



# MEGA CAPITAL FUNDING, INC.

## FHA Fixed Rate and ARM Program Summary (Part I)

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## FHA High Balance Fixed Rate and ARM Program Summary (Part II)

Part I - FHA Fixed Rate and ARM Program Matrix				
PURCHASE				
Doc Type	Occupancy	Units	FICO	LTV/CLTV
Full	Primary Residence	1-4	600 <sup>1,2,3</sup>	96.5/105 <sup>2</sup>
RATE TERM REFINANCE				
Doc Type	Occupancy	Units	FICO	LTV/CLTV/HCLTV
Full/Simple	Primary Residence	1-4	620 <sup>1</sup>	97.75/97.75
Streamline	Primary Residence	1-4	620	97.75/125 <sup>3</sup>
Streamline	Investment Property	1-4	620	97.75/125
CASH-OUT REFINANCE				
Doc Type	Occupancy	Units	FICO	LTV/CLTV/HCLTV
Full	Primary Residence	1-4	620 <sup>1</sup>	80/80
Program Matrix Notes				
<ol style="list-style-type: none"> <li>For loans with FICO scores &lt; 640 <ul style="list-style-type: none"> <li>DTI ratios are per AUS</li> <li>DU Approve/Eligible or LP Accept Required</li> <li>Manual UW not allowed, except on loans that qualify under ML 2013-26</li> </ul> </li> <li>&lt; 620 FICO is allowed on Fixed Rate products only. Refer to the below Credit Supplement for FHA loans with FICO scores 600-619.</li> <li><a href="#">HUD \$100 Down</a> – Min 640 FICO – max LTV/CLTV is \$100 less the sales price or appraised value – Fixed Only – Program Code: FREF30.</li> <li>Loans with LTVs greater than 97.75% are eligible for purchase provided the LTV is calculated in compliance with FHA guidelines.</li> </ol>				



## Program Notes

### 600-619 FICO Overlays

The following guidelines are applicable for FHA loans with FICO scores between 600 and 619. There are no exceptions permitted to this policy. All loans are required to comply with the following:

#### Requirements

- Purchase Transactions only
- 1 unit Single Family Residences only (Including Detached/Attached Condominiums and PUDs)
- No Gifts- Borrowers are required to have their own funds for the minimum contribution of 3.5%
- Down Payment Assistance (DPA's) are not permitted
- VOR/VOM required regardless of AUS findings
- Credit Repair or Automated Credit Simulation is not permitted
- Manual Underwriting is not permitted
  - AUS Approval required
- Payment Shock
  - Front-end DTI  $\leq$  35% new total monthly mortgage payment is not more than 15% higher than previous total monthly housing payment.
  - Front-end DTI  $\geq$  35% new total monthly mortgage payment is not more than 5% higher than previous total monthly housing payment.
  - If borrowers do not meet the above payment shock guidelines, then at least one borrower must complete a pre-purchase home-buyer education and counseling class and document their personal budget. This includes borrowers with no housing payment history in the last 12 months.
- Home-buyer Education and Counseling Class
  - All pre-purchase home-buyer education and counseling must be provided by a third party that is independent of the lender.
  - The HUD.gov and National Industry Standards for Homeownership Education and Counseling websites provide contact information for organizations that provide Home-buyer education and counseling classes and organizations that provide HUD approved housing specialists to review the borrower's personal budget.
  - Evidence of the borrower's personal budget and completion of the home-buyer education class must be documented in the file by a certificate or letter from the counseling provider.



**600-619 FICO  
Overlays  
(continued)**

- Fees may be charged to the borrower for counseling and/or education; however, all fees must be fair, reasonable, and commensurate with the level of services provided. The borrower must be advised of the amount of fees prior to the delivery of any service.
- 600 - 619 DTI requirements
  - Total monthly mortgage payment may not exceed 37% of gross effective monthly income.
  - Total monthly fixed payment may not exceed 43% of gross effective monthly income.
- Verified and Documented Cash Reserves
  - FICO's  $\geq$  600 reserves that equal or exceed three (3) total monthly mortgage payments
  - FICO's  $<$  600 reserves that equal or exceed six (6) total monthly mortgage payments
  - Funds/Assets that are not considered as cash reserves
    - Gifts
    - Equity from another property
    - Borrowed funds
  - The mortgagee may use a portion of a borrower's retirement account (IRA, Thrift Savings plan, 401k and Keogh accounts) to calculate cash reserves, subject to the following conditions
    - 60% of the vested balances of the account, less any outstanding loans may be used.
    - The mortgage must document the existence of the account with the most recent depository or brokerage account statement.
    - In addition, evidence must be provided that the retirement account allows for withdrawals under the conditions other than in connection with the borrower's employment termination, retirement or death.
- All loans are required to comply with the Residual Income Matrix to be eligible for loan approval. All family members are required to be included regardless of their nature of their relationship and without regard to whether they are joining on title or the note.



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## FHA 5/1 ARM Change Date Schedule:

Closing Month	First Payment Date	Initial Interest Adjustment Date (must be at least 60 months, but no more than 66 months after the first payment date)	Mega Purchase By Date
Nov 2015	1/1/2016	4/1/2021	2/15/2016
Dec 2015	2/1/2016	4/1/2021	2/15/2016
Jan 2016	3/1/2016	4/1/2021	2/15/2016
Feb 2016	4/1/2016	7/1/2021	5/15/2016
March 2016	5/1/2016	7/1/2021	5/15/2016
April 2016	6/1/2016	7/1/2021	5/15/2016
May 2016	7/1/2016	10/1/2021	8/15/2016
June 2016	8/1/2016	10/1/2021	8/15/2016
July 2016	9/1/2016	10/1/2021	8/15/2016
Aug 2016	10/1/2016	1/1/2022	11/15/2016
Sept 2016	11/1/2016	1/1/2022	11/15/2016
Oct 2016	12/1/2016	1/1/2022	11/15/2016



Program Notes	
<b>ARM Qualification</b>	Qualify at initial Note rate
<b>AUS</b>	<ul style="list-style-type: none"> <li>• DU or LP Approve/Accept recommendations are allowed.</li> <li>• Manual downgrades are allowed; however, the Approve/Accept recommendation findings must be included in the file.</li> <li>• Manual underwrites are allowed. Loans must be ran through AUS first and receive a Refer recommendation. The Refer findings must be included in the file.</li> <li>• Streamlines               <ul style="list-style-type: none"> <li>○ Manual Underwrite only</li> <li>○ There must be a net tangible benefit to the borrower that meets the requirements per FHA.</li> </ul> </li> <li>• For loans with FICO scores 620 – 639               <ul style="list-style-type: none"> <li>○ DTI ratios are per AUS</li> <li>○ DU Approve/Eligible or LP Accept Required</li> </ul> </li> </ul> <p>Manual UW not allowed, except on loans that qualify under ML 2013-26</p>
<b>Age of Documents</b>	<ul style="list-style-type: none"> <li>• 120 days for new and existing construction from the date the note is signed.</li> <li>• Preliminary Title Policies must be no more than 180 days old on the date the Note is signed.</li> </ul>
<b>Amortization Type</b>	<ul style="list-style-type: none"> <li>• Fixed and Adjustable</li> </ul>
<b>Appraisals</b>	<ul style="list-style-type: none"> <li>• FHA appraisal transfers are allowed when the case number is transferred from one lender to another per FHA guidelines. The appraisal must be transferred to the second mortgagee within five business days.</li> <li>• A full appraisal (e.g. form 1004 or equivalent, accompanied by form 1004MC) is required for all submissions (except streamlines).</li> <li>• The FHA appraiser, who performed the original appraisal, if currently in good standing on the FHA Appraiser Roster, may use Part A (Summary Appraisal Update Report) or Part B (Completion Report). Any other FHA appraiser, currently in good standing on the FHA Appraiser Roster, may only use Part B.</li> <li>• Streamlines are allowed without an appraisal</li> </ul> <p><b>Unpermitted Property Additions</b> Properties with “unpermitted” structural additions are allowed under the following conditions:</p> <ul style="list-style-type: none"> <li>• The subject addition complies with all investor guidelines;</li> <li>• The quality of the work is described in the appraisal and deemed acceptable (“workmanlike quality”) by the appraiser;</li> <li>• The addition does not result in a change in the number of units comprising the subject property (e.g. a 1 unit converted into a 2 unit).</li> <li>• If the appraiser gives the unpermitted addition value, the appraiser must be able to demonstrate market acceptance by the use of comparable sales with similar additions and state the following in the appraisal:               <ul style="list-style-type: none"> <li>○ Non-Permitted additions are typical for the market area and a typical buyer would consider the "unpermitted" additional square footage to be part of the overall square footage of the property.</li> </ul> </li> <li>• The appraiser has no reason to believe the addition would not pass inspection for a permit.</li> </ul>



## Borrower Eligibility

- U.S. citizens
  - All borrowers must have a social security number
  - Permanent resident aliens, with proof of lawful permanent residence
  - Non-permanent resident alien
    - FHA insures mortgages made to non-permanent resident aliens provided that:
      - The property will be the borrower's principal residence,
      - The borrower has a valid SSN, except for those employed by the World Bank, a foreign embassy, or equivalent employer identified by HUD and
      - The borrower is eligible to work in the U.S., as evidenced by an Employment Authorization Document (EAD) **or** acceptable visa (see necessary documentation below) issued by the (USCIS).
      - EADs are permitted as long as the meet the following criteria:
        - If the borrower has < 2 years within the US, a copy of the Passport used to enter the country and a copy of the 1-94 issued by USCIS are required.
        - If the borrower has  $\geq 2$  years within the US, a copy of the current and previous EAD cards are required.
    - The Social Security card cannot be used as evidence of work status. Although Social Security cards may indicate work status, such as "not valid for work purposes," an individual's work status may change without the change being reflected on the actual Social Security card.
    - When utilizing an acceptable visa, a copy of the unexpired visa and copy of passport must be included in the loan file. Acceptable visa classifications include:
      - A Series (A-1, A-2, A-3) E Series (E-1, E-2) Treaty Trader
      - G series (G-1, G-2, G-3, G-4, G-5) H-1, Temporary Worker.
      - L-1, Intra-Company Transferee TN, NAFTA visa
      - TC, NAFTA visa
    - I-797 documents can be utilized in lieu of a VISA if it meets the following criteria:
      - I-797 evidences an approval for an acceptable VISA class
      - The approval term is not expired
      - Visa extension is current with an end date that meets Mega Home Loans policy.
    - If the authorization for temporary residency status will expire within 3 months and a prior history of residency status renewals exists, continuation may be assumed. If there are no prior renewals, proof of a three year continuance must be determined, based on information from USCIS.
- An individual classified under Diplomatic Immunity, Temporary Protected Status, Deferred Enforced Departure, or Humanitarian Parole is not eligible. Non-Lawful Residency - Non-U.S. citizens that do not have lawful residency in the U.S. are not eligible for FHA-insured mortgages.



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<p><b>Borrower Eligibility</b> (continued)</p>	<p>Streamlines</p> <ul style="list-style-type: none"> <li>• A Borrower on the Mortgage to be paid may be removed from title and new Mortgage in cases of divorce, legal separation or death when:             <ul style="list-style-type: none"> <li>○ the divorce decree or legal separation agreement awarded the Property and responsibility for payment to the remaining Borrower, if applicable; and</li> <li>○ the remaining Borrower can demonstrate that they have made the Mortgage Payments for a minimum of six months prior to case number assignment.</li> </ul> </li> </ul> <p>Borrower(s) can be added as long as the existing borrowers remain on the note and deed. Credit qualifying is not required to add a borrower.</p>
<p><b>Caps</b></p>	<ul style="list-style-type: none"> <li>• 1/1/5</li> </ul>
<p><b>Condominiums</b></p>	<ul style="list-style-type: none"> <li>• Must be located in an FHA approved Condominium Project</li> <li>• HUD REOs do not require FHA Condominium Project approval.</li> <li>• Condominiums involved in minor litigation subject to DE approval and in accordance with FHA requirements.</li> </ul>
<p><b>Ineligible Borrowers</b></p>	<ul style="list-style-type: none"> <li>• Foreign Nationals</li> <li>• Irrevocable or Blind Trusts</li> <li>• Non-Occupant Co-Borrower(s)</li> <li>• Limited partnership, general partnerships, corporations</li> </ul>
<p><b>Credit</b></p>	<ul style="list-style-type: none"> <li>• Each borrower must have at least of one credit score to be eligible.</li> <li>• A full tri-merge credit report is required for all borrowers on all transactions. For Non- Credit Qualifying Streamline Refinance transactions, a mortgage only tri-merge credit report is required to verify a 12-month mortgage history and a credit score for each borrower.</li> <li>• Non-traditional Credit not allowed</li> </ul> <p>Credit report inquiries must be reviewed per FHA guidelines.</p>
<p><b>Derogatory Credit</b></p>	<ul style="list-style-type: none"> <li>• Bankruptcy, Foreclosure, Deed in Lieu/Short Sale: Per AUS or the 4000.1 for manually downgraded and manually underwritten loans.</li> <li>• All judgments must be paid.</li> <li>• FHA non-credit qualifying streamline transactions: Bankruptcy and foreclosure waiting periods do not apply. FHA guidelines may be followed.</li> <li>• ML 2013-26 “Back to Work” Extenuating Circumstance is allowed. Mega Capital Funding, Inc. defines an “Economic Event” as any occurrence beyond the borrower’s control, such as a company layoff or shut down, that resulted in a loss of employment income, loss of employment, or a combination of both.</li> </ul>
<p><b>Documentation</b></p>	<ul style="list-style-type: none"> <li>• Full</li> <li>• Simple</li> <li>• Streamline</li> <li>• For credit documentation requirements, follow Total Scorecard for AUS approved loans or the 4000.1 for manually underwritten loans.</li> </ul>
<p><b>Down Payment Assistance</b></p>	<ul style="list-style-type: none"> <li>• Down Payment Assistance programs are permitted in accordance with FHA Guidelines.</li> <li>• Mortgage Credit Certificates (MCCs) are not allowed.</li> </ul>



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<b>Employment Verification</b>	<ul style="list-style-type: none"> <li>Follow FHA.</li> <li>Marijuana Related Business (MRB) employment and income is not permitted.</li> </ul>
<b>Escrow Accounts</b>	<ul style="list-style-type: none"> <li>Escrow Impounds Accounts must be established for taxes and insurance premiums in accordance with FHA Guidelines.</li> </ul>
<b>Escrow Holdbacks</b>	<p>If adverse weather conditions prevent completion of the repairs, Mega will permit escrow accounts established by the Seller for postponed improvements provided they comply with FHA requirements.</p> <ul style="list-style-type: none"> <li>Additional requirements: <ul style="list-style-type: none"> <li>Mega will issue a post funding condition for 1004D confirming completion will be placed on loans where appraisal is "subject to" completion of improvements.</li> <li>Mega will issue a post funding condition for a final title policy endorsement that ensures the priority of the first lien.</li> </ul> </li> </ul>
<b>Exclusionary Lists</b>	<p>Streamlines</p> <ul style="list-style-type: none"> <li>HUD's CAIVRS does not need to be checked</li> </ul> <p>The HUD Limited Denial of Partnership (LDP) list and the General Services Administration (GSA) lists must be reviewed for all loans, if any party to the transaction, including the borrower(s), is reflected on these lists, the loan is not eligible.</p>
<b>FICO</b>	Refer to LTV matrix.
<b>Financing Concessions</b>	Financing concessions cannot exceed 6% of the adjusted value.
<b>High Cost / High Priced Mortgage Loans</b>	Mega will not purchase mortgage loans that fall within the rebuttable presumption standard or high cost loans. Mega will purchase FHA HPML loans that fall within the Safe Harbor Threshold.
<b>HUD \$100 Down - FROF30</b>	<ul style="list-style-type: none"> <li>Fixed Rate Mortgages only</li> <li>FICO restrictions apply, please see <a href="#">Program Matrix</a></li> <li>For additional guidelines, refer to FHA.</li> </ul>
<b>Identity of Interest Transaction</b>	<ul style="list-style-type: none"> <li>For the purpose of Identity of Interest transactions, the definition of family member includes: a child, parent, or grandparent; a child is defined as a son, stepson, daughter, or stepdaughter; a parent or grandparent includes a step-parent/grandparent or foster parent/grandparent; spouse or domestic partner; legally adopted son or daughter, including a child who is placed with the Borrower by an authorized agency for legal adoption; foster child; brother, stepbrother; sister, stepsister; uncle; aunt; or son-in-law, daughter-in-law, father-in-law, mother-in-law, brother-in-law, or sister-in-law of the Borrower.</li> <li>As stated in handbook HUD 4000.1, identity-of-interest transactions may result in a reduced maximum loan-to-value.</li> <li>Employee loans are not considered identity of interest transactions.</li> </ul>
<b>Index</b>	<ul style="list-style-type: none"> <li>1 Year Treasury</li> </ul>
<b>Lien Position</b>	<ul style="list-style-type: none"> <li>First</li> </ul>
<b>Loan Limits</b>	<p>FHA mortgage limits for all areas: <a href="https://entp.hud.gov/idapp/html/hicostlook.cfm">https://entp.hud.gov/idapp/html/hicostlook.cfm</a></p> <p>Streamlines: Lenders to follow guidance provided within ML 11-29 for FHA to FHA Refinance for existing loan balances exceeding Permanent FHA loan limits.</p>





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<b>Margin</b>	<ul style="list-style-type: none"> <li>• 2.00</li> </ul>
<b>Maximum Loan Amount</b>	<ul style="list-style-type: none"> <li>• The base loan amount cannot exceed the lesser of the statutory loan limit for area or the conforming limit.</li> </ul>
<b>Minimum Loan Amount</b>	<ul style="list-style-type: none"> <li>• \$75,000</li> </ul>
<b>Mortgage Products, Ineligible</b>	Any FHA programs/mortgage types identified in the FHA Handbook that are not specifically allowed in the Eligible Mortgage Types above.
<b>Occupancy</b>	<ul style="list-style-type: none"> <li>• Primary Residence Only</li> <li>• <del>Second Home</del></li> <li>• Investment Properties (FHA streamline fixed only)</li> </ul>
<b>Property, Eligible Types</b>	<ul style="list-style-type: none"> <li>• Single Family (Detached, Attached)</li> <li>• PUD (Detached, Attached)</li> <li>• FHA-approved Condominium (Detached, Attached)</li> <li>• 2-4 Units</li> </ul> <p>Rural Properties (in accordance with agency Guidelines, loans must be residential in nature)</p>
<b>Property, Ineligible Types</b>	<ul style="list-style-type: none"> <li>• Manufactured homes (built on a permanent chassis and attached to permanent foundations)</li> <li>• Mobile Homes</li> <li>• Modular Homes</li> <li>• Cooperatives</li> <li>• Condotels</li> <li>• Hotel Condominiums</li> <li>• Timeshares</li> <li>• Geodesic Domes</li> <li>• Working Farms and Ranches</li> <li>• Unimproved Land and property currently in litigation</li> <li>• Section 8 Housing</li> </ul>
<b>Property Flipping Policy</b>	<p>FHA has placed certain time restrictions and additional documentation requirements on purchase transactions involving the resale of an existing property. The resale period is assessed by from the seller's date of acquisition (settlement date) to the new purchase date (execution date on the contract). The flipping requirements do not apply to a builder selling a newly built home or building a home for a borrower.</p> <p><b>Resale Time Restriction – 90 days or less</b></p> <ul style="list-style-type: none"> <li>• A Property that is being resold 90 Days or fewer following the seller's date of acquisition is not eligible for an FHA-insured Mortgage.</li> </ul> <p><b>Resales Occurring Between 91 Days and 180 Days After Acquisition</b></p> <ul style="list-style-type: none"> <li>• A Mortgagee must obtain a second appraisal by another Appraiser if:</li> <li>• the resale date of a Property is between 91 and 180 Days following the acquisition of the Property by the seller; and</li> <li>• the resale price is 100 percent or more over the price paid by the seller to acquire the Property.</li> <li>• If the second appraisal supports a value of the Property that is more than 5 percent lower than the value of the first appraisal, the lower value must be used as the Property Value in determining the Adjusted Value.</li> </ul> <p>The cost of the second appraisal may not be charged to the Borrower.</p>



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<p><b>Ratios</b></p>	<ul style="list-style-type: none"> <li>• As determined by AUS or the 4000.1 for manually underwritten loans.</li> <li>• Non-credit qualifying streamlines: DTI not calculated.</li> <li>• For loans with FICO scores 620 – 639:             <ul style="list-style-type: none"> <li>○ DTI ratios are per AUS</li> <li>○ DU Approve/Eligible or LP Accept Required</li> </ul> </li> </ul> <p>Manual UW not allowed, except on loans that qualify under ML 2013-26</p>
<p><b>State Restrictions</b></p>	<ul style="list-style-type: none"> <li>• Loans for properties in Hawaii are not eligible.</li> <li>• Texas 50 (a)(6) loans are not allowed.</li> </ul>
<p><b>Secondary Financing</b></p>	<ul style="list-style-type: none"> <li>• Subordinate financing and Down Payment Assistance programs are permitted in accordance with Agency Guidelines.</li> <li>• Mortgage Credit Certificates (MCCs) are not allowed.</li> </ul>
<p><b>Tax Transcripts</b></p>	<ul style="list-style-type: none"> <li>• Tax transcripts are required for the most recent year of income submitted in the file. W2 transcripts are allowed for salaried borrowers.</li> <li>• Generally, when the documentation used to verify income is from the same calendar period as the tax transcript, the information must match exactly. However, if the income documentation is from the current calendar year and the transcript is from a prior year, there can be acceptable variances. If this variance exceeds 20%, document the rationale for using current income.</li> <li>• If tax transcripts are not available (due to a recent filing) a copy of the IRS notice showing “No record of return filed” is required along with documented acknowledgement receipt (such as IRS officially stamped tax returns or evidence that the return was electronically received) from the IRS and the previous year’s tax transcript.</li> <li>• A 4506-T, signed at application and closing, is required for all transactions per AUS findings. (except Streamline Refinances).</li> </ul>
<p><b>Terms</b></p>	<ul style="list-style-type: none"> <li>• FHA Fixed: 15, 25, 30 years</li> <li>• Streamlines: The maximum term is the lesser of             <ul style="list-style-type: none"> <li>○ 30 years, or</li> <li>○ 12 years beyond the remaining term of the existing loan.</li> </ul> </li> <li>• HUD \$100 Down: 30 year Fixed</li> <li>• FHA ARM: 30 years</li> </ul>
<p><b>Transaction Types</b></p>	<ul style="list-style-type: none"> <li>• Purchase             <ul style="list-style-type: none"> <li>○ Mortgage history: Follow Total Scorecard.</li> </ul> </li> <li>• Rate Term Refinance             <ul style="list-style-type: none"> <li>○ Proceeds can be used to Pay off the FHA mortgage; any junior liens over 12 months; HELOCs for purposes of repairs and rehabilitation of the property; HELOCs with no draw &gt; \$1000 in the past 12 months; interest; late charges; escrow shortages; allowed costs include all Borrower paid costs associated with the new Mortgage; and Borrower-paid repairs required by the appraisal.</li> <li>○ Disburse cash out to the Borrower in an amount not to exceed \$500</li> <li>○ Mortgage history: Follow Total Scorecard.</li> </ul> </li> </ul>



## Transaction Types (continued)

- Simple Refinance
  - Proceeds can be used to Pay off the FHA mortgage; interest; late charges; escrow shortages; allowed costs include all Borrower paid costs associated with the new Mortgage; and Borrower-paid repairs required by the appraisal.
  - Disbursed cash out to the Borrower cannot exceed \$500.
  - Mortgage history: Follow Total Scorecard.
- Cash Out Refinance
  - LTV is based on Appraised Value
  - Mortgage history: Borrower must be 0x30x12 on the subject mortgage history
  - Income from a non-occupant co-Borrower may not be used to qualifying
- Streamline Refinance
  - Streamline Refinance without appraisal is allowed
  - Credit Qualifying is allowed at the discretion of the DE. All existing overlays are still in effect.
  - Disbursed cash out to the Borrower cannot exceed \$500.
  - Loans with less than a 6 month payment history on the date of the FHA case number assignment are not eligible. Refer to the 4000.1 for complete details.
  - Mortgage history: Borrower must be 0x30x6 and no more than 1x30x12 on the subject property.
- No Construction to Perm Loans
- No Energy Efficient Mortgage Loans
- Restructured loans or short payoff refinances are not eligible.
- NY CEMA refinance transactions are allowed.



## Part II - FHA High Balance Fixed Rate and ARM Program Matrix

### PURCHASE

Doc Type	Occupancy	Units	FICO	LTV/CLTV
Full	Primary Residence	1-4	620 <sup>1,2</sup>	96.5/96.5 <sup>1,2</sup>

### RATE TERM REFINANCE

Doc Type	Occupancy	Units	FICO	LTV/CLTV/HCLTV
Full/Simple	Primary Residence	1-4	620 <sup>1</sup>	97.75/97.75
Streamline	Primary Residence	1-4	620	97.75/125 <sup>3</sup>
Streamline	Investment Property <sup>4</sup>	1-4	620	97.75/125

### CASH-OUT REFINANCE

Doc Type	Occupancy	Units	FICO	LTV/CLTV/HCLTV
Full	Primary Residence	1-4	620 <sup>1</sup>	80/80

### Program Matrix Notes

1. For loans with FICO scores <640
  - o DTI ratios are per AUS
  - o DU Approve/Eligible or LP Accept Required
  - o Manual UW not allowed, except on loans that qualify under ML 2013-26
2. [HUD \\$100 Down](#) – Min 640 FICO – max LTV/CLTV is \$100 less the sales price or appraised value – Fixed Only – Program Code: FREOHBF30
3. Loans with LTVs greater than 97.75% are eligible for purchase provided the LTV is calculated in compliance with FHA guidelines.
4. Fixed Rate only.



# MEGA CAPITAL FUNDING, INC.

## FHA High Balance 5/1 ARM Change Date Schedule:

Closing Month	First Payment Date	Initial Interest Adjustment Date (must be at least 60 months, but no more than 66 months after the first payment date)	Mega Purchase By Date
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Dec 2015	2/1/2016	4/1/2021	2/15/2016
Jan 2016	3/1/2016	4/1/2021	2/15/2016
Feb 2016	4/1/2016	7/1/2021	5/15/2016
March 2016	5/1/2016	7/1/2021	5/15/2016
April 2016	6/1/2016	7/1/2021	5/15/2016
May 2016	7/1/2016	10/1/2021	8/15/2016
June 2016	8/1/2016	10/1/2021	8/15/2016
July 2016	9/1/2016	10/1/2021	8/15/2016
Aug 2016	10/1/2016	1/1/2022	11/15/2016
Sept 2016	11/1/2016	1/1/2022	11/15/2016
Oct 2016	12/1/2016	1/1/2022	11/15/2016

### PRODUCT DETAILS

<b>ARM Qualification</b>	Qualify at initial Note rate
<b>Amortization Type</b>	Fixed and Adjustable
<b>Caps</b>	1/1/5
<b>Derogatory Credit</b>	<ul style="list-style-type: none"> <li>• Bankruptcy               <ul style="list-style-type: none"> <li>○ AUS approved loans: As determined by AUS.</li> <li>○ Manually underwritten loans: 2 years since the date of the discharge of the bankruptcy.</li> <li>○ Extenuating circumstances are not allowed.</li> </ul> </li> <li>• Foreclosure               <ul style="list-style-type: none"> <li>○ AUS approved loans: As determined by AUS.</li> <li>○ Manually underwritten loans: 3 years since the completion date of the foreclosure.</li> <li>○ Extenuating circumstances are not allowed.</li> </ul> </li> <li>• All judgments must be paid in full or subject to a repayment plan with a history of timely payments.</li> </ul>
<b>Documentation</b>	<ul style="list-style-type: none"> <li>• Full</li> <li>• Simple</li> <li>• Streamline</li> <li>• For credit documentation requirements, follow Total Scorecard for AUS approved loans or the 4000.1 for manually underwritten loans.</li> </ul>



# MEGA CAPITAL FUNDING, INC.

<b>FICO</b>	Refer to the <a href="#">LTV Matrix</a> .
<b>High Cost / High Priced Mortgage Loans</b>	Mega will not purchase mortgage loans that fall within the rebuttable presumption standard or high cost loans. Mega will purchase FHA HPML loans that fall within the Safe Harbor Threshold.
<b>HUD \$100 Down - FREOHB30</b>	<ul style="list-style-type: none"> <li>• Fixed Rate Mortgages only</li> <li>• FICO restrictions apply, refer to the <a href="#">Program Matrix</a></li> <li>• For additional guidelines, refer to FHA.</li> </ul>
<b>Index</b>	<ul style="list-style-type: none"> <li>• 1 Year Treasury</li> </ul>
<b>Loan Limits</b>	FHA mortgage limits for all areas: <a href="https://entp.hud.gov/idapp/html/hicostlook.cfm">https://entp.hud.gov/idapp/html/hicostlook.cfm</a> Streamlines: Lenders to follow guidance provided within ML 11-29 for FHA to FHA Refinance for existing loan balances exceeding Permanent FHA loan limits.
<b>Margin</b>	<ul style="list-style-type: none"> <li>• 2.00</li> </ul>
<b>Maximum Loan Amount</b>	<ul style="list-style-type: none"> <li>• As allowed by current FHFA loan limits.</li> </ul>
<b>Minimum Loan Amount</b>	<ul style="list-style-type: none"> <li>• \$1 above (regular) conforming loan limits.</li> </ul>
<b>Mortgage Products, Eligible</b>	<ul style="list-style-type: none"> <li>• Section 203 (b) Basic with ADP code of 703</li> <li>• Section 203 (b) Basic with ADP code of 729</li> <li>• Section 234 (c) Condominiums with ADP codes of 734</li> </ul>
<b>Mortgage Products, Ineligible</b>	Any FHA programs/mortgage types identified in the FHA Handbook that are not specifically allowed in the Eligible Mortgage Types above.
<b>Occupancy</b>	<ul style="list-style-type: none"> <li>• Primary Residence</li> <li>• <del>Second Home</del></li> <li>• Investment Property (FHA streamline fixed only)</li> </ul>
<b>Program Codes and Terms</b>	<p>High Balance Fixed</p> <ul style="list-style-type: none"> <li>• FHBF15: 11 – 15 year terms</li> <li>• FHBF30: 16 – 30 year terms</li> </ul> <p>HUD \$100 Down</p> <ul style="list-style-type: none"> <li>• FREOHB30: 16 – 30 year terms</li> </ul> <p>High Balance ARM</p> <ul style="list-style-type: none"> <li>• FHBT5: 30 year term Only whole year terms allowed.</li> </ul> <p>Streamlines: The maximum term is the lesser of</p> <ul style="list-style-type: none"> <li>• 30 years, or</li> <li>• 12 years beyond the remaining term of the existing loan.</li> </ul>
<b>Ratio</b>	<ul style="list-style-type: none"> <li>• AUS approved: Per AUS</li> <li>• Manual Underwrite: Per 4000.1</li> </ul>
<b>Secondary Financing</b>	<ul style="list-style-type: none"> <li>• Subordinate financing and Down Payment Assistance programs are permitted in accordance with Agency Guidelines.</li> <li>• Mortgage Credit Certificates (MCCs) are not allowed.</li> </ul>