

BCCH BROKERS CHOICE MORTGAGE

Effective Date: 04/17/25| Revised: 04/17/25

## **BROKERS CHOICE MORTGAGE**

Jumbo Choice Elite Matrix

Internet         Eligible access musi fund used for down payment, chairs car, rearves, and all other sound detail (acluidad residual assets amount required)           Internet of the Contribution         - CSBN UT = 65 Max -> 500 UT = 65 Max           Max Flaunced Properties         - Primary and Second isone - Max 20 financed payment unless 01 + 456 Max           Max Flaunced Properties         - SSBN UT = 66 Max -> 500 Max           Minimum Lisa Amount         - SSBN UT = 66 Max -> 500 Max           Non GC Co Borrower         - SSBN UT = 66 Max -> 500 Max           Non GC Co Borrower         - SSBN UT = 66 Max -> 500 Max           Property Type         - SSBN UT = 66 Max -> 500 Max           Property Type         - SSBN UT = 66 Max           Researcy Unless Payment Sbook         - SSBN STA Contrower's current basing payment unless 01 i 45%           Researcy Unless Payment Sbook         - SSBN STA FBR FBR FICO - SSN Max IT volo Condo (15 Stars max)           Researcy Unless Payment Sbook         - SSBN STA FBR FICO - SSN Max IT volo Condo (15 Stars max)           Researcy Unless Payment Sbook         - SSBN STA FBR FICO - SSN Max IT volo Condo (15 Stars max)           Researcy Unless Payment Sbook         - SSBN STA FBR FICO - SSN Max IT volo Condo (15 Stars max)           Researcy Unless Payment Sbook         - SSBN STA FBR FICO - SSN Max IT volo Condo (15 Stars max)           Researcy Unless Payment Sbook         - SSBN STA FBR FICO - SSN Max IT volo Condo (15	Occupancy         Property <sup>1,2,3</sup> Purchase, Rate/Term Refi - Max LTV/CLTV         Cash-out Refi - Max LTV/CLTV         901 Jumbo 30 Year Fixed (360 Mos)           Occupancy         Property <sup>1,2,3</sup> Loan Amount         740+         720+         700+         680+         901-bit Jumbo 30 Year Fixed (310 Mos)		
	Occupancy Property Loan Amount 740+ 720+ 700+ 680+ 740+ 720+ 700+ 680+ 901-80 Jumbo 30 Year Revel 2:1 Temp		
	Occupancy property Loan Amount 740+ 720+ 700+ 680+ 740+ 720+ 700+ 680+ 90-801 Jumbo 30 Year Revel 2:1 Temp	-	
	5 1.000.000 85% 85% 85% 75% 75% 75% 75% 901-R010 lumbo 20 Vast Lucat 1-0 Lucat	Buydown (360 Mos)	
	\$ 1,500,000 85% 85% 80% 75% 75% 75% 75% 70% <b>915</b> Jumbo 15 Year Fixed (180 Mos)		
And constrained sequence of a sequence of a sequenc	\$ 2,500,000 80% 75% 75% 65% 75% 70% 70% 60%		
Name Image:<			
	Second Home/ SER/2-4 Lipit/PLID/Condo c 2 000 000 75% 75% 75% 75% 75% 70% 70% 70% 70% 70%		
Number of the second of th	investment \$ 2,500,000 75% 75% 75% 65% 70% 70% 70% 60%		
	<sup>1</sup> 5% LTV/CLTV reduction for declining market with > 70% LTV		
1.2000/000000000000000000000000000000000	<sup>1</sup> Florida Condos have the following max LTV/CLTV restriction: Purchase & R/T Refi - 75%, C/O Refi - 65%		
Light of the second set of the sec			
In example of the second unseque of the field of the second unseque of the second unsequ	2 Appraisals - 1 <sup>st</sup> Appraisal to be completed by Preferred AMC, 2 <sup>ed</sup> Appraisal can be from an Approved AMC   ARR required on lower valued Appra	aisal	
Linear Linea		pleted by Preferred AMC)	
AppendixImage: Appendix Appendi			
1 (Ministic)         1 (Ministic) (Ministic)         1 (Ministic)           Call in Head         1 (Ministic)         1 (Ministic)         1 (Ministic)           Call in Head         1 (Ministic)         1 (Ministic)         1 (Ministic)           Call in Head         1 (Ministic)         1 (Ministic)         1 (Ministic)           Call in Head         1 (Ministic)         1 (Ministic)         1 (Ministic)           Call in Head         1 (Ministic)         1 (Ministic)         1 (Ministic)           Call in Head         1 (Ministic)         1 (Ministic)         1 (Ministic)           Call in Head         1 (Ministic)         1 (Ministic)         1 (Ministic)           Call in Head         1 (Ministic)         1 (Ministic)         1 (Ministic)           Call in Head         1 (Ministic)         1 (Ministic)         1 (Ministic)           Call in Head         1 (Ministic)         1 (Ministic)         1 (Ministic)           Call in Head         1 (Ministic)         1 (Ministic)         1 (Ministic)         1 (Ministic)           Call in Head         1 (Ministic)         1 (Ministic)         1 (Ministic)         1 (Ministic)           Call in Head         1 (Ministic)         1 (Ministic)         1 (Ministic)         1 (Ministic)           Call i	Secondary Valuation waterfall: <2.5 CU, Enhanced Desk Review (CCA/ARR), Field Review, Exterior-only Appraisal		
Cale of the Control of Con	Approximation Approximatio		
Outside of the set of	<ul> <li>&gt; 65% - 5.70% LTV &amp; &lt; 700 FLCO: \$500k max +&gt; 70% LTV &amp; \$500k max</li> <li>&gt; locate Deventions of FER Wave and in based on the Generations of FER wave and the second on the Generation of FER wave and the second on the Generation of FER wave and the second on the Generation of FER wave and the second on the Generation of FER wave and the second on the Generation of FER wave and the second on the Generation of FER wave and the second on the Generation of FER wave and the second on the Generation of FER wave and the second on the Generation of FER wave and the second on the Generation of FER wave and the second on the Generation of FER wave and the second on the Generation of FER wave and the second on the Generation of FER wave and the second on the Generation of FER wave and the second on the Generation of FER wave and the second on the Generation of FER wave and the second on the Generation of FER wave and the second on the Generation of FER wave and the second on the second on</li></ul>		
chance• • • • • • • • • • • • • • • • • • •	Cash our Process     Must be QM, Safe Harbor and Rebuttable Presumption permitted • Higher Priced Mortgage Loans (HPML) allowed, must comply with all applicable regulate	ory requirements	
OBJORCHORNANDADED              - Cleares Induce of an Unique unique control to lear any set of an unique control to lea	Credit Event • 4 yrs seasoning (Bankruptcy, Foreclosure, Forbearance, Deed-in-Lieu, Short Sale, Pre-Foreclosure, Mortgage Charge-Off or Loan Modification	1)	
Outcome of the later         + 2 zero ray of the device of the devic		DTI	
Out Name         One of the following         One of the following           Out Name         In the support of the support o		/11)	
Out of training     I is in a system in the Ly of 1 Sease register in			
Unit	Credit Tradelines • 3 trades reporting for min 12 mos w/activity in last 12, or • 2 trades reporting for min 24 mos w/activity in last 12, or • 1 installment trade for min 36 mos w/	activity in last 12	
Ingen         • Promy Probability of Provide Product System (Product Product System (Product Product System (Product System (P			
Number Network       Interfere Field or entitiester interfere Field or entitiester into entity into an aniso and entity into a developed of entity into developed of entity into a developed of entit	Eligible Borrowers		
Obegin Restrictions              • Allowed #/Sh mus buyer over finds • 120% allowed #/20% 117 reduction from max 117 • 610 for equipy root allowed            Biology Ristry              • Oub2X • 100% grammers finds • 120% allowed #/20% 117 reduction from max 117 • 610 for equipy root allowed            Biology Ristry              • Oub2X • 100% grammers finds • 120% allowed #/20% 117 reduction from max 117 • 610 for equipy root allowed            Biology Ristry              • Oub2X • 100% grammers finds • 120% allowed #/20% 117 reduction from max 117 • 610 for equipy root allowed            Biology Ristry              • Oub2X • 100% grammers            Biology Ristry              • Oub2X • 100% grammers            Biology Ristry              • Oub2X • 100% grammers            • Oub2X • 100% Grammers               • Oub2X • 100% grammers            • Oub2X • 100% Grammers               • Oub2X • 100% Grammers            • Oub2X • 100% Grammers               • Oub2X • 100% Grammers            • Intermers               • Oub2X • 100% Grammers            •			
Lot Note         United to the second of	Geographic Resultations		
National Hole         Web Extension: Provide. 1-21 YP-27           Income: Field Doc         -12 or 24 months personal that Attements (f applicable) for strenum PAL.           Income: Field Doc         -12 or 24 months personal that Attements (f applicable) for strenum PAL.           Income: Field Doc         -12 or 24 months personal that Attements (f applicable) for strenum PAL.           Income: Field Doc         -12 or 24 months basis attements. Country personal that Attements (f applicable) for strenum PAL.           Income: Field Doc         -12 or 24 months basis attements. Country personal that Attements (f applicable) for strenum PAL.           Income: Field Doc         -12 or 24 months basis attements. Country personal that Attements (f applicable) for strenum PAL.           Income: Field Doc         -12 or 24 months basis attements. Country personal that Attements (f applicable) for strenum PAL.           Income: Field Doc         -12 or 24 months basis attements. Country personal that Attements (f applicable)           Income: Field Doc Not Personal Basis Attements.         -12 or 24 months basis attements.           -12 or 24 months personal Basis Attements.         -12 or 24 months personal Basis Attements.           -12 or 24 months personal Basis Attements.         -12 or 24 months personal Basis Attements.           -12 or 24 months personal Basis Attements.         -12 or 24 months personal Basis Attements.           -12 or 24 months personal Basis Attements.         -12 or 24 months personal Basis Attements.	Gift Funds		
Income:	Housing History		
1       0.101/figs income determined by foat leight deposits from personal statements object by of months (12/4)       0.101 or 201 months basines basit statements. Subject person from 200 months (12/4) will deel operation to personal statements object by of an other 12/24 will deel operation to personal statements object by of an other 12/24 will deel operation to personal statements object by of an other 12/24 will deel operation to personal statements object by of an other 12/24 will deel operation to personal statements object by of an other 12/24 will deel operation to personal statements object by of an other 12/24 will deel operation to personal statements object by of an other 12/24 will deel operation to personal statements object by of an other 12/24 will deel operation to personal statements object by of an other 12/24 will deel operation to personal statements object by of an other 12/24 will deel operation to personal statements object by of an other 12/24 will deel operation to personal statements object by of an other 12/24 will deel operation to personal statements object by of an other 12/24 will deel operation to personal statements object by of an other 12/24 will deel operation to personal statements object by of an other 12/24 will deel operation to personal statements object by of an other 12/24 will deel operation to personal statements object by of an other 12/24 will deel operation to personal statements object by of an other 12/24 will deel operation to personal statements object by of an other 12/24 will deel operation to personal statements object by other 12/24 will deel operation to personal statements object by other 12/24 will deel operation to personal statements object by other 12/24 will deel operation to personal statements object by other 12/24 will deel operation to personal statements object by other 12/24 will deel operation to personal statements object by other 12/24 will deel personal statement statements object by other	Income - Full Doc Self-Employed: 1-2 yrs personal and business (if applicable) tax returns, P&L		
• 1 or of Amonths business basis tatements       Subjective proper place listed on business & of a demonster listed on business & of a	<ul> <li>Qualifying income determined by total eligible deposits from personal bank statements divided by # of months (12/24)</li> </ul>	<ul> <li>Qualifying income determined by total eligible deposits from personal bank statements divided by # of months (12/24)</li> </ul>	
Notice source data Luminia         • 12 meth by dart pravate R4 (DAPAlements the suggested phy lab and the statements • 12 meth by dart pravate R4 (DAPAlements the suggested phy lab and the statements • 12 meth by dart pravate R4 (DAPAlements the suggested phy lab and the statements • 12 meth by dart pravate R4 (DAPAlements the suggested phy lab and the statements • 12 meth by dart pravate R4 (DAPAlements the suggested phy lab and the statements • 12 meth by dart pravate R4 (DAPAlements the suggested phy lab and the statements • 12 meth by dart pravate R4 (DAPAlements the suggested phy lab and the statements • 12 meth by dart pravate R4 (DAPAlements the suggested phy lab and the statements • 12 meth by dart pravate R4 (DAPAlements the suggested phy lab and the statements • 12 meth by dart pravate R4 (DAPAlements the suggested phy lab and the statements • 12 meth by dart pravate R4 (DAPAlements the suggested phy lab and the statements • 12 meth by dart pravate R4 (DAPAlements the suggested phy lab and the statements • 12 meth by dart pravate R4 (DAPAlements the suggested phy lab and the statements • 12 meth by dart pravate R4 (DAPAlements the suggested phy lab and the statements • 12 meth by dart pravate R4 (DAPAlements the suggested phy lab and the statements • 12 meth by dart pravate R4 (DAPAlements the suggested phy lab and the statements • 12 meth by dart pravate R4 (DAPAlements the suggested phy lab and the statements • 12 meth by dart pravate R4 (DAPAlements the suggested phy lab and the state R4 (DAPAlements the suggested phy lab and reace requirement R4 method the state R4 (DAPAlement the state R4 (DAPAlement the R4 (DA	<ul> <li>12 or 24 months business bank statements. Qualifying income determined by total eligible deposits divided by # of months (12/24) w/fixed expense fact</li> </ul>		
Pill Single/Reserve that Use more than Use the basis statements <ul> <li>Pill Single/Reserve that Use more than Use the Pill Single asset more than Use than Use the Pill Single asset more than Use than Use tha</li></ul>	Income - Dusiness Dank Statements		
Name         • Lights interms         • Lights aster minute fund over payment, closing corts and reserves divided by 60 months = monthly income Residual Assets Method : Conserves resulted to payment, closing corts and reserves divided by 60 months = monthly income Residual Assets Method : Conserves resulted to payment, closing corts and reserves divided by 60 months = monthly income Asset Ultitation           Interested Paring Contributions              • Conserves resulted to payment, closing corts and reserves divided by 60 months = monthly income • Conserves resulted to payment, closing corts and reserves divided by 60 months = monthly income • Conserves resulted to payment and close respond dest (closated ersolut assets amout required)           Main and Paring result              • Primary and Second home - Max 20 financed properties including subject = investment - No limit.           Main and Annualt              • Primary and Second home - Max 20 financed properties including subject = investment - No limit.           Main annualt for payment Slock              • Primary and Second Programs instep payment unices DT = 40%.           Payment Slock              • Primary and Second Programs instep payment unices DT = 40%.           Reserve Using de Programs              • Primary and Second Programs instep payment unices DT = 40%.           Reserve Using de Programs              • Primary and Condy in Sama and cloin in mandity.           Reserve Using de Programs instep payment unices DT = 400%.              • Primary and cloin in mandity.           Reserve Using de Program	<ul> <li>P&amp;L Sales/Revenue must be supported by the bank statements</li> </ul>		
Income Asset Utilization         Residual Assets Method - Covers new subject property debt, all cords, reserves, and all other reported debt (adulated residual assets amount required)           Intercend Party contribution         Control Party co	nicome - Pac pius 5 mos dank statements		
Interested Pary Contribution          • STR ITV = 0% Max +> 20% ITV = 4% Max          Max Finances Properties           • Primary and Second HomeMax 20 finance opporters           • Investment - No limit          Mainimum Lean Amount          • Stabure conforming lean limit           • Stabure conforming lean limit          Mon Oct: O-Barrower           Not Desceed 300% of the bornower's current housing payment unless DTI < 45%	Residual Assets Method - Covers new subject property debt, all costs, reserves, and all other reported debt (calculated residual assets amount reput	uired)	
Main Analyze organization         51 above conforming loan limit           Non-Occ Co-Bornware         Not allowed           Non-Occ Co-Bornware         Not allowed           Payment Shock         Not to exceed 300% of the bornwar's current housing payment unless DT1 + 45%           Payment Shock         SFR, 14 Units, NUIC, Codo (25 acres mad)           Recently Used Properties         • Retr/Term: Must be delisted at least one day prior to application • Cah-out: Properties listed for sale \$5 ms ineligible           Recently Used Properties         • Retr/Term: Must be delisted at least one day prior to application • Cah-out: Properties listed for sale \$5 ms ineligible           Recently Used Properties         • Retr/Term: Must be delisted at least one day prior to application • Cah-out: Properties listed for sale \$5 ms ineligible           Recently Used Properties         • Retrieves           • Secondiary Financing         • Eligible, property must have been purchased for cash within 6 mos of application date • \$51.50 Mms, add \$2125 for each additional family member           Secondiary Financing         • Eligible, property must have been purchased for each withing requirement. Family size of 1 • \$2120/mm, family size of 2 • \$51.500/mm, add \$2125 for each additional family member           Secondiary Financing         • Must Intereor exceed the family size residual income requirement. Family size of 1 • \$2120/mm, family size of 2 • \$51.500/mm, add \$2125 for each additional family member           Secondiary Financing         • Nust Heet or exceed the family size	• < 90% ITV - 6% May • > 90% ITV - 4% May		
Minimum Link makes         Not allowed           Non OC CC CB corrower         Not to exceed 300% of the borrower's current housing payment unless DT s 45%           Payment Shock         Not to exceed 300% of the borrower's current housing payment unless DT s 45%           Property Type         SFR, 14 Units, PUD, Condo (25 acres ma)           Recently Listed Properties         - Rate/Term: Must be delisted at least one day price to exah-out in to application - Cash-out Properties listed for sale s 6 mos ineligible           Reterney         - Rate/Term: Must be delisted at least one day price to exah-out to for mos of application date - 5 LSM Loan Amount: 70% max LTV/CTV           Reterney         - Eligible, property must have been purchased for cash with fin mos of application date - 5 LSM Loan Amount: 70% max LTV/CTV           Reterney         - 6 mos minimum, cash out proceeds and gft funds ineligible - 2 mos for each additional finance property PTIA) in addition to standard reserve requirement.           Reserve         - 6 mos minimum, cash out proceeds and gft funds ineligible - 2 mos for each additional finance property PTIA) in addition to standard reserve requirement.           Reserve         - 6 most minimum, cash out proceeds and gft funds ineligible - 2 mos for each additional finance aprice and social store protocols on the social store in thomas for additional family member           Secondary financing         - 21 and 10 - 30 year fixed, Purchas transmittions on + 1 unit Finang Recidence most shore produced, on requirements           Inderentary could finatis         - 1 and 10 - 30	Primary and Second Home - Max 20 financed properties including subject • Investment - No limit	Primary and Second Home - Max 20 financed properties including subject      Investment - No limit	
Notice Control         Notice exceed 300% of the borrower's current housing payment unless D1 4.85%           Property Type         SR, 14 Units, PUD, Condo [25 acres max]           Recently listed Properties         • Rate/Term: Must be delisted at least one day prior to application • Cathout: Properties listed for sale 5 mosi neligible           Refinance - Delayed Financing         • Eligible, property must have been purchased for cash within 6 mos of application offer 6 + 55.5M (as LTV + 00 Orh) + 55% max (rash in hand)           Refinance - Delayed Financing         • Eligible, property must have been purchased for cash within 6 mos of application offer 6 + 55.5M (base do nout): Program max ITV/CTIV, > 51.5M Loan Anount: 70% max LTV/CTIV           Residual income         • Eligible, property must have been purchased for cash within 6 mos of application offer 6 + 55.5M (base do nout): Program max ITV/CTIV, > 51.5M Loan Anount: 70% max LTV/CTIV           Residual income         • Eligible, property must have been purchased for cash within 6 mos of application offer 6 + 55.5M (base do nout): Program max ITV/CTIV, > 51.5M Loan Anount: 70% max LTV/CTIV           Residual income         • Must meet or exceed the family size residual income requirement: Family size of 1 = 51250/mo, family size of 2 = 51.500/mo, ad5125 for each additional family member           Secondary Financing         • Asst and 1 wears of         • Can term formation         • Family size of 1 = 51250/mo, family size of 2 = 51.500/mo, ad5125 for each additional family member           Secondary Financing         • Sam 18 years odi         • Can term formancing         <	\$1 above conforming loan limit		
Areporty Type         SFR, 1.4 Units, PUD, Condo (25 acres max)           Recently Usted Properties              • Rate/Term: Must be delated at least one day prior to application             • Cab-out: Properties listed for sale s 6 mos ineligible            Refinance - Delayed Financing              • Follows R/T Refi FICO • 80% Max LTV • C0 Only • 55k max (cash in hand)            Refinance - Delayed Financing              • Eligible, property must have been purchased for cash with 6 mos of application date • 5 51.50M Loan Amount: Program max LTV/CITV, > 51.5M Loan Amount: 70% max LTV/CITV            Restored              • 6 mos minimum, cash out proceeds and gift funds ineligible • 2 mos for each additional financed property (Base do subject property PTIA) in addition to standard reserve requirement:            Restored              Must meet or exceed the family size residual income requirement:               Tamit State of 1 = 51250/ms, family size of 2 = 51,500/ms, add 5125 for each additional finanity member            Secondary Financing              • 2:1 and 1:0 • 30 year fixed, Purchase transactions only • 1 unit Primary Residence and Second Homes only, Investment not permitted            Underwriting              • 2:1 and 1:0 • 30 year fixed, Purchase transactions only • 1 unit Primary Residence and Second Homes only, Investment not permitted                 • Indig le olarn               • Strate State Trass               • Indig le olarn               • Refinancing of subsidited lo	Non-Occ Co-Borrower Not allowed		
Property type         Product State / Term: Must be delisted at least one day prior to application • Cash-out: Properties listed for sale 5 6 mois ineligible           Recently Listed Properties         • Faile/Term: Must be delisted at least one day prior to application • Cash-out: Properties listed for sale 5 6 mois ineligible           Refinance - Debayed Financing         • Eligible, property must have been purchased for cash within 6 mos of application date • \$ \$15.ML Loan Amount: Program max LTV/CLTV, >5.1.ML Loan Amount: 70% max LTV/CLTV           Residual Income         Must meet or exceed the family size residual income requirement: Family size of 1 = \$3250/mo, family size of 2 = \$1,500/mo, add \$125 for each additional family member           Secondary Financing         • Cash-out         • Cash out         • Cash out           Secondary Financing         • Cash out         • Cash out         • Cash out         • Cash out           Operating Nationals         • Cash out         • Cash out         • Cash out         • Cash out           Secondary Financing         • Cash out           Intermoder Nationals         • Cash out           Intermoder National         • Cash out	Payment Shock Not to exceed 300% of the borrower's current housing payment unless DTI 5 45%		
International section         Internatesection         International section <thi< td=""><td colspan="2">Property Type SFR, 1-4 Units, PUD, Condo (25 acres max)</td></thi<>	Property Type SFR, 1-4 Units, PUD, Condo (25 acres max)		
Noticitiance - Delayed Financing         • Eligible, property must have been purchased for cash within 6 mos of application date • \$15.5M Loan Amount: Program max LTV/CTLV,>\$1.5M Loan Amount: 70% max LTV/CTLV           Refinance - Delayed Financing         • 6 mos minimum, cash out proceeds and gift funds ineligible • 2 mos for each additional financed property (based on subject property MTA) in addition to standard reserve requirement           Reserves         • 6 most minimum, cash out proceeds and gift funds ineligible • 2 mos for each additional financed property (based on subject property MTA) in addition to standard reserve requirement           Residual income         Must meet or exceed the family size residual income requirement: family size of 1 = \$1250/mo, and \$125 for each additional financed property (based on subject property MTA) in addition to standard reserve requirement           Secondary Financing         • Cash out         • Permitted up to max LTV/CTLV           Secondary Financing         • 2.1 and 1:0 • 30 year fixed, Purchase transactions only • 1 unit Primary Residence and Second Homes only, Investment not permitted         • Cash on the second Homes only, Investment not permitted           Underwriting         • Manual underwriting required • Where silent, defer to FNMA Selling Guide for requirements         • Refinancing of subsidied loan           • Inderwriting         • Manual inderwriting         • Interest only loan         • Interest only loan         • Refinancing of subsidied loan           • Inderwriting         • Interest only loan         • Interest only loan         • Interest only loan	Recently Listed Properties		
Retinance - Delayed mancing         • 6 mos minimum, cash out proceeds and gift funds ineligible • 2 mos for each additional financed property (based on subject property PTTA) in addition to standard reserve requirement           Residual Income         Must meet or exceed the family size residual income requirement: Family size of 1 = \$1250/mo, family size of 2 = \$1,500/mo, add \$125 for each additional family member           Secondary Financing         • 6 mos minimum, cash out proceeds and gift funds ineligible • 2 mos for each additional financed property (based on subject property PTTA) in addition to standard reserve requirement           Secondary Financing         • 6 mos minimum, cash out proceeds and gift funds ineligible • 2 mos for each additional financed property (based on subject property PTTA) in addition to standard reserve requirement           Secondary Financing         • 1000 Provided matched up to max LTV/CLTV         • Permitted up to max LTV/CLTV           Temporary Buydowns         • 2:1 and 1:0 • 30 year fixed, Purchase transactions only • 1 unit Primary Residence and Second Homes only, Investment not permitted         • Refinancing of subsidized loan           • Bind Trusts         • Less than 18 years old • Lics, LiPs, Corporations • Foreign Rationals         • Real Estate Trusts • Insue biolocit         • Income produced, or in relation to, cannabis, henp • Sector bailout         • Refinancing of subsidized loan         • Refinancing of subsidized loan           • Liss than 18 years old • Lics, LiPs, Corporations • Trust         • Real Estate Trusts • Insue hobbacks • Foreetholacks         • Income produced, or in relation to, cannabis, henpe • Sect	Refinance - Debt Consolidation		
Network         Must meet or exceed the family size residual income requirement: Family size of 1 = \$1250/mo, family size of 2 = \$1,500/mo, add \$125 for each additional family member           Seasoning - Cash-Out         2 6 months some requirement: Family size of 1 = \$1250/mo, family size of 2 = \$1,500/mo, add \$125 for each additional family member           Secondary Financing         Permitted up to max LTV/CLTV           Temporary Buydowns         + 2:1 and 1:0 + 30 year fixed, Purchase transactions only + 1 unit Primary Residence and Second Homes only, Investment not permitted           Underwriting         - 4:1 and 1:0 + 30 year fixed, Purchase transactions only + 1 unit Primary Residence and Second Homes only, Investment not permitted           Bind Trusts         - Less than 18 years old         - Keal Estate Trusts         - Real Estate Trusts         - Income produced, or in relation to, cannabit, hemp         - Refinancing of subsidized loan           - Foreign Nationals         - Less than 18 years old         - Real Estate Trusts         - States         - Model home lessback         - Section 3 2 or High Cost Loan           - Time         - Secondary Intervocable Trusts         - Less than 28 with Old binatic immunity         - With diplomatic immunity         - Single Loan         - Income produced, or in relation to, cannabit, hemp         - Refinancing of subsidized loan           - Single Loan         - Less than 18 years old         - States than 18 with PACE Loan         - Single Loan Sin Cost Dan         - Single Loan Single Cosing construct	Ketinance - Delayed Financing		
Kessdual income         2.6 months ownership & > 6 months since a prior cash out           Seasoning - Cash-Out         Permitted up to max LTV/CLTV           Secondary Financing         • 2:1 and 1:0 • 30 year fixed, Purchase transactions only • 1 unit Primary Residence and Second Homes only, Investment not permitted           Inderwriting         • 2:1 and 1:0 • 30 year fixed, Purchase transactions only • 1 unit Primary Residence and Second Homes only, Investment not permitted           Underwriting         • 2:1 and 1:0 • 30 year fixed, Purchase transactions only • 1 unit Primary Residence and Second Homes only, Investment not permitted           Underwriting         • 2:1 and 1:0 • 30 year fixed, Purchase transactions only • 1 unit Primary Residence and Second Homes only, Investment not permitted           Underwriting         • 2:1 and 1:0 • 30 year fixed, Purchase transactions only • 1 unit Primary Residence and Second Homes only, Investment not permitted           Underwriting         • 0 moderwriting         • 0 moderwriting         • 0 moderwriting         • 0 moderwriting           Underwriting         • Nanual underwriting required • Where silent, defer to FNMA Selling Guide for requirements         • 0 moder work         • 0 moderwriting	keserves		
Seasoning - List-Out secondary Financing         Permitted up to max LTV//LTV           Temporary Buydowns         • 2:1 and 1:0 • 30 year fixed, Purchase transactions only • 1 unit Primary Residence and Second Homes only, Investment not permitted           Underwriting         • 2:1 and 1:0 • 30 year fixed, Purchase transactions only • 1 unit Primary Residence and Second Homes only, Investment not permitted           Underwriting         • 2:1 and 1:0 • 30 year fixed, Purchase transactions only • 1 unit Primary Residence and Second Homes only, Investment not permitted           Underwriting         • 2:1 and 1:0 • 30 year fixed, Purchase transactions only • 1 unit Primary Residence and Second Homes only, Investment not permitted           Underwriting         • 2:1 and 1:0 • 30 year fixed, Purchase transactions only • 1 unit Primary Residence and Second Homes only, Investment not permitted           Operations         • Constructions         • Product Restrictions (Not Permitted)           Bill d Trusts         • Real Estate Trusts         • Pridge loans         • Income produced, or in relation to, cannabis, hemp         • Reverse 1031 exchange           • Ling Ling Corporations         • Life Estates         • States         • Trust Estates         • Firing Ioanna         • Firing Ioanna         • Reverse 1031 exchange         • Secondia exchange	Residual Income > 6 months ownershin & 5 6 months since a prior rash put	anny member	
Secondary Financing         • 2:1 and 1:0 • 30 year fixed, Purchase transactions only • 1 unit Primary Residence and Second Homes only, Investment not permitted           Underwriting         • 2:1 and 1:0 • 30 year fixed, Purchase transactions only • 1 unit Primary Residence and Second Homes only, Investment not permitted           Underwriting         • Annual underwriting required • Where silent, defer to FNMA Selling Guide for requirements           Bilind Trusts         • Real Estate Trusts         • Real Estate Trusts         • Income produced, or in • Foreign Nationals         • Refinancing of subsidized loan         • Reverse 1031 exchange         • Reverse 1031 e	Seasoning - Lash-Juit Permitted un to max LTV/CTTV		
Indexwriting       • Manual underwriting required • Where silent, defer to FNMA Selling Guide for requirements         Underwriting       • Manual underwriting required • Where silent, defer to FNMA Selling Guide for requirements         Product Restrictions (Not Permitted)         • Blind Trusts       • Less than 18 years old       • Real Estate Trusts       • Bridge loans       • Income produced, or in relation to, cannabis, hemp       • Refinancing of subsidized loan         • Foreign Nationals       • Life States       • Trust Estates       • Trust Estates       • Writh diplomatic immunity       • Moldel home leaseback       • Moldel home leaseback       • Section 20 r High Cost Loan	Secondary Hinancing . 21 and 1/0 + 20 ware fixed. Burchare transactions only + 1 with Brimany Baridonse and Excend Homes only Investment not exemited		
Bind Trusts       Less than 18 years old       Real Estate Trusts       Bind Trusts       Income produced, or in relation to, canabis, hemp       Refinancing of subsidized loan         • Bind Trusts       • Less than 18 years old       • Real Estate Trusts       • Bridge loans       • Income produced, or in relation to, canabis, hemp       • Refinancing of subsidized loan         • Timevocable Trusts       • Life Estates       • With diplomatic immunity       • With diplomatic immunity       • With diplomatic immunity       • Bind Frusts       • Model home leaseback       • Section 32 or High Cost Loan         • Timevocable Trusts       • Qualified Personal Residence Trusts       • With diplomatic immunity       • Without accial security       • Model home leaseback       • Section 32 or High Cost Loan       • Straw borrowers       • Properties with APACE obligations       • Properties with APACE obligations       • Properties with APACE obligations       • Properties with Cot flings       • Properties with Cot flings       • Properties with Cot flings       • Prop	Temporary suyuowiis		
Borrowers         Transactions           • Blind Trusts         • Less than 18 years old • LiCs, LiPs, Corporations         • Real Estate Trusts • LiCs, LiPs, Corporations         • Real Estate Trusts • Trust Estates         • Bridge loans         • Income produced, or in relation to, Cannabis, hemp         • Refinancing of subsidized loan           • TIN • ITIN         • Non-Occupant Co-Borrowers         • With diplomatic immunity         • With old and climinumity         • With old and climinumity         • More than the second compared to the cannabis, hemp         • Refinancing of subsidized loan           • TIN • Non-Occupant Co-Borrowers         • Qualified Personal Residence Trusts         • With old and climinumity         • With old and climinumity         • More than the second compared compared to the cannabis, hemp         • Section 32 or High Cost Loan           • Agricultural zoned properties         • Condon hotels and condetels         • Earth or Berm homes         • Income producing properties         • Non-Warrantable Condos         • Properties with PACE obligations           • Agricultural zoned properties         • Condon hotels and condetels         • Earth or Berm homes         • Income producing • Factory built housing         • Income producing properties         • Properties with deed or resale restrictions (age-related allowed)         • Properties • Properties         • Properties with deed or resale restrictions (age-related allowed)         • Properties • Properties         • Properties • Properties         • Properties • Properties	Onderwriang		
<ul> <li>Blind Trusts</li> <li>Less than 18 years old</li> <li>Foreign Nationals</li> <li>LLCS, LLCS, LL</li></ul>			
<ul> <li>Irrevocable Trusts</li> <li>Iufe States</li> <li>With diplomatic immunity</li> <li>Iufe States</li> <li>With diplomatic immunity</li> <li>Ium diplomatic immunity<!--</td--><td>Blind Trusts     Less than 18 years old     Real Estate Trusts     Bridge loans     Income produced, or in     Refit</td><td></td></li></ul>	Blind Trusts     Less than 18 years old     Real Estate Trusts     Bridge loans     Income produced, or in     Refit		
	Irrevocable Trusts     Life Estates     With diplomatic immunity     Escrow holdbacks     Model home leaseback     Section	tion 32 or High Cost Loan	
Property Types                • Agricultural zoned properties               • Condo hotels and condotels properties               • Earth or Berm homes • Earth or Berm homes               • Income producing properties               • Non-Warrantable Condos               • Properties with PACE obligations                 • Assisted living facilities               • Condos with HOAS in litigation               • Earth or Berm homes               • Income producing               • Project's that offer unit rentais               • Properties with deed or resale               • Properties               Properties               • Properties               • Properties               Properties               • Properties               • Properties               • Prop	Land Trusts     Qualified Personal Residence Trusts     number     Illinois Land Trust     Non-QM loan     per	m refinance	
• Agricultural zoned     • Condo hotels and condotels     • Earth or Berm homes     • Income producing     • Non-Warrantable Condos     • Properties with PACE obligations       properties     • Condo minium conversions     • Factory built housing     properties     • Project is that offer unit rentals     • Properties with deed or resale       • Assisted living facilities     • Condos with HOAS in litigation     • Hawaii properties     • Land development     daily, weekly or monthy     • Properties with deed or resale       • Bed and Breakfast     • Co-Ops     zones 1 or 2     properties     • Properties     • Properties     • Properties with UCC filings       • Boarding homes     • Domes or geodesic domes     • Homes on Native American lands     • Leashold properties     • Properties of the row services / 25 acres     • Properties with UCC filings       • Container homes     • Domes or geodesic domes     • Homes on Native American lands     • Leashold properties     • Properties not suitable for year-round     • Stilt homes       • Commercial properties     • Dweet or mobile     • Manufactured or mobile     • occupancy     • Unique properties		w borrowers	
properties     • Condominium conversions     • Factory built housing     properties     • Projects that offer unit rentals     • Properties with deed or resale       • Assisted living facilities     • Condox with HOAs in litigation     • Hawaii properties in lava     Lad development     daily veekly or month     • Ferdices that offer unit rentals     • Properties vith deed or resale       • Bed and Breakfast     • Co-Ops     • Condox with HOAs in litigation     • Idox evels or month     • Properties vith deed or resale       • Boarding homes     • Domes or geodesic domes     • Domes or geodesic dormes     • Nomes on Native American lands     • Leasehold properties     • Properties not suitable for year-round     • Rural Properties       • Container homes     • Dowelling w/more than 4 units     • Houseboarts     • Log homes     • Properties not suitable for year-round     • Suith homes       • Commercial properties     • Commercial properties     • Manufactured or mobile     • Orgenerties of the init initiations on     • Vocant initiations on     • Vocant initiations on		perties with PACE obligations	
• Bed and Breakfast     • Co-Ops     properties     • Properties	properties	perties with deed or resale	
Container homes     Owerlies not suitable for year-round     Still thomes     Output     Commercial properties     Owerlies not suitable for year-round     Output     Outp	Bed and Breakfast     Co-Ops     zones 1 or 2     properties     Properties > 25 acres     Prop	perties with UCC filings	
homes     Properties offering individuals room	Container homes     Dwelling w/more than 4 units     Houseboats     Log homes     Properties not suitable for year-round     Stilt	t homes	
	Commercial properties     Manufactured or mobile     occupancy		
Mixed use leases (Single Room Occupancy (SRO),     PadSplits, etc.)	homes     Properties offering individuals room		

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