term guidelines are deemed to be cash out.</li> <li>• No limit to maximum cash out with LTV/CLTV up to 75, \$500K for LTV/CLTV above 75</li> <li>• Value to be utilized must be supported-<u>see Underwriting Guidelines</u></li> </ul>
<b>Credit Requirements</b>	
<b>Trade Lines</b>	Each Applicant contributing income must have three trade lines and a credit history covering 24 months. One trade line must have been active within the last 6 months. At least one trade line must be seasoned 24 months. The same trade line may be used to cover both the 24-month history and active requirement. The trade lines do not need to be open. If an Applicant's spouse is the only Co-Applicant listed, only one Applicant is required to meet this guideline. See <u>Underwriting Guidelines</u> for more details and alternatives.
<b>Credit Score</b>	<ul style="list-style-type: none"> <li>• Credit scores allowed down to 600, subject to loan amount and LTV/CLTV restrictions</li> <li>• Use the middle score of primary income earner for pricing and guideline purposes.</li> </ul>
<b>Housing Payment History</b>	<p>Housing payment history no greater than 1x30x12 for all mortgages/rental verifications. Note that 1x30x12 may carry a pricing adjustment and is limited to max 80 LTV/CLTV. Housing payment histories are evidenced with the following:</p> <ul style="list-style-type: none"> <li>• VOM/VOR/cancelled checks reflecting Housing payment history no greater than 1x30x12 for all mortgages/rental verifications.</li> <li>• A VOR is not required for LTV/CLTVs up to 75 on a primary residence. Applicants who do not have to provide a VOR will be presumed to have paid their rent as agreed for the most recent 12-month period for purposes of determining a pay history.</li> </ul> <p><b>First Time Home Buyer (FTHB)</b> who has a complete 12-month housing payment history with no 30-day lates is eligible for standard guideline eligibility provided:</p> <ul style="list-style-type: none"> <li>• Payment Shock may not exceed 350% when DTI &gt;43, Payment history must be documented in accordance with the Underwriting Guidelines.</li> <li>• Note: The Payment Shock limit may be exceeded with 3 months additional reserves or an LTV/CLTV &lt;=70.</li> </ul> <p>A <b>First Time Home Buyer (FTHB)</b> who does not have a complete 12-month housing payment history with no 30-day lates in the are eligible subject to the following limitations:</p> <ul style="list-style-type: none"> <li>• Primary residence only</li> <li>• A minimum 10% Applicant contribution is required,</li> <li>• Gifted funds may not be utilized on loans with an LTV/CLTV &gt;70 and &gt;\$1.5MM loan size, and</li> <li>• The payment shock limitation above does not apply.</li> <li>• Applicants who own their current primary residence or another property free and clear and a married Applicant who is not on title to their primary residence but is living with their spouse and provide evidence that their spouse is listed on title are not considered as First Time Home Buyer.</li> </ul>
<b>Significant Credit Events</b>	Applicants with any of the following major credit events (bankruptcy, foreclosure, short sale, modification, short pay, or deed in lieu of foreclosure) are subject to the below

	<p>requirements, measured from event completion date or discharge/dismissal date to the note date:</p> <p><b>Credit Event other than a Foreclosure:</b></p> <ul style="list-style-type: none"> <li>• 0-12 months removed: Applicants solely with a bankruptcy eligible, Max 70 LTV/CLTV, Max \$1MM loan size, primary residence purchase only</li> <li>• 13-24 months removed: Max 70 LTV/CLTV, Max \$1MM loan size, primary residence purchase only</li> <li>• 2-4 years removed: Max 75 LTV/CLTV, max \$1.5MM loan size</li> <li>• &gt;4 years removed: Standard Guidelines</li> </ul> <p><b>Foreclosure:</b></p> <ul style="list-style-type: none"> <li>• 0-12 months removed: Not Eligible</li> <li>• 13-24 months removed: Max 70 LTV/CLTV, Max \$1MM loan size, primary residence purchase only</li> <li>• 2-4 years removed: Max 70 LTV/CLTV, max \$1.5MM loan size</li> <li>• &gt;4 years removed: Standard Guidelines</li> </ul> <p><b>Additional Guidelines:</b></p> <ul style="list-style-type: none"> <li>• Active NOD or Lis Pendens are not allowed. An historic NOD or Lis Pendens is not against guidelines; however, the underlying event will be evaluated against the Significant Credit Event and Housing Payment History requirements guidelines.</li> <li>• Judgment/Tax Lien: May remain open under certain circumstances-<a href="#">see Underwriting Guidelines</a></li> <li>• Collections/Charge-Offs: May be excluded if individually less than \$2,500 or in aggregate less than \$10,000. Any that is greater which may affect title must be paid off prior to or at closing. Medical collections are excluded from this requirement regardless of amount.</li> </ul>
<b>Income and Assets</b>	
<b>DTI</b>	<p>Maximum DTI:</p> <ul style="list-style-type: none"> <li>• LTV/CLTV up to 85: 50.000</li> <li>• LTV/CLTV above 85: 43.000</li> </ul>
<b>Product Eligibility</b>	<p>Applicants must receive compensation either in the form of commissions or as an independent contractor. 1099(s) provided should cover a complete calendar year.</p>
<b>Documentation Requirements</b>	<p>The following documents are required for the file:</p> <ul style="list-style-type: none"> <li>• Most recent one or two years of 1099(s)</li> <li>• Documentation of year-to-date income, within 120 days of the note date</li> <li>• 1099 transcripts. If transcripts cannot be obtained, <a href="#">see Underwriting Guidelines</a> for alternatives.</li> </ul> <p>Verification of current business revenues and/or operations may be required prior to closing, at the underwriter's discretion.</p>
<b>Calculation Method</b>	<p>Provide the most recent one or two years of 1099s. A 10% expense factor will be utilized against the 1099's used to qualify for purposes of calculating income. If gross receipts are stable or increasing year over year, use a 24-month average of net income. If gross receipts are declining, a 12-month average shall be utilized.</p> <p>Income trend: 1099 gross receipts should show a stable or increasing trend. If the trend is declining and/or irregular, additional documentation may be required at underwriter's discretion.</p>
<b>Co-Applicant Options</b>	<p>Full documentation from a Co-Applicant may be used in addition to the 1099 income. See full documentation guidelines for additional information on acceptable sources.</p>

<p><b>Other Income Sources</b></p>	<p><b>Rental Income</b> Utilize 75% of the current lease income less PITIA on a net basis. Document receipt of rental income. Rental income may not be used to qualify on a vacant unit, except on the subject property on a purchase transaction.</p> <p><b>Other Income Sources</b> Applicants who have supplemental income sources may utilize them to qualify provided the history of receipt and continuance requirements under the full documentation guidelines are met. The Applicant utilizing 1099 income must still earn the majority of their income from activity calculated via 1099s and the applicable expense ratio. The acceptable supplemental income sources are limited to: social security, pension, alimony, child support, asset distribution/utilization, and second job income.</p>
<p><b>Asset Accounts</b></p>	<ul style="list-style-type: none"> <li>• Use 100% of cash and cash equivalents</li> <li>• Use 90% of face value for non-retirement asset accounts</li> <li>• Use 80% of retirement assets if Applicant is under 59.5, 90% if over</li> <li>• If Applicant is liquidating funds, evidence of liquidation may be required-<a href="#">see Underwriting Guidelines</a></li> <li>• 1031 exchanges eligible for investment properties-<a href="#">see Underwriting Guidelines</a></li> <li>• Business funds may be used provided the Applicant(s) own(s) a minimum of 50% combined ownership of the business. The amount of funds that may be utilized is based on the Applicant's percentage of ownership. One of the following must be provided:             <ul style="list-style-type: none"> <li>○ A letter from Applicant's CPA, EA, or licensed tax preparer stating that the Applicant(s) may access the business funds, and that the withdrawal will have no adverse impact; <b>or</b></li> <li>○ A cash flow analysis completed by underwriting-<a href="#">see Underwriting Guidelines</a></li> </ul> </li> <li>• Cash out proceeds MAY be used to meet the reserve requirement at a maximum of 75 LTV/CLTV</li> <li>• Eligible cryptocurrency may be used for funds to close or reserves-<a href="#">see Underwriting Guidelines</a> for allowable types of cryptocurrency and requirements including liquidation.</li> </ul>
<p><b>Gifted Funds</b></p>	<ul style="list-style-type: none"> <li>• Gift funds are allowed for funds to close. A 5% contribution from Applicant's own funds is required on primary or second homes. A 5% own fund contribution is required on investment properties with an LTV/CLTV &lt;=80 and 10% is required on higher LTV/CLTVs. No minimum Applicant contribution is required for primary residences with an LTV/CLTV &lt;=80 except as otherwise specified.</li> <li>• Gifts must be documented in compliance with FNMA requirements-<a href="#">see Underwriting Guidelines</a>.</li> <li>• Gifts of equity are allowed, max 75 LTV/CLTV. No applicant contribution is required on a primary residence or a second home. Not allowed on investment properties.</li> <li>• ITIN or DACA Applicants require a minimum 10% contribution from their own funds.</li> </ul>
<p><b>Liabilities</b></p>	
<p><b>Alimony/Child Support</b></p>	<p>Alimony may be deducted from income rather than included as a liability, provided the alimony payments are tax deductible to the payor. Otherwise, include as a liability. Child support must be included as a liability.</p>
<p><b>Installment Debt</b></p>	<p>Installment loans must be included in the DTI. Installment debt with less than 10 months' worth of payments remaining may be excluded from DTI, if the Applicant has the assets to make the remaining payments. Applicants may pay down the debt such that the remaining balance is less than the sum of 10 months' worth of payments. The assets used must be sourced. Loans secured by financial assets (margin loan, 401 (K)</p>

	loan, etc.) do not need to be included in the DTI provided the asset balance exceeds the loan balance.
<b>Other Highlights</b>	
<b>Appraisal / Valuation</b>	<p><b>Purchases:</b></p> <ul style="list-style-type: none"> <li>• Loan amounts up to \$2MM, <b>one</b> appraisal required</li> <li>• Loan amount over \$2MM, <b>two</b> appraisals required</li> </ul> <p><b>Refinances:</b></p> <ul style="list-style-type: none"> <li>• Loan amounts to \$1.5MM, <b>one</b> appraisal required</li> <li>• Loan amount from \$1.5MM to \$2MM with &lt;=70 LTV/CLTV, <b>one</b> appraisal required</li> <li>• Loan amount from \$1.5MM to \$2MM with &gt;70 LTV/CLTV, <b>two</b> appraisal required</li> <li>• Loan amount over \$2MM, <b>two</b> appraisals required</li> </ul> <p>In instances where one appraisal is required, said appraisal must have a CU score less than or equal to 2.5. If the CU score exceeds 2.5 or is unavailable, a CDA/CCA with a variance of less than 10% is required. Loan amounts above \$1.5MM and up to \$2MM may not utilize the CU score in lieu of obtaining a CDA/CCA. A CDA/CCA is required if LTV/CLTV &gt; 80 regardless of CU score. Additional appraisal due diligence may be required at the discretion of underwriting.</p> <ul style="list-style-type: none"> <li>• <u>Purchase</u>: lesser of purchase price or appraised value</li> <li>• <u>Refinance (Technical Refinance)</u>: Use the lesser of purchase price or appraised value.</li> <li>• <u>Refinance (Rate/Term)</u>: The current appraised value may be utilized. Any recently acquired properties with a significant increase in value must have commentary on the appraisal report addressing the increase.</li> <li>• <u>Refinance (Cash-Out)</u>: Properties owned less than six months may utilize the current appraised value with restrictions-see Underwriting Guidelines. Otherwise, utilize the lower of the appraised value or purchase price plus documented improvements. For properties owned six to twelve months as of the loan's application date, the current value may be utilized provided the increase in value over the period of ownership is acceptably justified and supported by the appraiser and by a CDA/CCA. Increases &gt;25% of the purchase price plus documented improvements must be acceptably explained by the Applicant. If owned more than 12 months as of the application date, use market value.</li> </ul>
<b>Geographic Eligibility</b>	<p>Refer to the Geographic Eligibility Supplement.</p> <p>Restrictions:</p> <ul style="list-style-type: none"> <li>• Texas CO Refinances-see <u>Underwriting Guidelines</u></li> <li>• Puerto Rico is not eligible currently</li> </ul>
<b>Reserves Required</b>	<ul style="list-style-type: none"> <li>• Loan amounts to \$1.0MM: 4 months PITIA</li> <li>• Loan amount above \$1.0MM and up to \$2MM: 6 months PITIA</li> <li>• Loan amount above \$2MM and up to \$4MM: 12 months PITIA</li> <li>• LTV/CLTV &gt;80: additional 2 months PITIA</li> <li>• Other real estate owned: 2 months of each property's PITIA</li> <li>• First Time Home Buyer Payment Shock &gt;350% and LTV/CLTV &gt;70: additional 3 months PITIA</li> </ul>
<b>Title Vesting</b>	<ul style="list-style-type: none"> <li>• Individual names as joint tenants, community property, or tenants in common</li> <li>• Living Trusts meeting FNMA's requirements</li> <li>• Blind Trusts-see <u>Underwriting Guidelines</u></li> <li>• Limited Liability Corporations-see <u>Underwriting Guidelines</u></li> </ul>

	<ul style="list-style-type: none"> <li>Partnerships/Corporations-<u>see Underwriting Guidelines</u></li> </ul>
<b>ARM Terms</b>	<ul style="list-style-type: none"> <li>Margin = 4.250%</li> <li>Index = 30 Day Average of SOFR</li> <li>Caps = 2/1/5</li> <li>Floor Rate = Note Rate</li> <li>Adjustment Period = 6 Months</li> </ul>
<b>Interest Only</b>	Interest Only features are allowed on ARMs and FRMs. The IO period is 10 years. Maximum LTV/CLTV of 80 and min FICO of 680 for a loan with an IO feature. 40-year term is not eligible on 5/6 ARM
<b>Qualifying Payment</b>	<p>To determine the P&amp;I component of the Qualifying Payment, utilize the below (except as otherwise specified):</p> <ul style="list-style-type: none"> <li>Fixed Rate: Utilize the start rate over the amortizing term</li> <li>Amortizing ARM: Utilize the greater of the start rate or the index plus margin, amortized over full term of the loan</li> <li>FRM/ARM with IO Feature: Utilize the greater of the start rate or the index plus margin, with a payment calculated based on the remaining term of the loan after the end of the IO period.</li> </ul>
<b>Prepayment Penalty</b>	Prepayment penalties may be placed on investment properties where allowed by state and federal law. See the Prepayment Penalty Supplement for information on requirements and allowances.
<b>Temporary Buydowns</b>	Eligible- <u>see Underwriting Guidelines</u> .
<b>Min/Max Loan Amounts</b>	<p>Minimum: \$100,000</p> <p>Maximum: \$4MM</p>