



GREENBOX
LOANS, Inc.

SPECIALTY LENDING MATRICES

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Specialty Lending Matrices Index

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24 MONTH BANK STATEMENTS

85% LTV PURCHASE LOAN AMOUNTS UP TO \$3,000,000

Primary Residence				
Credit Score	Purchase	R/T	Cash Out	Maximum Loan Amount
720 +	85%	85%	70%	\$1,500,000
	80%	80%	70%	\$2,000,000
	75%	75%	65%	\$3,000,000
700 +	80%	80%	70%	\$1,500,000
	70%	70%	60%	\$2,000,000
	70%	70%	N/A	\$3,000,000
680 +	75%	75%	65%	\$1,500,000
	65%	65%	N/A	\$2,000,000
	60%	60%	N/A	\$3,000,000
660 +	75%	75%	65%	\$1,500,000
	65%	65%	N/A	\$2,000,000
Second Home				
Credit Score	Purchase	R/T	Cash Out	Maximum Loan Amount
720 +	75%	75%	65%	\$2,500,000
700 +	75%	75%	65%	\$1,500,000
	70%	70%	60%	\$2,000,000
	70%	70%	N/A	\$2,500,000
680 +	70%	65%	60%	\$1,000,000
	65%	65%	60%	\$1,500,000
	65%	65%	N/A	\$2,000,000
660 +	70%	65%	60%	\$1,000,000
	65%	65%	60%	\$1,500,000
Non-Owner Occupied				
Credit Score	Purchase	R/T	Cash Out	Maximum Loan Amount
720 +	75%	75%	65%	\$2,500,000
700 +	75%	75%	65%	\$1,500,000
	70%	70%	60%	\$2,000,000
660 +	70%	65%	60%	\$1,000,000
	65%	65%	60%	\$1,500,000

Other Restrictions	
Non-Warrantable Condo	Max LTV 65%
2-4 Units	2 units: Reduce LTV by 5%
	3-4 Units: Reduce LTV by 10%
	After reduction: Max LTV 75%
Interest Only	Max LTV 80%



Age of Documents	<p>Credit Report/Credit Documentation: 90 days old at the time of closing</p> <p>Income and Asset Documentation: Dated within 90 days of closing</p> <p>Title Report/Title Commitment: Dated no later than 90 days prior to closing</p>
Appraisal	<p>Full Interior / Exterior appraisal required. Fannie Mae/Freddie Mac Forms 1004/70, 1025/72, 1073/465 or 2090 must be used. All Fannie Guidelines apply to appraisal process and value determination, in addition an Appraisal Management Company must be utilized for appraiser selection.</p> <p>The Appraisal should be dated no more than 120 days prior to the Note Date. After a 120 Days period, a recertification of value is acceptable up to 180 days. After a 180 day period, a new appraisal is required. Re-certification of value is not acceptable. Minimum Square Footage 800 Sq. Feet</p> <p>Not eligible: Properties for which the appraisal indicates condition ratings of C5 or C6 or a quality rating of Q6, each as determined under the Uniform Appraisal Dataset (UAD) guidelines. GreenBox will consider if issue has been corrected prior to loan funding with proper documentation.</p> <p>APPRAISAL REVIEW PRODUCTS: An enhanced desk review product, (such as an ARR from ProTeck or CDA from Clear Capital), from a GreenBox Approved AMC is required on all transactions.</p> <p>In lieu of an enhanced desk review product, a field review or second appraisal from a GreenBox's AMC is acceptable.</p> <p>If the Appraisal Review Product value is more than 10% below the appraised value a second appraisal is required. When a second appraisal is provided, the transactions "Appraised Value" will be the lower of the two appraisals.</p> <p>A second appraisal is required on loan amounts > \$1,500,000</p>



Assets	<p>Down payment funds should be documented for 60 days per the Fannie Mae Verification of Deposits and Assets guidelines with the documentation included in the loan file.</p> <p>In addition to documenting the down payment, closing costs, and minimum PITIA reserve requirements, all borrowers must disclose and verify all other liquid assets.</p> <ul style="list-style-type: none"> • Use 100% of cash and cash equivalents • Use 70% of face value of for non-retirement asset accounts • Use 60% of retirement assets if Applicant is under 59.5, 70% if over • If Applicant is liquidating funds from non-retirement sources, document liquidation If Applicant is liquidating from retirement accounts, document the liquidation • 1031 exchanges eligible for investment properties • Business funds may be used provided the Applicant(s) own(s) a minimum of 51% combined ownership of the business. The amount of funds that may be utilized is based on the Applicant's percentage of ownership. Applicant(s) must provide either: <ul style="list-style-type: none"> ○ A letter from 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; or ○ A letter from the Applicant(s) stating that they may access the business funds and Cash Flow Analysis to document that the withdrawal will have no adverse impact. • Cash out proceeds may NOT be used to meet the reserve requirement
Borrower Eligibility	<p><u>Eligible:</u> <i>U.S. Citizen • Permanent Resident Alien:</i> is a non-U.S. citizen authorized to live and work in the U.S. on a permanent basis. Permanent resident aliens are eligible for financing. Acceptable evidence of lawful permanent residency must be documented and meet one of the following criteria: I-151 – Permanent Resident Card (Green Card) that does not have an expiration date; I-551 – Permanent Resident Card (Green Card) issued for 10 years that has not expired; I-551 – Conditional Permanent Resident Card (Green Card) issued for 2 years that has an expiration date, as long as it is accompanied by a copy of USCIS form I-751 requesting removal of the conditions; Un-expired Foreign Passport with an un-expired stamp reading as follows: "Processed for I-551 Temporary Evidence of Lawful Admission for Permanent Residence. Valid until mm-dd-yy. Employment Authorized." • A Limited <i>Power of Attorney (POA)</i> is acceptable on Purchase or Rate and Term refinances (Not available on C/O) when following requirements are met: POA is specific to the transaction, Recorded with the Mortgage/Deed of Trust, Contains an expiration date, Used only to execute the final loan documents, Borrower who executed the POA signed the initial 1003 and No interested party to the transaction (such as property seller, broker, loan officer, realtor, etc.) may act as Power of Attorney.</p> <p><u>In-Eligible:</u> Non-Permanent Resident Alien • Foreign national • Non-Occupant Co-Borrowers • Co-Signers • Guarantors • Any form of Trust</p>
Cash Out Amount Limit	<p>Maximum cash out is \$500,000; Greater than \$500,000 subject to exception and compensating factors</p>



Collections And Charge-Offs	<ul style="list-style-type: none"> Individual collection and non-mortgage charge-off accounts equal to or greater than \$250 and accounts that total more than \$1,000 must be paid in full prior to or at closing. Medical collections may remain open with a max cumulative balance of \$10,000 Collections and charge-offs that have expired under the state statute of limitations on debts may be excluded. Evidence of expiration must be documented. All open judgments, garnishments, and all outstanding liens must be paid off prior to or at loan closing. Disputed accounts are treated as collections <p>Charge-offs and collections not excluded by the above bullet points must be paid or may stay open if using one or a combination of both of the following:</p> <ul style="list-style-type: none"> Payments for open charge-offs or collections are included in the DTI (Subject to program DTI restrictions). If no payment plan, payment calculated at 5% of balance of remaining unpaid collections and charge-offs. 														
Credit	<ul style="list-style-type: none"> Each Applicant 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 the guidelines. Credit lines on which the borrower is not obligated to make payments are not acceptable for establishing a minimum history. Examples of unacceptable tradelines include loans in a deferment period, collection or charged-off accounts, accounts discharged through bankruptcy, and authorized user accounts. Student loans can be counted as tradelines as long as they are in repayment and are not deferred. Any active non-mortgage account can be no more than 30-days delinquent at time of application. Any delinquent account must either be brought current or paid off at closing. 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. Installment loans must be included in the DTI. Installment debt with less than 10 months' worth of payments remaining may be excluded from DTI, as long as 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) loan, etc.) do not need to be included in the DTI provided the asset balance exceeds the loan balance <table border="1" data-bbox="365 1240 1131 1487"> <thead> <tr> <th colspan="2">Matrix 5000-ELITE-24BS</th></tr> </thead> <tbody> <tr> <td>Minimum FICO</td><td>660</td></tr> <tr> <td>Housing</td><td>0x30x12; 0x60x24; 0x120x48</td></tr> <tr> <td>BK (Chap 13 Discharge)</td><td>48 Mo</td></tr> <tr> <td>BK (Other)</td><td>48 Mo</td></tr> <tr> <td>Foreclosure / NOD</td><td>48 Mo</td></tr> <tr> <td>Short Sale / DIL / Loan Mod.</td><td>48 Mo</td></tr> </tbody> </table>	Matrix 5000-ELITE-24BS		Minimum FICO	660	Housing	0x30x12; 0x60x24; 0x120x48	BK (Chap 13 Discharge)	48 Mo	BK (Other)	48 Mo	Foreclosure / NOD	48 Mo	Short Sale / DIL / Loan Mod.	48 Mo
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Credit – Housing History	<ul style="list-style-type: none">• 12 months housing history is required.• If a borrower's mortgage or rental history is not reported on the credit report, alternative documentation showing the most recent 12-month history (cancelled checks, mortgage/rental statements including payment history, etc.) must be provided.<ul style="list-style-type: none">○ Private landlord VORs may be considered on a case by case basis.• LOE or rent free letter is required when a 12 month housing history is not applicable• Private party promissory notes must be provided.
Credit Scores	The applicable credit score is the middle of three scores provided for any borrower. If only two credit score are obtained, the lesser of two will be used. When there are multiple borrowers/guarantors, the lowest applicable score from the group of borrowers/guarantors is the representative credit score for qualifying.
Eligible States	See GreenBox Loans, Inc.'s "Location" on web page; Texas: <ul style="list-style-type: none">• O/O & Second Home: Purchase and Rate & Term refinances ONLY; No limited Cash Out or Cash Out refinances• NOO: Purchase, Refinances including R/T and C/O NJ & CT max LTV 70%
Escrow Waivers	Impounds are required.
First Time Home Buyers	Applicants must be able to document a 12 month rental history within the last three years preceding the application showing 0x30 over the 12 month period. Rent free with LOE and 10% LTV reduction.
Gift Funds	<ul style="list-style-type: none">• Gift funds are allowed for funds to close. A 5% contribution from Applicant's own funds is required.• Gifts must be documented in compliance with FNMA requirements and be from immediately family members• Gifts of equity are allowed with a maximum LTV of 75. No Applicant contribution is required on a primary residence or a second home. A 5% applicant contribution is required for investment properties.



Income Calculation /
Documentation -
Bank Statements from
Personal Account

BORROWERS MUST BE SELF-EMPLOYED TO QUALIFY FOR THIS PROGRAM.

Using Personal Bank Statements to Qualify

- Verify within 60-days of the Note date that the business has a minimum two-year operating history with one of the following; a letter from either the businesses tax professional, regulatory agency or licensing bureau, certifying two-years of self-employment in same business.
- Verify within 30 days of the note that the business is active and operating with either a phone listing and/or business address using directory assistance or internet search e.g. Facebook (Independent Contractors with income reported on 1099s exempt from requirement).
- Most recent 24 months personal bank statements - Utilize 24 months average deposits to qualify (minus disqualified/unrelated deposits)
- Most recent 3 months business bank statements – Demonstrate transfers from business to personal bank account statements provided
- Borrowers must own a minimum of 25% of business to be considered Self-Employed, for use of personal bank statements.
- Qualifying income may not exceed the income indicated on the initial 1003.

Personal Bank Statement Analysis

- Income should be calculated based on a 24 month average of total deposits minus any unusually large deposits exceeding 50% of the monthly income (as defined by Fannie Mae) into personal accounts must be explained via LOE. If LOE is sufficient, no sourcing required.
- Pattern of deposits and payment should be consistent
- ATM deposits may be included if a consistent pattern of such deposits is present;
- Expectations of changes in deposit pattern must be considered;
- Income documented separately but comingled must be backed out of deposits;
- Three months business bank statements;
 - Must evidence activity to support business operations, and
 - Reflect transfers to the personal account



Income Calculation /
Documentation -
Bank Statements from
Business or co-mingled
Account

Using Business Bank Statements / Co-mingled (Business & Personal) to Qualify

- Verify within 60-days of the Note date that the business has a minimum two-year operating history with one of the following; a letter from either the businesses tax professional, regulatory agency or licensing bureau, certifying two-years of self-employment in same business. Borrowers utilizing business bank statements that own > 50% but < 100% of a business will be qualified at the P&L net income multiplied by their ownership. Less than 50% ownership will require exception approval for use of Business Bank Statements
- Verify within 30 days of the note that the business is active and operating with either a phone listing and/or business address using directory assistance or internet search e.g. Facebook (Independent Contractors with income reported on 1099s exempt from requirement).

Documentation Options:

1. 24 Month P&L Statement (Option 1)
 - 24 Month P&L prepared by CPA, EA or licensed tax preparer
 - 24 Months of business bank statements covering the most recent time period and matching the time period of the P&L.
 - P&L Sales/Revenue must be supported by the provided bank statements. Total deposits per bank statements, minus any inconsistent deposits, must be no more than 10% below revenue reflected on P&L. The bank statements and P&L must cover the same time period. Qualifying income is the lower of the Net Income indicated on the P&L or the income indicated on the initial 1003
 2. Business Expense Statement Letter: (Option 2)
 - An expense statement specifying business expenses as a percent of the gross annual sales/revenue prepared and signed by a CPA, EA or licensed tax preparer
 - 24 months of business bank statements covering the most recent time period.
 - Net Income determined by total deposits per bank statements less total expenses. Total expenses calculated by multiplying total deposits by the expense factor provided by CPA, EA or licensed tax preparer. Qualifying income is the lower of the net income from the analysis or the income indicated on the initial 1003
- The underwriter should provide notes of their analysis on the U/W approval form/1008/or within the bank statement analysis.
 - Expenses must be reasonable for the type of business;
 - Pattern of deposits and payment should be consistent;
 - Expectations of changes in deposit pattern must be considered
 - Income documented separately but co-mingled must be backed out of deposit



Income – Misc. Sources	<ul style="list-style-type: none">• Self Employed/Wage Earner Combination - Full documentation from a Co-Applicant who is not self-employed may be used to supplement bank statement. See full documentation guidelines for additional information on acceptable sources. Taxable income is counted on a “gross” amount regardless of the net deposit shown on bank statements <p>Rental Income</p> <ul style="list-style-type: none">• Utilize 75% of the current lease income less PITIA on a net basis. Do not include rental deposits as part of the bank statement income stream. Document receipt of rental income. Rental income may not be used to qualify on a vacant unit. <p>Other Income Sources</p> <ul style="list-style-type: none">• 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 bank statement income must still earn the majority of their income from self-employed activity. The acceptable supplemental income sources are limited to: social security, pension, alimony, child support, asset distribution/utilization, and second job income.
Interest Only	Maximum LTV 80%
Listing Seasoning	For cash out refinances, properties previously listed for sale should be seasoned at least 6 months from the listing contract expiration date.
Limitations on Other Real Estate Owned	Borrowers are not limited in the number of properties owned however borrower with > 20 financed properties are limited to Owner Occupied or 2 nd Home transactions only.
Minimum Loan Amount	\$150,000



Non-Sufficient Funds (NSF) / Overdraft	<p><u>Non-Sufficient Funds</u></p> <ul style="list-style-type: none">• Non-sufficient funds (NSF) – require exception, LOE and compensating factors <hr/> <p><u>Overdraft</u></p> <ul style="list-style-type: none">• Overdraft protection (Fees) associated with a pre-arranged link to a savings account or line of credit must also be considered unless one of the following conditions exist...<ul style="list-style-type: none">○ Overdraft protection from a depository account: Occurrences may be excluded if statements for the linked account confirm that (a) the linked account balance at the time of the transfer exceeded the amount of the overdraft transfer, (b) the linked account's balance did not report as zero or negative at any point during the statement period of the transfer, and (c) the linked account did not itself receive overdraft protection proceeds during the statement period of the transfer.○ Overdraft protection from a line of credit: Occurrences may be excluded if statements for the linked account confirm that (a) the line's credit limit was not exceeded during the statement period of the transfer and (b) a payment amount which equals or exceeds the sum of all overdraft protection occurrences analyzed in the statement period is made within 30 days after the statement close date.
Payment Shock	<p>Not Calculated for LTV <= 75%</p> <p>Primary Residence and LTV > 75%</p> <p>Payment shock should not exceed 300% of the borrower's current housing payment unless DTI is less than or equal to 36%. If payment shock exceeds this limit the underwriter must provide justification of borrower's ability to handle the increased payment. If the loan purpose is debt consolidation, a payment shock calculation is not required.</p> <p>Payment Shock = (Proposed Housing Payment / Present Housing Payment) * 100</p> <p>Payment shock is not considered for borrowers who own a home free and clear</p>
Points and Fees	Total points and fees must be less than 5%
Prepayment Penalty	<p>Investment Properties may have a prepayment penalty. Prepayment penalties on primary residence and second home transactions are prohibited.</p> <p>Where permitted by applicable laws and regulations, a prepayment charge may be assessed. The prepayment charge will be equal to 6 months of interest on the amount of the prepayment that exceeds 20% of the original principal balance. The charge applies to loans that payoff due to sale or refinance, or curtailments that exceed 20% of original principal balance in a given 12 month time period.</p>



Property Flipping	<p>For properties acquired by the seller of the property within 6 months of application date where the contract price exceeds the sellers acquisition price by the following:</p> <ul style="list-style-type: none">• More than a 10% price increase if the seller acquired the property in the past 90-days;• More than a 20% price increase if the seller acquired the property in the past 91-180 days <p>The Following additional requirements apply:</p> <ul style="list-style-type: none">• Second appraisal required from GreenBox Loan's AMC, (The second appraisal must be provided to the borrower in accordance with either the ECOA or HPML requirements, whichever applies)• Second appraisal must be dated/delivered prior to the loan consummation/note date;• Property seller on the purchase contract must be the owner of record;• Increases in value should be documented with commentary from the appraiser and recent comparable sales.• Sufficient documentation to validate actual cost to construct or renovate (e.g., purchase contracts, plans and specifications, receipts, invoices, lien waivers, etc.)
Property Types	<p><u>Eligible:</u> Single Family Residences 1-4 Units, PUDs, Townhouses, Condominiums; warrantable max LTV 75% & non-warrantable max LTV 65%</p> <p><u>Ineligible:</u> • Acreage greater than 10 acres (appraisal must include total acreage) • Agricultural zoned property • Condo hotel • Co-ops • Hobby Farms • Income producing properties with acreage • Leaseholds • Log Homes • Manufactured housing • Mixed use properties • Modular homes • Properties subject to oil and/or gas leases • Unique properties • Working farms, ranches or orchards.</p>
Property Types – All Condos	<p>Fannie Mae eligible projects allowed • GreenBox Loans, Inc. project exposure maximum shall be \$3,000,000 or 15% of the project whichever is lower • Borrower project/Unit concentration limit: two (2) units • Project meets all FNMA Insurance requirements for property, liability and fidelity coverage • Borrower must carry H06 coverage for replacement of such items as flooring, wall covering, cabinets, fixtures, built-ins and any improvements made to the unit • The Condo Project Questionnaire must be completed, including all the required documentation from the questionnaire including: CCR, Articles of Incorporation, By-Laws, Master Insurance Policy, Budget / Balance Sheet & HOA questionnaire . • All projects are subject to full review and approval.</p>



Qualifying Rate and Ratios	<p>Qualifying Rate and Ratios</p> <ul style="list-style-type: none"> • ARMs – Qualify at the greater of the fully-indexed rate or Note rate • Fixed Rate – Qualify at the Note rate • Qualifying ratios are based on a fully amortizing principal and interest payment • Interest Only loans qualify at the greater of the fully-indexed rate or note rate based on the scheduled remaining loan term (240 Months) at the time of recast after the interest only period has expired. The interest-only option is a 10-year initial interest-only period followed by 20-year full amortization. <p>DTI Ratio Standard max is 43%</p> <p>Primary Residence - Up to 50% allowed with min residual income of \$3,500 and LTV/CLTV <= 85%</p>
Refinance - Cash Out	<ul style="list-style-type: none"> • Refinances which do not fit into the rate and term guidelines are deemed to be cash out • 6 months seasoning required measure from deed transfer to application • Max cash out is \$500,000 • Refinance (all types): If owned less than 12 months, use lesser or purchase price plus documented improvements or market value. If more than 12 months, use market value.
Refinance – Rate & Term	<ul style="list-style-type: none"> • No seasoning required • Payoff of first and second, where the second is seasoned >6 months and not drawn on in 6 months preceding application date unless the second was used in full to purchase the property • Recoup of funds expended to improve the subject property. Improvements must have been completed within the last 6 months preceding the application date, funds must have been Applicant's own. Cash out amount not to exceed documented improvement costs • Buyout accompanied by an executed buyout agreement • When the subject property was purchased for cash within the 6 months preceding the application date, funds may be recouped up to the Applicant's documented contribution. Gifted funds are not deemed to be Applicant's own funds • Refinance (all types): If owned less than 12 months, use lesser or purchase price plus documented improvements or market value. If more than 12 months, use market value.
Residual Income	<ul style="list-style-type: none"> • Required when DTI is over 43% • Residual Income is the amount of monthly income remaining once a borrower has paid all monthly debt obligations. Residual Income = Gross Monthly Income minus total monthly debt. Add \$250 for the first dependent and \$125 for each additional dependent. • Not required for non-owner occupied properties



Reserves	<ul style="list-style-type: none"> • Loan amount up to \$1MM: 6 months' PITIA • Loan amount above \$1MM and up to \$2MM: 9 months' PITIA • Loan amount above \$2MM and up to \$3MM: 12 months' PITIA • Other real estate owned: 2 months of each property's PITIA up to 4 properties; More than 4 properties do not require additional reserves • Cash Out cannot be used for reserves
Seller Concessions & Interested Party Contributions	<p>Seller Concessions</p> <ul style="list-style-type: none"> • O/O, 2nd home: LTV equal to or greater than 80%: max 4% • O/O, 2nd home: LTV less than 80%: max 6% • NOO: LTV equal to or less than 75%: Max is 3% • NOO: LTV greater than 75%: Max is 2% <p>All seller concessions must be properly disclosed in the sales contract, appraisal and HUD-1 and be compliant with applicable federal, state and local law.</p> <p>Interested Party Contributions</p> <p>Interested party contributions include funds contributed by the property seller, builder, real estate agent/broker, mortgage lender, or their affiliates, or any other party with an interest in the real estate transaction.</p> <p>Interested party contributions may only be used for closing costs and prepaid expenses, and may never be applied to any portion of the down payment or contributed to the borrower's financial reserve requirements. If a seller concession is present, both the appraised value and sales price must be reduced by the concession amount for LTV/CLTV calculations.</p>
Subordinate Financing	<p>Secondary financing must be institutional. Existing secondary financing must be subordinated and recorded or refinanced. HELOC CLTV must be calculated at the maximum available line amount unless the borrower can provide documentation the line of credit is past its draw period.</p>
Tax Liens	<p>All income tax liens (federal, state, local) must be paid off prior to or at loan closing. Tax liens that do not impact title may remain open provided the following are met;</p> <ul style="list-style-type: none"> • The file must contain a copy of the repayment agreement • A minimum of 6-payments has been made under the plan with all payments made on time • The balance of the lien must be included when determining the maximum CLTV for the program • Refinance transactions require a subordination agreement from the taxing authority



Vesting	<p>Ownership must be fee simple.</p> <p>Acceptable forms of vesting are:</p> <ul style="list-style-type: none">• Individuals• Joint tenants• Tenants in common• Limited Liability Companies, Partnerships, Corporations, and S Corporations <p>To vest a loan in an Entity, the following apply:</p> <ul style="list-style-type: none">○ Purpose of the LLC is for the ownership and management of real estate○ Loan must be disclosed to all owners of the LLC (no more than 4)○ Members who own more 10% interest must provide personal guarantees of the Entity in a form satisfactory to GreenBox○ The following LLC documentation must be provided: Articles of Incorporation, Operating Agreement, Tax Identification Number and Certificate of Good Standing
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12 MONTH BANK STATEMENTS
80% LTV PURCHASE LOAN AMOUNTS UP TO \$2,500,000

Primary Residence				
Credit Score	Purchase	R/T	Cash Out	Maximum Loan Amount
720 +	80%	80%	70%	\$2,000,000
	75%	75%	65%	\$2,500,000
700 +	80%	80%	70%	\$1,500,000
	70%	70%	60%	\$2,000,000
	70%	70%	N/A	\$2,500,000
660 +	75%	65%	65%	\$1,500,000
	65%	65%	N/A	\$2,000,000
Second Home				
Credit Score	Purchase	R/T	Cash Out	Maximum Loan Amount
720 +	75%	75%	65%	\$2,500,000
700 +	75%	75%	65%	\$1,500,000
	70%	70%	60%	\$2,000,000
	70%	70%	N/A	\$2,500,000
660 +	70%	65%	60%	\$1,000,000
	65%	65%	60%	\$1,500,000
	65%	65%	N/A	\$2,000,000
Non-Owner Occupied				
Credit Score	Purchase	R/T	Cash Out	Maximum Loan Amount
720 +	75%	75%	65%	\$2,500,000
700 +	75%	75%	65%	\$1,500,000
	70%	70%	60%	\$2,000,000
	70%	70%	N/A	\$2,500,000
660 +	70%	65%	60%	\$1,000,000
	65%	65%	60%	\$1,500,000
	65%	N/A	N/A	\$2,000,000
Other Restrictions				
Non-Warrantable Condo		Max LTV 65%		
2-4 Units		2 units: Reduce LTV by 5%		
		3-4 Units: Reduce LTV by 10%		
		After reduction: Max LTV 75%		
Interest Only		Max LTV 80%		



Age of Documents	<p>Credit Report/Credit Documentation: 90 days old at the time of closing</p> <p>Income and Asset Documentation: Dated within 90 days of closing</p> <p>Title Report/Title Commitment: Dated no later than 90 days prior to closing</p>
Appraisal	<p>Full Interior / Exterior appraisal required. Fannie Mae/Freddie Mac Forms 1004/70, 1025/72, 1073/465 or 2090 must be used. All Fannie Guidelines apply to appraisal process and value determination, in addition an Appraisal Management Company must be utilized for appraiser selection.</p> <p>The Appraisal should be dated no more than 120 days prior to the Note Date. After a 120 Days period, a recertification of value is acceptable up to 180 days. After a 180 day period, a new appraisal is required. Re-certification of value is not acceptable. Minimum Square Footage 800 Sq. Feet</p> <p>Not eligible: Properties for which the appraisal indicates condition ratings of C5 or C6 or a quality rating of Q6, each as determined under the Uniform Appraisal Dataset (UAD) guidelines. GreenBox will consider if issue has been corrected prior to loan funding with proper documentation.</p> <p>APPRAISAL REVIEW PRODUCTS: An enhanced desk review product, (such as an ARR from ProTeck or CDA from Clear Capital), from a GreenBox Approved AMC is required on all transactions.</p> <p>In lieu of an enhanced desk review product, a field review or second appraisal from a GreenBox's AMC is acceptable.</p> <p>If the Appraisal Review Product value is more than 10% below the appraised value a second appraisal is required. When a second appraisal is provided, the transactions "Appraised Value" will be the lower of the two appraisals.</p> <p>A second appraisal is required on loan amounts > \$1,500,000</p>



Assets	<p>Down payment funds should be documented for 60 days per the Fannie Mae Verification of Deposits and Assets guidelines with the documentation included in the loan file.</p> <p>In addition to documenting the down payment, closing costs, and minimum PITIA reserve requirements, all borrowers must disclose and verify all other liquid assets.</p> <ul style="list-style-type: none">• Use 100% of cash and cash equivalents• Use 70% of face value of for non-retirement asset accounts• Use 60% of retirement assets if Applicant is under 59.5, 70% if over• If Applicant is liquidating funds from non-retirement sources, document liquidation If Applicant is liquidating from retirement accounts, document the liquidation• 1031 exchanges eligible for investment properties• Business funds may be used provided the Applicant(s) own(s) a minimum of 51% combined ownership of the business. The amount of funds that may be utilized is based on the Applicant's percentage of ownership. Applicant(s) must provide either:<ul style="list-style-type: none">○ A letter from 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; or○ A letter from the Applicant(s) stating that they may access the business funds and Cash Flow Analysis to document that the withdrawal will have no adverse impact.• Cash out proceeds may NOT be used to meet the reserve requirement
Borrower Eligibility	<p><u>Eligible:</u> <i>U.S. Citizen • Permanent Resident Alien:</i> is a non-U.S. citizen authorized to live and work in the U.S. on a permanent basis. Permanent resident aliens are eligible for financing. Acceptable evidence of lawful permanent residency must be documented and meet one of the following criteria: I-151 – Permanent Resident Card (Green Card) that does not have an expiration date; I-551 – Permanent Resident Card (Green Card) issued for 10 years that has not expired; I-551 – Conditional Permanent Resident Card (Green Card) issued for 2 years that has an expiration date, as long as it is accompanied by a copy of USCIS form I-751 requesting removal of the conditions; Un-expired Foreign Passport with an un-expired stamp reading as follows: "Processed for I-551 Temporary Evidence of Lawful Admission for Permanent Residence. Valid until mm-dd-yy. Employment Authorized." • A Limited <i>Power of Attorney (POA)</i> is acceptable on Purchase or Rate and Term refinances (Not available on C/O) when following requirements are met: POA is specific to the transaction, Recorded with the Mortgage/Deed of Trust, Contains an expiration date, Used only to execute the final loan documents, Borrower who executed the POA signed the initial 1003 and No interested party to the transaction (such as property seller, broker, loan officer, realtor, etc.) may act as Power of Attorney.</p> <p><u>In-Eligible:</u> Non-Permanent Resident Alien • Foreign national • Non-Occupant Co-Borrowers • Co-Signers • Guarantors • Any form of Trust</p>
Cash Out Amount Limit	<p>Maximum cash out is \$500,000; Greater than \$500,000 subject to exception and compensating factors</p>



Collections And Charge-Offs	<ul style="list-style-type: none"> Individual collection and non-mortgage charge-off accounts equal to or greater than \$250 and accounts that total more than \$1,000 must be paid in full prior to or at closing. Medical collections may remain open with a max cumulative balance of \$10,000 Collections and charge-offs that have expired under the state statute of limitations on debts may be excluded. Evidence of expiration must be documented. All open judgments, garnishments, and all outstanding liens must be paid off prior to or at loan closing. Disputed accounts are treated as collections <p>Charge-offs and collections not excluded by the above bullet points must be paid or may stay open if using one or a combination of both of the following:</p> <ul style="list-style-type: none"> Payments for open charge-offs or collections are included in the DTI (Subject to program DTI restrictions). If no payment plan, payment calculated at 5% of balance of remaining unpaid collections and charge-offs. 														
Credit	<ul style="list-style-type: none"> Each Applicant 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 the guidelines. Credit lines on which the borrower is not obligated to make payments are not acceptable for establishing a minimum history. Examples of unacceptable tradelines include loans in a deferment period, collection or charged-off accounts, accounts discharged through bankruptcy, and authorized user accounts. Student loans can be counted as tradelines as long as they are in repayment and are not deferred. Any active non-mortgage account can be no more than 30-days delinquent at time of application. Any delinquent account must either be brought current or paid off at closing. 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. Installment loans must be included in the DTI. Installment debt with less than 10 months' worth of payments remaining may be excluded from DTI, as long as 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) loan, etc.) do not need to be included in the DTI provided the asset balance exceeds the loan balance <table border="1" data-bbox="365 1240 1131 1487"> <thead> <tr> <th colspan="2">Matrix 5000-12BS</th></tr> </thead> <tbody> <tr> <td>Minimum FICO</td><td>660</td></tr> <tr> <td>Housing</td><td>0x30x12; 0x60x24; 0x120x48</td></tr> <tr> <td>BK (Chap 13 Discharge)</td><td>48 Mo</td></tr> <tr> <td>BK (Other)</td><td>48 Mo</td></tr> <tr> <td>Foreclosure / NOD</td><td>48 Mo</td></tr> <tr> <td>Short Sale / DIL / Loan Mod.</td><td>48 Mo</td></tr> </tbody> </table>	Matrix 5000-12BS		Minimum FICO	660	Housing	0x30x12; 0x60x24; 0x120x48	BK (Chap 13 Discharge)	48 Mo	BK (Other)	48 Mo	Foreclosure / NOD	48 Mo	Short Sale / DIL / Loan Mod.	48 Mo
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Credit – Housing History	<ul style="list-style-type: none">• 12 months housing history is required.• If a borrower's mortgage or rental history is not reported on the credit report, alternative documentation showing the most recent 12-month history (cancelled checks, mortgage/rental statements including payment history, etc.) must be provided.<ul style="list-style-type: none">○ Private landlord VORs may be considered on a case by case basis.• LOE or rent free letter is required when a 12 month housing history is not applicable• Private party promissory notes must be provided.
Credit Scores	The applicable credit score is the middle of three scores provided for any borrower. If only two credit score are obtained, the lesser of two will be used. When there are multiple borrowers/guarantors, the lowest applicable score from the group of borrowers/guarantors is the representative credit score for qualifying.
Eligible States	See GreenBox Loans, Inc.'s "Location" on web page; Texas: <ul style="list-style-type: none">• O/O & Second Home: Purchase and Rate & Term refinances ONLY; No limited Cash Out or Cash Out refinances• NOO: Purchase, Refinances including R/T and C/O NJ & CT max LTV 70%
Escrow Waivers	Impounds are required.
First Time Home Buyers	Applicants must be able to document a 12 month rental history within the last three years preceding the application showing 0x30 over the 12 month period. Rent free with LOE and 10% LTV reduction.
Gift Funds	<ul style="list-style-type: none">• Gift funds are allowed for funds to close. A 5% contribution from Applicant's own funds is required.• Gifts must be documented in compliance with FNMA requirements and be from immediately family members• Gifts of equity are allowed with a maximum LTV of 75. No Applicant contribution is required on a primary residence or a second home. A 5% applicant contribution is required for investment properties.



Income Calculation /
Documentation -
Bank Statements from
Personal Account

BORROWERS MUST BE SELF-EMPLOYED TO QUALIFY FOR THIS PROGRAM.

Using Personal Bank Statements to Qualify

- Verify within 60-days of the Note date that the business has a minimum two-year operating history with one of the following; a letter from either the businesses tax professional, regulatory agency or licensing bureau, certifying two-years of self-employment in same business.
- Verify within 30 days of the note that the business is active and operating with either a phone listing and/or business address using directory assistance or internet search e.g. Facebook (Independent Contractors with income reported on 1099s exempt from requirement).
- Most recent 24 months personal bank statements - Utilize 24 months average deposits to qualify (minus disqualified/unrelated deposits)
- Most recent 3 months business bank statements – Demonstrate transfers from business to personal bank account statements provided
- Borrowers must own a minimum of 25% of business to be considered Self-Employed, for use of personal bank statements.
- Qualifying income may not exceed the income indicated on the initial 1003.

Personal Bank Statement Analysis

- Income should be calculated based on a 24 month average of total deposits minus any unusually large deposits exceeding 50% of the monthly income (as defined by Fannie Mae) into personal accounts must be explained via LOE. If LOE is sufficient, no sourcing required.
- Pattern of deposits and payment should be consistent
- ATM deposits may be included if a consistent pattern of such deposits is present;
- Expectations of changes in deposit pattern must be considered;
- Income documented separately but comingled must be backed out of deposits;
- Three months business bank statements;
 - Must evidence activity to support business operations, and
 - Reflect transfers to the personal account



Income Calculation /
Documentation -
Bank Statements from
Business or co-mingled
Account

Using Business Bank Statements / Co-mingled (Business & Personal) to Qualify

- Verify within 60-days of the Note date that the business has a minimum two-year operating history with one of the following; a letter from either the businesses tax professional, regulatory agency or licensing bureau, certifying two-years of self-employment in same business. Borrowers utilizing business bank statements that own > 50% but < 100% of a business will be qualified at the P&L net income multiplied by their ownership. Less than 50% ownership will require exception approval for use of Business Bank Statements
- Verify within 30 days of the note that the business is active and operating with either a phone listing and/or business address using directory assistance or internet search e.g. Facebook (Independent Contractors with income reported on 1099s exempt from requirement).

Documentation Options:

1. 12 Month P&L Statement (Option 1)
 - 12 Month P&L prepared by CPA, EA or licensed tax preparer
 - 12 Months of business bank statements covering the most recent time period and matching the time period of the P&L.
 - P&L Sales/Revenue must be supported by the provided bank statements. Total deposits per bank statements, minus any inconsistent deposits, must be no more than 10% below revenue reflected on P&L. The bank statements and P&L must cover the same time period. Qualifying income is the lower of the Net Income indicated on the P&L or the income indicated on the initial 1003
 2. Business Expense Statement Letter: (Option 2)
 - An expense statement specifying business expenses as a percent of the gross annual sales/revenue prepared and signed by a CPA, EA or licensed tax preparer.
 - 12 months of business bank statements covering the most recent time period.
 - Net Income determined by total deposits per bank statements less total expenses. Total expenses calculated by multiplying total deposits by the expense factor provided by CPA, EA or licensed tax preparer. Qualifying income is the lower of the net income from the analysis or the income indicated on the initial 1003
- The underwriter should provide notes of their analysis on the U/W approval form/1008/or within the bank statement analysis.
 - Expenses must be reasonable for the type of business;
 - Pattern of deposits and payment should be consistent;
 - Expectations of changes in deposit pattern must be considered
 - Income documented separately but co-mingled must be backed out of deposit



Income – Misc. Sources	<ul style="list-style-type: none">• Self Employed/Wage Earner Combination - Full documentation from a Co-Applicant who is not self-employed may be used to supplement bank statement. See full documentation guidelines for additional information on acceptable sources. Taxable income is counted on a “gross” amount regardless of the net deposit shown on bank statements <p>Rental Income</p> <ul style="list-style-type: none">• Utilize 75% of the current lease income less PITIA on a net basis. Do not include rental deposits as part of the bank statement income stream. Document receipt of rental income. Rental income may not be used to qualify on a vacant unit. <p>Other Income Sources</p> <ul style="list-style-type: none">• 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 bank statement income must still earn the majority of their income from self-employed activity. The acceptable supplemental income sources are limited to: social security, pension, alimony, child support, asset distribution/utilization, and second job income.
Interest Only	Maximum LTV 80%
Listing Seasoning	For cash out refinances, properties previously listed for sale should be seasoned at least 6 months from the listing contract expiration date.
Limitations on Other Real Estate Owned	Borrowers are not limited in the number of properties owned however borrower with > 20 financed properties are limited to Owner Occupied or 2 nd Home transactions only.
Minimum Loan Amount	\$150,000



Non-Sufficient Funds (NSF) / Overdraft	<p><u>Non-Sufficient Funds</u></p> <ul style="list-style-type: none">• Non-sufficient funds (NSF) – require exception, LOE and compensating factors <hr/> <p><u>Overdraft</u></p> <ul style="list-style-type: none">• Overdraft protection (Fees) associated with a pre-arranged link to a savings account or line of credit must also be considered unless one of the following conditions exist...<ul style="list-style-type: none">○ Overdraft protection from a depository account: Occurrences may be excluded if statements for the linked account confirm that (a) the linked account balance at the time of the transfer exceeded the amount of the overdraft transfer, (b) the linked account's balance did not report as zero or negative at any point during the statement period of the transfer, and (c) the linked account did not itself receive overdraft protection proceeds during the statement period of the transfer.○ Overdraft protection from a line of credit: Occurrences may be excluded if statements for the linked account confirm that (a) the line's credit limit was not exceeded during the statement period of the transfer and (b) a payment amount which equals or exceeds the sum of all overdraft protection occurrences analyzed in the statement period is made within 30 days after the statement close date.
Payment Shock	<p>Not Calculated for LTV <= 75%</p> <p>Primary Residence and LTV > 75%</p> <p>Payment shock should not exceed 300% of the borrower's current housing payment unless DTI is less than or equal to 36%. If payment shock exceeds this limit the underwriter must provide justification of borrower's ability to handle the increased payment. If the loan purpose is debt consolidation, a payment shock calculation is not required.</p> <p>Payment Shock = (Proposed Housing Payment / Present Housing Payment) * 100</p> <p>Payment shock is not considered for borrowers who own a home free and clear</p>
Points and Fees	Total points and fees must be less than 5%
Prepayment Penalty	<p>Investment Properties may have a prepayment penalty. Prepayment penalties on primary residence and second home transactions are prohibited.</p> <p>Where permitted by applicable laws and regulations, a prepayment charge may be assessed. The prepayment charge will be equal to 6 months of interest on the amount of the prepayment that exceeds 20% of the original principal balance. The charge applies to loans that payoff due to sale or refinance, or curtailments that exceed 20% of original principal balance in a given 12 month time period.</p>



Property Flipping	<p>For properties acquired by the seller of the property within 6 months of application date where the contract price exceeds the sellers acquisition price by the following:</p> <ul style="list-style-type: none">• More than a 10% price increase if the seller acquired the property in the past 90-days;• More than a 20% price increase if the seller acquired the property in the past 91-180 days <p>The Following additional requirements apply:</p> <ul style="list-style-type: none">• Second appraisal required from GreenBox Loan's AMC, (The second appraisal must be provided to the borrower in accordance with either the ECOA or HPML requirements, whichever applies)• Second appraisal must be dated/delivered prior to the loan consummation/note date;• Property seller on the purchase contract must be the owner of record;• Increases in value should be documented with commentary from the appraiser and recent comparable sales.• Sufficient documentation to validate actual cost to construct or renovate (e.g., purchase contracts, plans and specifications, receipts, invoices, lien waivers, etc.)
Property Types	<p><u>Eligible:</u> Single Family Residences 1-4 Units, PUDs, Townhouses, Condominiums; warrantable max LTV 75% & non-warrantable max LTV 65%</p> <p><u>Ineligible:</u> • Acreage greater than 10 acres (appraisal must include total acreage) • Agricultural zoned property • Condo hotel • Co-ops • Hobby Farms • Income producing properties with acreage • Leaseholds • Log Homes • Manufactured housing • Mixed use properties • Modular homes • Properties subject to oil and/or gas leases • Unique properties • Working farms, ranches or orchards.</p>
Property Types – All Condos	<p>Fannie Mae eligible projects allowed • GreenBox Loans, Inc. project exposure maximum shall be \$3,000,000 or 15% of the project whichever is lower • Borrower project/Unit concentration limit: two (2) units • Project meets all FNMA Insurance requirements for property, liability and fidelity coverage • Borrower must carry H06 coverage for replacement of such items as flooring, wall covering, cabinets, fixtures, built-ins and any improvements made to the unit • The Condo Project Questionnaire must be completed, including all the required documentation from the questionnaire including: CCR, Articles of Incorporation, By-Laws, Master Insurance Policy, Budget / Balance Sheet & HOA questionnaire . • All projects are subject to full review and approval.</p>



Qualifying Rate and Ratios	<p>Qualifying Rate and Ratios</p> <ul style="list-style-type: none"> • ARMs – Qualify at the greater of the fully-indexed rate or Note rate • Fixed Rate – Qualify at the Note rate • Qualifying ratios are based on a fully amortizing principal and interest payment • Interest Only loans qualify at the greater of the fully-indexed rate or note rate based on the scheduled remaining loan term (240 Months) at the time of recast after the interest only period has expired. The interest-only option is a 10-year initial interest-only period followed by 20-year full amortization. <p>DTI Ratio Standard max is 43%</p> <p>Primary Residence - Up to 50% allowed with min residual income of \$3,500</p>
Refinance - Cash Out	<ul style="list-style-type: none"> • Refinances which do not fit into the rate and term guidelines are deemed to be cash out • 6 months seasoning required measure from deed transfer to application • Max cash out is \$500,000 • Refinance (all types): If owned less than 12 months, use lesser or purchase price plus documented improvements or market value. If more than 12 months, use market value.
Refinance – Rate & Term	<ul style="list-style-type: none"> • No seasoning required • Payoff of first and second, where the second is seasoned >6 months and not drawn on in 6 months preceding application date unless the second was used in full to purchase the property • Recoup of funds expended to improve the subject property. Improvements must have been completed within the last 6 months preceding the application date, funds must have been Applicant's own. Cash out amount not to exceed documented improvement costs • Buyout accompanied by an executed buyout agreement • When the subject property was purchased for cash within the 6 months preceding the application date, funds may be recouped up to the Applicant's documented contribution. Gifted funds are not deemed to be Applicant's own funds • Refinance (all types): If owned less than 12 months, use lesser or purchase price plus documented improvements or market value. If more than 12 months, use market value.
Residual Income	<ul style="list-style-type: none"> • Required when DTI is over 43% • Residual Income is the amount of monthly income remaining once a borrower has paid all monthly debt obligations. Residual Income = Gross Monthly Income minus total monthly debt. Add \$250 for the first dependent and \$125 for each additional dependent. • Not required for non-owner occupied properties



Reserves	<ul style="list-style-type: none">• Loan amount up to \$1MM: 6 months' PITIA• Loan amount above \$1MM and up to \$2MM: 9 months' PITIA• Loan amount above \$2MM and up to \$3MM: 12 months' PITIA• Other real estate owned: 2 months of each property's PITIA up to 4 properties; More than 4 properties do not require additional reserves• Cash Out cannot be used for reserves
Seller Concessions & Interested Party Contributions	<p>Seller Concessions</p> <ul style="list-style-type: none">• O/O, 2nd home: LTV equal to or greater than 80%: max 4%• O/O, 2nd home: LTV less than 80%: max 6%• NOO: LTV equal to or less than 75%: Max is 3%• NOO: LTV greater than 75%: Max is 2% <p>All seller concessions must be properly disclosed in the sales contract, appraisal and HUD-1 and be compliant with applicable federal, state and local law.</p> <p>Interested Party Contributions</p> <p>Interested party contributions include funds contributed by the property seller, builder, real estate agent/broker, mortgage lender, or their affiliates, or any other party with an interest in the real estate transaction.</p> <p>Interested party contributions may only be used for closing costs and prepaid expenses, and may never be applied to any portion of the down payment or contributed to the borrower's financial reserve requirements. If a seller concession is present, both the appraised value and sales price must be reduced by the concession amount for LTV/CLTV calculations.</p>
Subordinate Financing	Secondary financing must be institutional. Existing secondary financing must be subordinated and recorded or refinanced. HELOC CLTV must be calculated at the maximum available line amount unless the borrower can provide documentation the line of credit is past its draw period.
Tax Liens	<p>All income tax liens (federal, state, local) must be paid off prior to or at loan closing. Tax liens that do not impact title may remain open provided the following are met;</p> <ul style="list-style-type: none">• The file must contain a copy of the repayment agreement• A minimum of 6-payments has been made under the plan with all payments made on time• The balance of the lien must be included when determining the maximum CLTV for the program• Refinance transactions require a subordination agreement from the taxing authority



Vesting	<p>Ownership must be fee simple.</p> <p>Acceptable forms of vesting are:</p> <ul style="list-style-type: none">• Individuals• Joint tenants• Tenants in common• Limited Liability Companies, Partnerships, Corporations, and S Corporations <p>To vest a loan in an Entity, the following apply:</p> <ul style="list-style-type: none">○ Purpose of the LLC is for the ownership and management of real estate○ Loan must be disclosed to all owners of the LLC (no more than 4)○ Members who own more 10% interest must provide personal guarantees of the Entity in a form satisfactory to GreenBox○ The following LLC documentation must be provided: Articles of Incorporation, Operating Agreement, Tax Identification Number and Certificate of Good Standing
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24 MONTH BANK STATEMENTS
2 YEARS FROM HOUSING EVENT 75% LTV PURCHASE LOAN AMOUNTS UP TO \$1,000,000

Primary Residence				
Credit Score	Purchase	R/T	Cash Out	Maximum Loan Amount
700 +	75%	75%	75%	\$1,000,000
680 +	75%	75%	70%	\$1,000,000
660 +	75%	75%	65%	\$750,000
640 +	70%	N/A	N/A	\$750,000
Second Home				
Credit Score	Purchase	R/T	Cash Out	Maximum Loan Amount
680 +	75%	60%	N/A	\$750,000
640 +	70%	N/A	N/A	\$750,000
Non-Owner Occupied				
Credit Score	Purchase	R/T	Cash Out	Maximum Loan Amount
680 +	75%	65%	60%	\$750,000
660 +	70%	65%	60%	\$750,000
640 +	70%	N/A	N/A	\$750,000

Other Restrictions	
Non-Warrantable Condo	Max LTV 65%
2-4 Units	2 units: Reduce LTV by 5% 3-4 Units: Reduce LTV by 10% After reduction: Max LTV 75%
Interest Only	Not Available



Age of Documents	<p>Credit Report/Credit Documentation: 90 days old at the time of closing</p> <p>Income and Asset Documentation: Dated within 90 days of closing</p> <p>Title Report/Title Commitment: Dated no later than 90 days prior to closing</p>
Appraisal	<p>Full Interior / Exterior appraisal required. Fannie Mae/Freddie Mac Forms 1004/70, 1025/72, 1073/465 or 2090 must be used. All Fannie Guidelines apply to appraisal process and value determination, in addition an Appraisal Management Company must be utilized for appraiser selection.</p> <p>The Appraisal should be dated no more than 120 days prior to the Note Date. After a 120 Days period, a recertification of value is acceptable up to 180 days. After a 180 day period, a new appraisal is required. Re-certification of value is not acceptable. Minimum Square Footage 800 Sq. Feet</p> <p>Not eligible: Properties for which the appraisal indicates condition ratings of C5 or C6 or a quality rating of Q6, each as determined under the Uniform Appraisal Dataset (UAD) guidelines. GreenBox will consider if issue has been corrected prior to loan funding with proper documentation.</p> <p>APPRAISAL REVIEW PRODUCTS: An enhanced desk review product, (such as an ARR from ProTeck or CDA from Clear Capital), from a GreenBox Approved AMC is required on all transactions.</p> <p>In lieu of an enhanced desk review product, a field review or second appraisal from a GreenBox's AMC is acceptable.</p> <p>If the Appraisal Review Product value is more than 10% below the appraised value a second appraisal is required. When a second appraisal is provided, the transactions "Appraised Value" will be the lower of the two appraisals.</p> <p>A second appraisal is required on loan amounts > \$1,500,000</p>



Assets	<p>Down payment funds should be documented for 60 days per the Fannie Mae Verification of Deposits and Assets guidelines with the documentation included in the loan file.</p> <p>In addition to documenting the down payment, closing costs, and minimum PITIA reserve requirements, all borrowers must disclose and verify all other liquid assets.</p> <ul style="list-style-type: none">• Use 100% of cash and cash equivalents• Use 70% of face value of for non-retirement asset accounts• Use 60% of retirement assets if Applicant is under 59.5, 70% if over• If Applicant is liquidating funds from non-retirement sources, document liquidation If Applicant is liquidating from retirement accounts, document the liquidation• 1031 exchanges eligible for investment properties• Business funds may be used provided the Applicant(s) own(s) a minimum of 51% combined ownership of the business. The amount of funds that may be utilized is based on the Applicant's percentage of ownership. Applicant(s) must provide either:<ul style="list-style-type: none">○ A letter from 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; or○ A letter from the Applicant(s) stating that they may access the business funds and Cash Flow Analysis to document that the withdrawal will have no adverse impact.• Cash out proceeds may NOT be used to meet the reserve requirement
Borrower Eligibility	<p><u>Eligible:</u> <i>U.S. Citizen • Permanent Resident Alien:</i> is a non-U.S. citizen authorized to live and work in the U.S. on a permanent basis. Permanent resident aliens are eligible for financing. Acceptable evidence of lawful permanent residency must be documented and meet one of the following criteria: I-151 – Permanent Resident Card (Green Card) that does not have an expiration date; I-551 – Permanent Resident Card (Green Card) issued for 10 years that has not expired; I-551 – Conditional Permanent Resident Card (Green Card) issued for 2 years that has an expiration date, as long as it is accompanied by a copy of USCIS form I-751 requesting removal of the conditions; Un-expired Foreign Passport with an un-expired stamp reading as follows: "Processed for I-551 Temporary Evidence of Lawful Admission for Permanent Residence. Valid until mm-dd-yy. Employment Authorized." • A Limited <i>Power of Attorney (POA)</i> is acceptable on Purchase or Rate and Term refinances (Not available on C/O) when following requirements are met: POA is specific to the transaction, Recorded with the Mortgage/Deed of Trust, Contains an expiration date, Used only to execute the final loan documents, Borrower who executed the POA signed the initial 1003 and No interested party to the transaction (such as property seller, broker, loan officer, realtor, etc.) may act as Power of Attorney.</p> <p><u>In-Eligible:</u> Non-Permanent Resident Alien • Foreign national • Non-Occupant Co-Borrowers • Co-Signers • Guarantors • Any form of Trust</p>
Cash Out Amount Limit	Maximum cash out is \$500,000; Greater than \$500,000 subject to exception and compensating factors



Collections And Charge-Offs	<ul style="list-style-type: none"> • Individual collection and non-mortgage charge-off accounts equal to or greater than \$250 and accounts that total more than \$1,000 must be paid in full prior to or at closing. • Medical collections may remain open with a max cumulative balance of \$10,000 • Collections and charge-offs that have expired under the state statute of limitations on debts may be excluded. Evidence of expiration must be documented. • All open judgments, garnishments, and all outstanding liens must be paid off prior to or at loan closing. • Disputed accounts are treated as collections <p>Charge-offs and collections not excluded by the above bullet points must be paid or may stay open if using one or a combination of both of the following:</p> <ul style="list-style-type: none"> ○ Payments for open charge-offs or collections are included in the DTI (Subject to program DTI restrictions). If no payment plan, payment calculated at 5% of balance of remaining unpaid collections and charge-offs. 														
Credit	<ul style="list-style-type: none"> • Each Applicant 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 the guidelines. • Credit lines on which the borrower is not obligated to make payments are not acceptable for establishing a minimum history. Examples of unacceptable tradelines include loans in a deferment period, collection or charged-off accounts, accounts discharged through bankruptcy, and authorized user accounts. Student loans can be counted as tradelines as long as they are in repayment and are not deferred. • Any active non-mortgage account can be no more than 30-days delinquent at time of application. Any delinquent account must either be brought current or paid off at closing. • 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. • Installment loans must be included in the DTI. Installment debt with less than 10 months' worth of payments remaining may be excluded from DTI, as long as 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) loan, etc.) do not need to be included in the DTI provided the asset balance exceeds the loan balance <table border="1" data-bbox="365 1240 1131 1487"> <thead> <tr> <th colspan="2">Matrix 5000-NP-24BS</th></tr> </thead> <tbody> <tr> <td>Minimum FICO</td><td>640</td></tr> <tr> <td>Housing</td><td>1x30x12</td></tr> <tr> <td>BK (Chap 13 Discharge)</td><td>24 Mo</td></tr> <tr> <td>BK (Other)</td><td>24 Mo</td></tr> <tr> <td>Foreclosure / NOD</td><td>24 Mo</td></tr> <tr> <td>Short Sale / DIL / Loan Mod.</td><td>24 Mo</td></tr> </tbody> </table>	Matrix 5000-NP-24BS		Minimum FICO	640	Housing	1x30x12	BK (Chap 13 Discharge)	24 Mo	BK (Other)	24 Mo	Foreclosure / NOD	24 Mo	Short Sale / DIL / Loan Mod.	24 Mo
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Credit – Housing History	<ul style="list-style-type: none">• 12 months housing history is required.• If a borrower's mortgage or rental history is not reported on the credit report, alternative documentation showing the most recent 12-month history (cancelled checks, mortgage/rental statements including payment history, etc.) must be provided.<ul style="list-style-type: none">○ Private landlord VORs may be considered on a case by case basis.• LOE or rent free letter is required when a 12 month housing history is not applicable• Private party promissory notes must be provided.
Credit Scores	The applicable credit score is the middle of three scores provided for any borrower. If only two credit score are obtained, the lesser of two will be used. When there are multiple borrowers/guarantors, the lowest applicable score from the group of borrowers/guarantors is the representative credit score for qualifying.
Eligible States	See GreenBox Loans, Inc.'s "Location" on web page; Texas: <ul style="list-style-type: none">• O/O & Second Home: Purchase and Rate & Term refinances ONLY; No limited Cash Out or Cash Out refinances• NOO: Purchase, Refinances including R/T and C/O NJ & CT max LTV 70%
Escrow Waivers	Impounds are required.
First Time Home Buyers	Applicants must be able to document a 12 month rental history within the last three years preceding the application showing 0x30 over the 12 month period. Rent free with LOE and 10% LTV reduction.
Gift Funds	<ul style="list-style-type: none">• Gift funds are allowed for funds to close. A 5% contribution from Applicant's own funds is required.• Gifts must be documented in compliance with FNMA requirements and be from immediately family members• Gifts of equity are allowed with a maximum LTV of 75. No Applicant contribution is required on a primary residence or a second home. A 5% applicant contribution is required for investment properties.



Income Calculation /
Documentation -
Bank Statements from
Personal Account

BORROWERS MUST BE SELF-EMPLOYED TO QUALIFY FOR THIS PROGRAM.

Using Personal Bank Statements to Qualify

- Verify within 60-days of the Note date that the business has a minimum two-year operating history with one of the following; a letter from either the businesses tax professional, regulatory agency or licensing bureau, certifying two-years of self-employment in same business.
- Verify within 30 days of the note that the business is active and operating with either a phone listing and/or business address using directory assistance or internet search e.g. Facebook (Independent Contractors with income reported on 1099s exempt from requirement).
- Most recent 24 months personal bank statements - Utilize 24 months average deposits to qualify (minus disqualified/unrelated deposits)
- Most recent 3 months business bank statements – Demonstrate transfers from business to personal bank account statements provided
- Borrowers must own a minimum of 25% of business to be considered Self-Employed, for use of personal bank statements.
- Qualifying income may not exceed the income indicated on the initial 1003.

Personal Bank Statement Analysis

- Income should be calculated based on a 24 month average of total deposits minus any unusually large deposits exceeding 50% of the monthly income (as defined by Fannie Mae) into personal accounts must be explained via LOE. If LOE is sufficient, no sourcing required.
- Pattern of deposits and payment should be consistent
- ATM deposits may be included if a consistent pattern of such deposits is present;
- Expectations of changes in deposit pattern must be considered;
- Income documented separately but comingled must be backed out of deposits;
- Three months business bank statements;
 - Must evidence activity to support business operations, and
 - Reflect transfers to the personal account



Income Calculation /
Documentation -
Bank Statements from
Business or co-mingled
Account

Using Business Bank Statements / Co-mingled (Business & Personal) to Qualify

- Verify within 60-days of the Note date that the business has a minimum two-year operating history with one of the following; a letter from either the businesses tax professional, regulatory agency or licensing bureau, certifying two-years of self-employment in same business. Borrowers utilizing business bank statements that own > 50% but < 100% of a business will be qualified at the P&L net income multiplied by their ownership. Less than 50% ownership will require exception approval for use of Business Bank Statements
- Verify within 30 days of the note that the business is active and operating with either a phone listing and/or business address using directory assistance or internet search e.g. Facebook (Independent Contractors with income reported on 1099s exempt from requirement).

Documentation Options:

1. 24 Month P&L Statement (Option 1)
 - 24 Month P&L prepared by CPA, EA or licensed tax preparer
 - 24 Months of business bank statements covering the most recent time period and matching the time period of the P&L.
 - P&L Sales/Revenue must be supported by the provided bank statements. Total deposits per bank statements, minus any inconsistent deposits, must be no more than 10% below revenue reflected on P&L. The bank statements and P&L must cover the same time period. Qualifying income is the lower of the Net Income indicated on the P&L or the income indicated on the initial 1003
 2. Business Expense Statement Letter: (Option 2)
 - An expense statement specifying business expenses as a percent of the gross annual sales/revenue prepared and signed by a CPA, EA or licensed tax preparer
 - 24 months of business bank statements covering the most recent time period.
 - Net Income determined by total deposits per bank statements less total expenses. Total expenses calculated by multiplying total deposits by the expense factor provided by CPA, EA or licensed tax preparer. Qualifying income is the lower of the net income from the analysis or the income indicated on the initial 1003
- The underwriter should provide notes of their analysis on the U/W approval form/1008/or within the bank statement analysis.
 - Expenses must be reasonable for the type of business;
 - Pattern of deposits and payment should be consistent;
 - Expectations of changes in deposit pattern must be considered
 - Income documented separately but co-mingled must be backed out of deposit



Income – Misc. Sources	<ul style="list-style-type: none">• Self Employed/Wage Earner Combination - Full documentation from a Co-Applicant who is not self-employed may be used to supplement bank statement. See full documentation guidelines for additional information on acceptable sources. Taxable income is counted on a “gross” amount regardless of the net deposit shown on bank statements <p>Rental Income</p> <ul style="list-style-type: none">• Utilize 75% of the current lease income less PITIA on a net basis. Do not include rental deposits as part of the bank statement income stream. Document receipt of rental income. Rental income may not be used to qualify on a vacant unit. <p>Other Income Sources</p> <ul style="list-style-type: none">• 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 bank statement income must still earn the majority of their income from self-employed activity. The acceptable supplemental income sources are limited to: social security, pension, alimony, child support, asset distribution/utilization, and second job income.
Interest Only	Not Available
Listing Seasoning	For cash out refinances, properties previously listed for sale should be seasoned at least 6 months from the listing contract expiration date.
Limitations on Other Real Estate Owned	Borrowers are not limited in the number of properties owned however borrower with > 20 financed properties are limited to Owner Occupied or 2 nd Home transactions only.
Minimum Loan Amount	\$150,000



Non-Sufficient Funds (NSF) / Overdraft	<p><u>Non-Sufficient Funds</u></p> <ul style="list-style-type: none">Non-sufficient funds (NSF) – require exception, LOE and compensating factors <hr/> <p><u>Overdraft</u></p> <ul style="list-style-type: none">Overdraft protection (Fees) associated with a pre-arranged link to a savings account or line of credit must also be considered unless one of the following conditions exist...<ul style="list-style-type: none">Overdraft protection from a depository account: Occurrences may be excluded if statements for the linked account confirm that (a) the linked account balance at the time of the transfer exceeded the amount of the overdraft transfer, (b) the linked account's balance did not report as zero or negative at any point during the statement period of the transfer, and (c) the linked account did not itself receive overdraft protection proceeds during the statement period of the transfer.Overdraft protection from a line of credit: Occurrences may be excluded if statements for the linked account confirm that (a) the line's credit limit was not exceeded during the statement period of the transfer and (b) a payment amount which equals or exceeds the sum of all overdraft protection occurrences analyzed in the statement period is made within 30 days after the statement close date.
Payment Shock	<p>Not Calculated for LTV <= 70%</p> <p>Primary Residence and LTV > 70%</p> <p>Payment shock should not exceed 300% of the borrower's current housing payment unless DTI is less than or equal to 36%. If payment shock exceeds this limit the underwriter must provide justification of borrower's ability to handle the increased payment. If the loan purpose is debt consolidation, a payment shock calculation is not required.</p> <p>Payment Shock = (Proposed Housing Payment / Present Housing Payment) * 100</p> <p>Payment shock is not considered for borrowers who own a home free and clear</p>
Points and Fees	Total points and fees must be less than 5%
Prepayment Penalty	<p>Investment Properties may have a prepayment penalty. Prepayment penalties on primary residence and second home transactions are prohibited.</p> <p>Where permitted by applicable laws and regulations, a prepayment charge may be assessed. The prepayment charge will be equal to 6 months of interest on the amount of the prepayment that exceeds 20% of the original principal balance. The charge applies to loans that payoff due to sale or refinance, or curtailments that exceed 20% of original principal balance in a given 12 month time period.</p>



Property Flipping	<p>For properties acquired by the seller of the property within 6 months of application date where the contract price exceeds the sellers acquisition price by the following:</p> <ul style="list-style-type: none">• More than a 10% price increase if the seller acquired the property in the past 90-days;• More than a 20% price increase if the seller acquired the property in the past 91-180 days <p>The Following additional requirements apply:</p> <ul style="list-style-type: none">• Second appraisal required from GreenBox Loan's AMC, (The second appraisal must be provided to the borrower in accordance with either the ECOA or HPML requirements, whichever applies)• Second appraisal must be dated/delivered prior to the loan consummation/note date;• Property seller on the purchase contract must be the owner of record;• Increases in value should be documented with commentary from the appraiser and recent comparable sales.• Sufficient documentation to validate actual cost to construct or renovate (e.g., purchase contracts, plans and specifications, receipts, invoices, lien waivers, etc.)
Property Types	<p><u>Eligible:</u> Single Family Residences 1-4 Units, PUDs, Townhouses, Condominiums: warrantable max LTV 75% & non-warrantable max LTV 65%</p> <p><u>Ineligible:</u> • Acreage greater than 10 acres (appraisal must include total acreage) • Agricultural zoned property • Condo hotel • Co-ops • Hobby Farms • Income producing properties with acreage • Leaseholds • Log Homes • Manufactured housing • Mixed use properties • Modular homes • Properties subject to oil and/or gas leases • Unique properties • Working farms, ranches or orchards.</p>
Property Types – All Condos	<p>Fannie Mae eligible projects allowed • GreenBox Loans, Inc. project exposure maximum shall be \$3,000,000 or 15% of the project whichever is lower • Borrower project/Unit concentration limit: two (2) units • Project meets all FNMA Insurance requirements for property, liability and fidelity coverage • Borrower must carry H06 coverage for replacement of such items as flooring, wall covering, cabinets, fixtures, built-ins and any improvements made to the unit • The Condo Project Questionnaire must be completed, including all the required documentation from the questionnaire including: CCR, Articles of Incorporation, By-Laws, Master Insurance Policy, Budget / Balance Sheet & HOA questionnaire . • All projects are subject to full review and approval.</p>



Qualifying Rate and Ratios	<p>Qualifying Rate and Ratios</p> <ul style="list-style-type: none"> • ARMs – Qualify at the greater of the fully-indexed rate or Note rate • Fixed Rate – Qualify at the Note rate • Qualifying ratios are based on a fully amortizing principal and interest payment • Interest Only loans qualify at the greater of the fully-indexed rate or note rate based on the scheduled remaining loan term (240 Months) at the time of recast after the interest only period has expired. The interest-only option is a 10-year initial interest-only period followed by 20-year full amortization. <p>DTI Ratio Standard max is 43%</p> <p>Primary Residence - Up to 50% allowed with min residual income of \$3,500 and LTV/CLTV <= 85%</p>
Refinance - Cash Out	<ul style="list-style-type: none"> • Refinances which do not fit into the rate and term guidelines are deemed to be cash out • 6 months seasoning required measure from deed transfer to application • Max cash out is \$500,000 • Refinance (all types): If owned less than 12 months, use lesser or purchase price plus documented improvements or market value. If more than 12 months, use market value.
Refinance – Rate & Term	<ul style="list-style-type: none"> • No seasoning required • Payoff of first and second, where the second is seasoned >6 months and not drawn on in 6 months preceding application date unless the second was used in full to purchase the property • Recoup of funds expended to improve the subject property. Improvements must have been completed within the last 6 months preceding the application date, funds must have been Applicant's own. Cash out amount not to exceed documented improvement costs • Buyout accompanied by an executed buyout agreement • When the subject property was purchased for cash within the 6 months preceding the application date, funds may be recouped up to the Applicant's documented contribution. Gifted funds are not deemed to be Applicant's own funds • Refinance (all types): If owned less than 12 months, use lesser or purchase price plus documented improvements or market value. If more than 12 months, use market value.
Residual Income	<ul style="list-style-type: none"> • Required when DTI is over 43% • Residual Income is the amount of monthly income remaining once a borrower has paid all monthly debt obligations. Residual Income = Gross Monthly Income minus total monthly debt. Add \$250 for the first dependent and \$125 for each additional dependent. • Not required for non-owner occupied properties



Reserves	<ul style="list-style-type: none">• Loan amount up to \$1MM: 6 months' PITIA• Other real estate owned: 2 months of each property's PITIA up to 4 properties; More than 4 properties do not require additional reserves• Cash Out cannot be used for reserves
Seller Concessions & Interested Party Contributions	<p>Seller Concessions</p> <ul style="list-style-type: none">• O/O, 2nd home: LTV equal to or greater than 80%: max 4%• O/O, 2nd home: LTV less than 80%: max 6%• NOO: LTV equal to or less than 75%: Max is 3%• NOO: LTV greater than 75%: Max is 2% <p>All seller concessions must be properly disclosed in the sales contract, appraisal and HUD-1 and be compliant with applicable federal, state and local law.</p> <p>Interested Party Contributions</p> <p>Interested party contributions include funds contributed by the property seller, builder, real estate agent/broker, mortgage lender, or their affiliates, or any other party with an interest in the real estate transaction.</p> <p>Interested party contributions may only be used for closing costs and prepaid expenses, and may never be applied to any portion of the down payment or contributed to the borrower's financial reserve requirements. If a seller concession is present, both the appraised value and sales price must be reduced by the concession amount for LTV/CLTV calculations.</p>
Subordinate Financing	Secondary financing must be institutional. Existing secondary financing must be subordinated and recorded or refinanced. HELOC CLTV must be calculated at the maximum available line amount unless the borrower can provide documentation the line of credit is past its draw period.
Tax Liens	<p>All income tax liens (federal, state, local) must be paid off prior to or at loan closing. Tax liens that do not impact title may remain open provided the following are met;</p> <ul style="list-style-type: none">• The file must contain a copy of the repayment agreement• A minimum of 6-payments has been made under the plan with all payments made on time• The balance of the lien must be included when determining the maximum CLTV for the program• Refinance transactions require a subordination agreement from the taxing authority



Vesting	<p>Ownership must be fee simple.</p> <p>Acceptable forms of vesting are:</p> <ul style="list-style-type: none">• Individuals• Joint tenants• Tenants in common• Limited Liability Companies, Partnerships, Corporations, and S Corporations <p>To vest a loan in an Entity, the following apply:</p> <ul style="list-style-type: none">○ Purpose of the LLC is for the ownership and management of real estate○ Loan must be disclosed to all owners of the LLC (no more than 4)○ Members who own more 10% interest must provide personal guarantees of the Entity in a form satisfactory to GreenBox○ The following LLC documentation must be provided: Articles of Incorporation, Operating Agreement, Tax Identification Number and Certificate of Good Standing
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PRODUCT DESCRIPTION

RECENT HOUSING – 12 MOS BANK STATEMENT

One DAY Out of Foreclosure or Bankruptcy; \$650,000 Max Loan Amount

Primary Residence, Second Home & Investment

Credit Score	Purchase / R&T LTV / CLTV	Cash Out LTV / CLTV	Maximum Loan Amount
640+	75%	70%	\$650,000
600 – 639	75%	65%	\$650,000

Other Restrictions

Non-Owner	Available
Second Home	Available
CA, IL, NJ, NV, OH & WA	Not Available
NOO	Max LTV 70%
NOO & Cash Out	Max LTV 65%
Max loan term for NOO & 3-4 units	300 mos

Credit Matrix

Minimum Fico	600 or No Score
Housing	0x30x6
Bankruptcy	Settled
Foreclosure / NOD	Settled
Short Sale / DIL / Loan Mod.	Settled

Age of Documents	<p>Credit Report/Credit Documentation: 90 days old at the time of closing</p> <p>Income and Asset Documentation: Dated within 90 days of closing</p> <p>Title Report/Title Commitment: Dated no later than 90 days prior to closing</p>
Appraisal	<p>Full Interior / Exterior appraisal required. Fannie Mae/Freddie Mac Forms 1004/70, 1025/72, 1073/465 or 2090 must be used. All Fannie Guidelines apply to appraisal process and value determination, in addition an Appraisal Management Company must be utilized for appraiser selection.</p> <p>The Appraisal should be dated no more than 120 days prior to the Note Date. After a 120 Days period, a recertification of value is acceptable up to 180 days. After a 180 day period, a new appraisal is required. Re-certification of value is not acceptable. Minimum Square Footage 800 Sq. Feet</p> <p>Not eligible: Properties for which the appraisal indicates condition ratings of C5 or C6 or a quality rating of Q6, each as determined under the Uniform Appraisal Dataset (UAD) guidelines. GreenBox will consider if issue has been corrected prior to loan funding with proper documentation.</p> <p>APPRAISAL REVIEW PRODUCTS: An enhanced desk review product, (such as an ARR from ProTeck or CDA from Clear Capital), from a GreenBox Approved AMC is required on all transactions.</p> <p>In lieu of an enhanced desk review product, a field review or second appraisal from a GreenBox's AMC is acceptable.</p> <p>If the Appraisal Review Product value is more than 10% below the appraised value a second appraisal is required.</p> <p>When a second appraisal is provided, the transactions "Appraised Value" will be the lower of the two appraisals.</p> <p>A second appraisal is required on loan amounts > \$1,500,000</p>
Assets	<p>Down payment funds should be documented for 60 days per the Fannie Mae Verification of Deposits and Assets guidelines with the documentation included in the loan file.</p>
Assets – Checking & Savings	<p>Checking and Savings</p> <ul style="list-style-type: none"> • 100% of the funds held in a checking or savings account may be used for the down payment, closing costs, and financial reserves • Any indications of borrowed funds must be investigated. They include recently opened accounts, recent large deposits, or account balances that are considerably greater than the average balance over the previous few months • Funds held jointly with a non-borrowing spouse are considered the Borrower's funds



Assets – Business Assets	<p>Business Assets</p> <p>If business funds are used for down payment, closing costs and/or reserves the following requirements must be met:</p> <ul style="list-style-type: none">• Provide proof of borrower's ownership percentage• obtain access letter from business documenting borrower's access to funds<ul style="list-style-type: none">○ When applying for an 85% LTV, amount of business funds used cannot exceed ownership percentage• Funds deposited from the business into the borrower's personal account prior to loan application are considered personal funds
Assets – Securities	<p>Securities Assets</p> <p>Stocks, government bonds, and mutual funds are acceptable sources of funds for the down payment, closing costs and reserves provided their value can be verified. Stock options are not eligible to be used for reserves or income.</p>
Assets – Trust Accounts	<p>Trust Accounts</p> <p>Funds disbursed from a borrowers trust account are an acceptable source for the down payment, closing costs and reserves provided the borrower has immediate access to the funds.</p> <p>To document the trust funds:</p> <ul style="list-style-type: none">• Obtain written documentation of the value of the trust account from either the trust manager or the trustee; AND• Document the conditions under which the borrower has access to the funds and the effect, if any, that the withdrawal of funds will have on the trust income used in qualifying the borrower for the mortgage
Assets – Retirement Accounts	<p>Retirement Accounts</p> <p>Vested funds from individual retirement accounts (IRA/Keogh accounts) and tax-favored retirement savings accounts (401(k) accounts) are acceptable sources of funds for down payment, closing costs, and reserves.</p> <ul style="list-style-type: none">• Verify the ownership of the accounts• When funds from retirement accounts are used for reserves, GBL does not require the funds to be withdrawn from the account(s) and no penalties will be applied• If used for down payment or closing costs, determine the amount available by reducing the principal balance by 25% for applicable taxes and if necessary, an additional 10% for applicable penalties for early withdrawal



Assets - Ineligible	<ul style="list-style-type: none">• Digital Currency (ex. Bitcoin)• Proceeds from a cash-out refinance cannot be used to meet reserve requirements for compensating factors• Anticipated Savings• Sweat Equity (labor performed by the Borrower or goods or materials provided by the Borrower)• Donated funds in any form, such as cash or bonds donated by the seller, builder or Selling agent outside of approved financing contributions in the Seller Concession• Trade Equity• Pooled Funds• Individual Development Accounts (IDA's)• Funds in a Custodial or "In Trust For" account• Rent Credits• Non Vested Stock Options• Stocks held in an unlisted corporation
Bankruptcy	<p>RH Program Chapter 13: There is no seasoning requirement for Chapter 13 bankruptcies when the bankruptcy is discharged prior to closing. If the Chapter 13 bankruptcy was dismissed, 12-months' seasoning is required from the date of the dismissal. A Chapter 13 bankruptcy may remain open after loan closing when all of the following requirements are met:</p> <ul style="list-style-type: none">• A minimum 12-month repayment period in the bankruptcy has elapsed.• Bankruptcy plan payments for the last 12 months have been made on time.• The borrower has received written permission from bankruptcy court to enter into the mortgage transaction.• Full bankruptcy papers may be required. <p>A cash-out refinance to pay off the remaining balance of a Chapter 13 bankruptcy is allowed. In addition to meeting the requirements listed above, the transaction must provide an overall reduction in monthly obligations for the borrower.</p>



Borrowers – Eligibility	<p><u>Eligible:</u> US Citizens • Permanent Resident Alien: is a non-U.S. citizen authorized to live and work in the U.S. on a permanent basis. Permanent resident aliens are eligible for financing. Acceptable evidence of lawful permanent residency must be documented and meet one of the following criteria: I-151 – Permanent Resident Card (Green Card) that does not have an expiration date; I-551 – Permanent Resident Card (Green Card) issued for 10 years that has not expired; I-551 – Conditional Permanent Resident Card (Green Card) issued for 2 years that has an expiration date, as long as it is accompanied by a copy of USCIS form I-751 requesting removal of the conditions; Un-expired Foreign Passport with an un-expired stamp reading as follows: “Processed for I-551 Temporary Evidence of Lawful Admission for Permanent Residence. Valid until mm-dd-yy. Employment Authorized.” • Non-Permanent Resident Alien • A Limited Power of Attorney (POA) is acceptable on Purchase or Rate and Term refinances (Not available on C/O) when following requirements are met: POA is specific to the transaction, Recorded with the Mortgage/Deed of Trust, Contains an expiration date, Used only to execute the final loan documents, Borrower who executed the POA signed the initial 1003 and No interested party to the transaction (such as property seller, broker, loan officer, realtor, etc.) may act as Power of Attorney.</p> <p><u>In-Eligible:</u> Foreign national • Co-Signers • Guarantors • Any form of Trust</p> <p>Borrower Identification Required documentation of the borrower’s identity at time of loan submission with final verification of identification to be completed prior to loan funding. The following are required on all loans:</p> <ol style="list-style-type: none">1. Unexpired government photo ID (i.e. driver’s license, passport etc.), and2. Supplemental documentation such as ITIN card or letter from IRS, birth certificate, tax returns, paystub, tax bill, social security card, utility bill, W-2 etc. may be requested												
Cash Out Amount Limit (% of Prop Value)	<table><tr><th colspan="2">Owner Occupied & Second Home</th><th colspan="2">Investment</th></tr><tr><td>SFR</td><td>50%</td><td>SFR</td><td>50%</td></tr><tr><td>Condo / 2-4 Units</td><td>50%</td><td>Condo / 2-4 Units</td><td>50%</td></tr></table>	Owner Occupied & Second Home		Investment		SFR	50%	SFR	50%	Condo / 2-4 Units	50%	Condo / 2-4 Units	50%
Owner Occupied & Second Home		Investment											
SFR	50%	SFR	50%										
Condo / 2-4 Units	50%	Condo / 2-4 Units	50%										



Credit	<p><u>Standard</u>: 3 tradelines within the last 24 months that show a 12 month history or 2 tradelines within the last 24 months that show a 24 month history; <u>Limited</u>: No minimum tradeline requirements</p> <ul style="list-style-type: none">• Tradeline activity is not required and may be open or closed.• The primary wage-earner must meet the minimum tradeline requirements listed above.• Credit lines on which the borrower is not obligated to make payments are not acceptable for establishing a minimum history. Examples of unacceptable tradelines include loans in a deferment period, collection or charged-off accounts, accounts discharged through bankruptcy, and authorized user accounts. Student loans can be counted as tradelines as long as they are in repayment and are not deferred.• Any active non-mortgage account can be no more than 30-days delinquent at time of application. Any delinquent account must either be brought current or paid off at closing. <p>Tradelines:</p> <ul style="list-style-type: none">• Borrowers qualifying with Standard Tradelines are eligible for all occupancy types and programs. <p>Limited Tradelines:</p> <p>The following requirements apply when qualifying with Limited Tradelines:</p> <ul style="list-style-type: none">• Primary residence• 10% minimum borrower contribution• Minimum 6 months reserves after closing <p>When qualifying with Limited Tradelines, the lower of either the Representative Loan Score or a 600 score is used to qualify the borrower on the Matrix. The loan may be priced, however, using the actual Representative Loan Score.</p> <p>If the Trans Union credit report reflects a true “no score” (i.e. no credit activity) and does not show a credit score, then utilize the “no score” pricing reflected on our RH rate sheet.</p>
Credit - Determining the Borrower's Score	<p>All borrowers must have the minimum credit score required to meet eligibility as per the eligibility matrix or other requirements outlined in this product profile. To determine the score for each Borrower on the loan:</p> <ul style="list-style-type: none">• For individual borrowers, use the Trans Union score, if available. If no score is reporting, the loan will be priced using the “no score” line on the rate sheet• For multiple borrowers, use the average of Trans Union scores, rounded up, if available. Any borrower with no score reporting will be priced using a 620 score.



Credit - Derogatory	<p>Collections and Debt Balances without Payment Schedules</p> <p>Collections or Charge-offs against an applicant, and debt balances without payment schedules must have 3.5% of the total debt included in DTI calculation if:</p> <ul style="list-style-type: none">• The credit report indicates a last active date within the past 24 months, or referred to collection agency and reported as opened in the past 24 months, and• Total non-medical collections per loan aggregate \$4,000 and greater, and are not being paid at closing<ul style="list-style-type: none">○ Only collections greater than \$600 are to be included in calculating the aggregate <p>Excluded:</p> <ul style="list-style-type: none">• Medical collections,• Non-Collection Debts with utility companies.• Liabilities that do not appear on the credit report may require proof by financial statement, note or mortgage to verify the amount owed. <p>Letter of Explanation</p> <p>Letters of explanation are typically required for:</p> <ul style="list-style-type: none">• Previous Bankruptcy within last 4 years• Previous Foreclosure within last 4 years• Delinquencies in last 6 months <p>A satisfactory signed written explanation provided from Borrower(s) explaining the reason(s) for the credit event or other isolated lapse in their credit performance is required. The timing of the event(s) must be consistent with other application information. Additional documentation supporting the Borrower's explanation(s) may be required.</p> <p>A Borrower with a significant derogatory credit event or other isolated lapse in their credit performance should evidence that he/she has re-established his/her credit history. Payment histories on accounts should reflect satisfactory payments following the credit event. Late payments on accounts following a credit event should be evaluated to determine a borrower's willingness to repay their obligations. Multiple delinquencies on accounts including collections, charge-offs, judgments or tax liens may require additional explanations, documentation or result in a borrower's ineligibility.</p>
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Credit - Derogatory	<p>Lawsuits/Pending Litigation If the application, title, or credit documents reveal that the Borrower, or Homeowners Association (HOA) is presently involved in a lawsuit or pending litigation, the following is required:</p> <ul style="list-style-type: none">• A copy of the complaint and answer• Title must assure GBL's first lien position <p>Review of the lawsuit or pending litigation may result in a borrower's ineligibility.</p> <p>Tax Liens and Judgments Tax Liens and Judgments on the credit report (not affecting title), that have not been satisfied or discharged must be included in DTI and monthly liability will be calculated using either:</p> <ol style="list-style-type: none">1. Formal payment arrangement2. 3.5% of balance <p>Fraud Alerts and Regulatory Messages Whenever a fraud alert is reflected on a credit report, you have an obligation to verify that the applicant is indeed who they say they are and you must do your due diligence to obtain their permission to proceed with the credit application.</p>
Credit – Housing History	<p>A housing history for the most recent 6 months is required with all mortgages and rental histories showing on the credit report or documented by a written verification by a valid third party entity or a property management company. Borrowers who own their home free and clear and cannot provide a 6 month mortgage history, can qualify by providing evidence of payment of homeowners' insurance and taxes for their home. Borrowers with no housing history (i.e. living rent-free) may be considered on a case-by-case basis.</p> <p>Borrowers who do not own their homes free and clear, have owned their current home for less than 6 months AND have no prior homeownership can use a combination of previous rental history and mortgage history to meet the housing history requirements.</p> <p>Housing histories through private parties must be verified with cancelled checks, referencing the company or individual who completes the verification. Payment must be made within month due, i.e. lump sum payments (12 months made with one or several checks) will not satisfy proof of responsible housing payments.</p>
Credit – Liabilities	<p>Monthly payments on all existing debts are included in the borrower's total liabilities or obligations</p>
Credit – Liabilities 30 day Account	<p>A 30-day charge account is defined as an account where the borrower must pay off the total outstanding balance each month. There are no alternative monthly payment options. GBL will use current payment, if available as reported on the credit report or current statement. Otherwise, 3.5% of outstanding balance will be used for qualifying purposes.</p>

<p>Credit – Liabilities Alimony, Child Support or Maintenance</p>	<p>When the borrower is required to pay alimony, child support, or maintenance payments under a divorce decree, separation agreement, or any other written legal agreement the payments must be considered as part of the borrower's recurring monthly debt obligations. Voluntary payments do not need to be taken into consideration.</p> <ul style="list-style-type: none"> • If there are fewer than ten documented payments remaining and you wish to have the liability excluded from ratios, provide: <ul style="list-style-type: none"> ○ a copy of current divorce decree, maintenance agreement or other legal document evidencing end date of payment
<p>Credit – Liabilities Authorized Users on Credit Report</p>	<p>Borrowers listed as an Authorized User only on a credit report may have those related liabilities omitted, as they are not obligated to repay the debt.</p>
<p>Credit – Liabilities Personal Debts paid by a Business or Other Entity</p>	<p>Applicants with personal debts paid by a Business or Other Entity may have the debt removed from their personal debt calculation if there has been no delinquency in payments, AND either:</p> <ol style="list-style-type: none"> 1. Evidence of 3 months payments are provided from a bank account of which the borrower has no ownership (This does not apply to leases), OR 2. For self-employed borrowers with business income: Evidence of 3 months payment, or a term less than 3 months at Analyst discretion, are provided that the debt was paid out of a business account and considered in the business cash flow analysis. 3. Borrowers qualifying with bank statements that pay credit cards reporting on the credit report from bank statements will have the credit card payments considered as expenses in the bank statement analysis and removed from their liabilities. <ol style="list-style-type: none"> a. Credit cards on the credit report as liabilities that are not accounted for using the bank statement analysis will remain on their liabilities. b. Borrowers that can show proof that a credit card houses only personal expenses may have the credit card debt removed from the bank statement calculation and included only in their liabilities.
<p>Credit – Liabilities Installment Debt and Leases</p>	<p>An applicant's payments on installment debt are to be included in DTI calculations. However, if there are 10 or fewer payments left until the debt is paid off, excluding automobile lease payments, then the payment amount can be excluded from DTI calculations.</p> <p>All automobile lease payments, regardless of the number of payments left, must be included in DTI calculations (on the basis that autos are essential, and at the end of the lease period another auto will need to be leased by the applicant).</p> <p>Installment payments on the borrower's debt to his/her own 401(k) are excludable from DTI calculations.</p>

Credit – Liabilities Liabilities Assigned by Divorce Decree or Other Court Order	<ol style="list-style-type: none"> 1. Liabilities assigned by divorce decree or other court order to another person may be omitted from liabilities. 2. If the divorce decree or other court order does not specify the particular account in question, 3rd party documentation will be required to verify liability assigned matches the debt to be omitted on the credit report.
Credit – Liabilities Mortgages after Foreclosure	Mortgages on properties which no longer obligate the borrower due to final dispensation of foreclosure, such as a sheriff's sale, may have the obligation omitted from the borrower's liabilities. Proof the property mortgaged by the obligation was sold in foreclosure is required.
Credit – Liabilities Mortgages Paid by a 3rd Party	<p>Applicants may have a mortgage obligation omitted from their debt calculation if the following requirements are met:</p> <ol style="list-style-type: none"> 1. Evidence the mortgage being omitted has been paid by a 3rd party for 3 months prior to application, and 2. Proof the 3rd party is obligated to repay the mortgage being omitted. 3. 3rd party cannot be a spouse of the borrower
Credit – Liabilities Revolving Debt	<p>Revolving debt is open ended debt of which the principal balance on an account may vary from month to month (e.g., department store credit cards). The minimum required payment as stated on the Credit Report or current statement should be used in calculating the DTI unless as noted below.</p> <p>If the credit report does not show a required minimum payment amount and there is no supplemental documentation to support a payment amount, the payment must be calculated 3.5% of the outstanding balance.</p> <p>Revolving debt may be paid off to qualify and the monthly payment excluded from the DTI. Documentation must be provided to confirm the debt has been paid off.</p> <p>Debts may be paid off at closing and reflected on the final closing disclosure.</p> <ul style="list-style-type: none"> • Source of funds for payoff of a revolving debt must meet all applicable asset requirements as outlined in this guide
Credit – Liabilities Student Loans	<p>Student loans, whether deferred or not, must be included in the debt ratio for qualifying purposes. The payment reported in the credit report will be used for qualifying the borrower. If the credit report does not reflect a monthly payment, a payment totaling 1% of the loan balance must be used to qualify the borrower.</p> <p>Payment plans based on income may have student loan payments omitted if the following third party documentation is provided showing both:</p> <ul style="list-style-type: none"> • Borrower is enrolled in a repayment plan based on income, AND • Based on borrower's income, the current payment amount is \$0.00

Credit – Liabilities Tax Liens and Judgments	<p>Liens and Judgments that have not been satisfied or discharged must be included in DTI and monthly liability will be calculated using either:</p> <ul style="list-style-type: none"> • Formal payment arrangement • 3.5% of balance
Credit – Liabilities Timeshares	Timeshares are to be treated as installment loans rather than mortgage debt.
Credit – Liabilities Unreimbursed Business Expenses (URBE)	Borrowers receiving a business allowance may have the liability it relates to offset by the amount of the allowance. Any net unreimbursed business expense is a liability, and any surplus is income when calculating the qualifying debt to income ratio of the borrower.
Delayed Financing	<p>Borrowers who purchased the subject property within the past six months (measured from the date on which the property was purchased, to the disbursement date of the new mortgage loan) are eligible for a cash-out refinance if all of the following requirements are met.</p> <ul style="list-style-type: none"> • Treated on loan matrix as a purchase with regards to LTV, rate and term • The original purchase transaction was an arms-length transaction • LTV based on lesser of original acquisition price and current appraised value • Property must have been purchased using the borrower(s) own funds; title must evidence no current liens • Entire copy of Settlement Statement/Closing Disclosure from the original purchase and documentation to show the down payment and closing costs used for the purchase <p>If borrower does not meet these guidelines, the loan must be underwritten as a rate and term refinance.</p>
Eligible States	<p>See GreenBox Loans, Inc.'s "Location" on web page;</p> <p>Texas:</p> <ul style="list-style-type: none"> • O/O & Second Home: Purchase and Rate & Term refinances ONLY; No limited Cash Out or Cash Out refinances • NOO: Purchase, Refinances including R/T and C/O
Escrow Waiver	Impounds are required.



Gift Funds	<p>Cash to close may come from gifted funds on any program for which it is not excluded. In order to ensure the funds are not a loan which must be included in the borrower's debt to income ratio, as well as to protect against risk. Gifted funds must be processed by a depository institution prior to being provided to the settlement agent, and must be evidenced by a letter which meet the following requirements:</p> <ul style="list-style-type: none">• Specify the dollar amount of the gift;• Specify the date the funds were transferred;• Include a statement that no repayment is expected;• Include the donor's name, address, telephone number, relationship to borrower; and• Bear the donor's signature
Gift of Equity	<ul style="list-style-type: none">• A gift of equity refers to a gift provided by the seller of a property to the buyer. The gift represents a portion of the seller's equity in the property and is transferred to the buyer as a credit in the transaction.• Up to a 100% gift of equity for down payment is permitted for primary residences and second homes if:<ul style="list-style-type: none">○ Provide copy of gift letter○ Seller may not be in default○ The transaction between buyer and seller is a non-arm's length transaction. A non-arm's length transaction would be when the buyers and sellers have an existing relationship with each other.○ The sales price for the property is at market rate○ No seller concessions allowed, closing costs must be borrower's own funds• Non-owner occupied homes are not permitted to use gift of equity
Income Rental	<p>Basic Requirements</p> <ul style="list-style-type: none">• Rental Income being used will be entered and calculated in the loan origination software for all personally owned properties.• All rental properties regardless of geographic location must be correctly entered in the REO section, must include all mortgage payments, taxes, insurance, and association fees.• Processing must verify if mortgage payments include escrow and to what extent, so as to avoid calculating costs twice.• Processing is responsible for verifying and documenting PITI and HOA calculations.<ul style="list-style-type: none">○ A 25% vacancy and maintenance factor will be deducted from gross rental income.○ In addition to the REO section being completed in the loan origination software the following will be required to be completed:<ul style="list-style-type: none">▪ Liabilities▪ Fully escrowed mortgage statement and applicable HOA dues OR▪ Mortgage statement or private note, tax statement(s), HOI and HOA dues○ Regardless of property occupancy type, all rental income will be calculated by reducing total housing expenses by rental income after the vacancy factor<ul style="list-style-type: none">▪ If the result is a positive number, rental income is to be included in the borrower's total income,▪ If the result is a negative number, rental loss is to be included in the borrower's total liabilities.



Income Rental Continued	<p>Current Rental Income</p> <ul style="list-style-type: none">• Required Documentation<ul style="list-style-type: none">○ A copy of the current or expired lease signed by all parties<ul style="list-style-type: none">▪ IRS Schedule E may be used in lieu of a current lease▪ All rental properties must verify income from the same documentation type (i.e. tax returns etc.) Exceptions considered on a case by case basis.○ Proof of payment, valid if dated within 90 days at Close<ul style="list-style-type: none">▪ Renters paying by cash must be verified to live at the address by using Accurant, White Pages online, utility bill, or other method which can verify the renter listed on the lease resides at the property in question.
Income Rental Continued	<p>Future Leases</p> <ul style="list-style-type: none">• Purchases of investment property<ul style="list-style-type: none">○ Required Documentation:<ul style="list-style-type: none">▪ Rent schedule (Fannie Mae form 1007 or 1025) completed by a certified appraiser.• Currently owned property converted to investment property<ul style="list-style-type: none">○ Required Documentation<ul style="list-style-type: none">▪ Signed copy of the future lease along with proof of security deposit, or▪ Signed copy of the future lease along with a Zillow rent estimate of a comparable property.○ Future leases which are reasonably close to the Zillow rent estimate may use the future lease amount.○ Future leases which are unreasonably greater or less than a Zillow rent estimate will have the lesser rent amount used in calculating income.
Income Rental Continued	<p>Vacation Rentals</p> <ul style="list-style-type: none">• Program Requirements<ul style="list-style-type: none">○ Rental income from properties that are usually based on a 3rd party, such as AirBnB.<ul style="list-style-type: none">▪ Borrowers not using a 3rd party are not excluded from having income calculated in this manner, but must still adhere to the documentation requirements○ Income from these sources will be calculated by dividing the total yearly income verified by 12 to determine monthly income.• Required Documentation:<ul style="list-style-type: none">○ Most recent 1099 from 3rd party management company, or○ Most recent tax returns, or○ Schedule of rents from a Property Management Company
Income Rental Continued	<p>Purchase of Investment Property with Existing Lease</p> <ul style="list-style-type: none">• Required Documentation:<ul style="list-style-type: none">○ The current lease may be used when signed and dated by Seller and Tenant.○ Written proof that borrower will assume the lease.



<p>Income Rental Continued</p>	<p>Rental Properties Owned by Multiple Individuals, or Businesses not Wholly Owned</p> <ul style="list-style-type: none">• Required Documentation:<ul style="list-style-type: none">○ Lease agreements signed by all parties, or schedule E of the borrower's tax return,○ Mortgage statement, if applicable,○ Homeowner's insurance statement, and○ Proof of payment<ul style="list-style-type: none">▪ Renters paying by cash must be verified to live at the address by using Accurant, White Pages online, utility bill, or other method which can verify the renter listed on the lease resides at the property in question.• Borrowers using rental income to qualify in which the borrower is not the sole owner must have the net rental income, or loss, divided by the number of owners, or the percentage of ownership listed on the K-1 of the borrower's tax returns.• Rental properties with more than 1 unit may include the gross rental income of every rental property unit, or fewer, as applicable to qualify the borrower.• Net rental income used to qualify the borrower must include all mortgage payments, taxes, and insurance regardless of whether or not the borrower is listed on the documents. <p>If any requirements as listed above are not documented or available, exception approval is required.</p>
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<p>Income Calculation / Documentation - Bank Statements from Personal Account</p>	<p><u>BORROWERS MUST BE SELF-EMPLOYED TO QUALIFY FOR THIS PROGRAM.</u></p> <p><u>Using Personal Bank Statements to Qualify</u></p> <ul style="list-style-type: none">• Verify within 60-days of the Note date that the business has a minimum two-year operating history with one of the following; a letter from either the businesses tax professional, regulatory agency or licensing bureau, certifying two-years of self-employment in same business.• Verify within 30 days of the not that the business is active and operating with either a phone listing and/or business address using directory assistance or internet search e.g. Facebook (Independent Contractors with income reported on 1099s exempt from requirement).• Most recent 12 months personal bank statements - Utilize 12 months average deposits to qualify (minus disqualified/unrelated deposits)• Most recent 2 months business bank statements – Demonstrate transfers from business to personal bank account statements provided• Borrowers must own a minimum of 25% of business to be considered Self-Employed, for use of personal bank statements.• Qualifying income may not exceed the income indicated on the initial 1003. <p>Personal Bank Statement Analysis</p> <ul style="list-style-type: none">• Income should be calculated based on a 12 month average of total deposits minus any unusually large deposits exceeding 50% of the monthly income (as defined by Fannie Mae) into personal accounts must be explained via LOE. If LOE is sufficient, no sourcing required.• Pattern of deposits and payment should be consistent• ATM deposits may be included if a consistent pattern of such deposits is present;• Expectations of changes in deposit pattern must be considered;• Income documented separately but comingled must be backed out of deposits;• Two months business bank statements;<ul style="list-style-type: none">○ Must evidence activity to support business operations, and○ Reflect transfers to the personal account
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<p>Income Calculation / Documentation - Bank Statements from Business or co-mingled Account</p>	<p><u>Using Business Bank Statements / Co-mingled (Business & Personal) to Qualify</u></p> <ul style="list-style-type: none"> • Verify within 60-days of the Note date that the business has a minimum two-year operating history with one of the following; a letter from either the businesses tax professional, regulatory agency or licensing bureau, certifying two-years of self-employment in same business. Borrowers utilizing business bank statements that own > 50% but < 100% of a business will be qualified at the P&L net income multiplied by their ownership. <u>Less than 50% ownership will require exception approval for use of Business Bank Statements</u> • Verify within 30 days of the note that the business is active and operating with either a phone listing and/or business address using directory assistance or internet search e.g. Facebook (Independent Contractors with income reported on 1099s exempt from requirement). <p>Documentation Options:</p> <ol style="list-style-type: none"> 1. 12 Month P&L Statement (Option 1) <ul style="list-style-type: none"> ○ 12 Month P&L prepared by a licensed tax preparer or CPA ○ 12 Months of business bank statements covering the most recent time period and matching the time period of the P&L. ○ P&L Sales/Revenue must be supported by the provided bank statements. Total deposits per bank statements, minus any inconsistent deposits, must be no more than 10% below revenue reflected on P&L. The bank statements and P&L must cover the same time period. Qualifying income is the lower of the Net Income indicated on the P&L or the income indicated on the initial 1003 2. Business Expense Statement Letter: (Option 2) <ul style="list-style-type: none"> ○ An expense statement specifying business expenses as a percent of the gross annual sales/revenue prepared and signed by a licensed tax preparer. ○ 12 months of business bank statements covering the most recent time period. ○ Net Income determined by total deposits per bank statements less total expenses. Total expenses calculated by multiplying total deposits by the expense factor provided by licensed tax preparer. Qualifying income is the lower of the net income from the analysis or the income indicated on the initial 1003 <ul style="list-style-type: none"> • The underwriter should provide notes of their analysis on the U/W approval form/1008/or within the bank statement analysis. • Expenses must be reasonable for the type of business; • Pattern of deposits and payment should be consistent; • Expectations of changes in deposit pattern must be considered • Income documented separately but co-mingled must be backed out of deposit
<p>Inherited Property / Properties Awarded via Legal Documentation</p>	<p>Inherited properties are permitted, provided the borrower has inherited, or was legally awarded the property, such as through a divorce, separation, or dissolution of a domestic partnership. Appropriate, supportive legal documentation of the inheritance, or the legal award of the property, must be provided.</p>
<p>Lease with Option to Purchase Principal Dwelling</p>	<p>Borrower with a valid, executed lease with option to purchase will be priced, and treated as a purchase transaction. The lesser of the appraised value or the purchase price established with the lease with option, will be used for qualification.</p>



Listing Seasoning	<p>Primary Residence</p> <ul style="list-style-type: none">• Property must have been off the market for a minimum of ninety (90) calendar days prior to the application date• The borrower must confirm in writing that they intend to occupy the subject as a primary residence and the reason for listing the property <p>Second Homes and Investment Properties</p> <ul style="list-style-type: none">• Property must have been off the market for a minimum of 6 months prior to the application date• The borrower must confirm in writing the reason for listing property
Maximum # of Financed Properties	<p>If the loan is secured by the borrower's principal residence or second home, there are no limitations on the number of other financed properties with outstanding balances.</p> <p>If the loan is secured by an investment property, the following policy applies:</p> <ul style="list-style-type: none">• Borrower(s) may own no more than Eight (8) financed properties including the subject property, for investment property or second home loans. The borrower may own additional real estate if it is owned free and clear
Minimum Loan Amount	\$150,000
Non-Permanent Resident Alien	<p>Must have U.S. Credit, Income and Assets</p> <p>An alien admitted to the United States as a lawful temporary resident. Lawful non-permanent residents are legally accorded the privilege of residing temporarily in the United States.</p> <ul style="list-style-type: none">• Legal Status Documentation<ul style="list-style-type: none">○ Visa types allowed: E-1, E-2, E-3, EB-5, G-1 through G-5, H-1, L-1, NATO, O-1, R-1, TN NAFTA○ Visa must be current and may not expire for a minimum of 2 years following the close date. <p>When applicable, valid employment authorization doc (EAD) required for US employment if not sponsored by current employer.</p> <ul style="list-style-type: none">• Guideline restrictions:<ul style="list-style-type: none">○ Maximum LTV/CLTV: 75% for Purchase or R/T; 65% for Cash Out○ Non-Occupant Co-Borrowers not allowed○ Gift Funds not allowed○ US credit requirements detailed under the CREDIT section of this guide should be utilized.



Non-Occupant Co-Borrowers	<p>Non-occupant co-borrowers are credit applicants on a principal residence transaction who do not intend to occupy the subject property as a principal residence. Non-occupant co-borrowers must meet the following requirements:</p> <ul style="list-style-type: none">• Non-occupant borrower must sign the mortgage and note• Non-occupant borrower must not have an interest in the property sales transaction, such as the property seller, builder, or real estate Lender• Occupying borrower must contribute to qualifying income• Occupying borrower must have a minimum 660 credit score• LTV reduction of 5% from program maximum. LTV not to exceed 75%
Non-Sufficient Funds (NSF) / Overdraft	<p><u>Non-Sufficient Funds</u></p> <ul style="list-style-type: none">• Non-sufficient funds (NSF) or negative balances reflected on the bank statement must be considered. Occurrences included in the analysis are subject to the following tolerances<ul style="list-style-type: none">○ Up to five (5) occurrences in the most recent twelve (12) month time period is acceptable if there are zero (0) occurrences in the most recent two (2) month time period.○ Up to three (3) occurrences are allowed in the most recent twelve (12) month time.○ Exception requests for tolerance deviations must include (a) a letter of explanation from the borrower outlining the reason for the occurrences and an explanation of how and when the issue leading to the occurrences was rectified, and (b) additional compensating factors outlined by the supporting the viability of income. <p>Consideration of the financial strength of a self-employed borrower's business must be taken into account.</p> <hr/> <p><u>Overdraft</u></p> <ul style="list-style-type: none">• Overdraft protection (Fees) associated with a pre-arranged link to a savings account or line of credit must also be considered unless one of the following conditions exist...<ul style="list-style-type: none">○ Overdraft protection from a depository account: Occurrences may be excluded if statements for the linked account confirm that (a) the linked account balance at the time of the transfer exceeded the amount of the overdraft transfer, (b) the linked account's balance did not report as zero or negative at any point during the statement period of the transfer, and (c) the linked account did not itself receive overdraft protection proceeds during the statement period of the transfer.○ Overdraft protection from a line of credit: Occurrences may be excluded if statements for the linked account confirm that (a) the line's credit limit was not exceeded during the statement period of the transfer and (b) a payment amount which equals or exceeds the sum of all overdraft protection occurrences analyzed in the statement period is made within 30 days after the statement close date.



Occupancy	<p>Eligible occupancy types include:</p> <ul style="list-style-type: none">• Primary residences for 1-4 unit properties• Second Homes – 1 Unit only<ul style="list-style-type: none">○ Must be occupied by the borrower for some portion of the year○ Only one second home allowed○ Must be located in a recognized vacation area typical for second home properties (e.g., beach, ski, golf, resort, recreational in nature)○ No rental (Airbnb) or time share arrangement income can be used to qualify• Investment or Non-Owner Occupied – 1-4 Units
Payment Shock	<p>Primary Residence Only Payment shock should not exceed 300% of the borrower's current housing payment unless DTI is less than or equal to 36%. If payment shock exceeds this limit the underwriter must provide justification of borrower's ability to handle the increased payment. If the loan purpose is debt consolidation, a payment shock calculation is not required.</p> <p>Payment Shock = (Proposed Housing Payment /Present Housing Payment) * 100</p> <p>For borrowers who have less than a 12-month housing history, do not have a current housing payment, or own a home free and clear, payment is shock is not considered.</p>
Points and Fees	Total points and fees must be less than 5%
Prepayment Penalty	Not Available



Property Flipping	<p>A property flip occurs when the seller acquired the property within 180 days. The time period is determined by subtracting the date the seller became the legal owner of the property from the date the purchaser signed the purchase contract. If the seller and purchaser signed the purchase agreement on separate dates the latter of the two dates is to be used. Maximum LTV is 75%.</p> <p>If it is determined that seller has acquired property in last 180 days and the transaction is subject to Higher Priced Mortgage Loan (Section 35) second appraisal requirement, a second appraisal, will be required.</p> <p>Purchases:</p> <ul style="list-style-type: none">• Appreciation greater than 10% in the past 90 days, 2 full appraisals may be required.• Appreciation greater than 20% in the past 91-180 days, 2 full appraisals may be required.• Appreciation greater than 30% in the past 181-365 days, GBL may request an appraisal review. <p>When two appraisals are required regardless of the transaction type the lesser of the two values will be used for qualification purposes.</p> <p>The additional Appraisal must specifically address the following points:</p> <ul style="list-style-type: none">• The difference between the price at which the seller acquired the property and the price that the consumer is obligated to pay to acquire the property, as specified in the consumer's agreement to acquire the property from the seller;• Changes in market conditions between the date the seller acquired the property and the date of the consumer's agreement to acquire the property; and• Any improvements made to the property between the date the seller acquired the property and the date of the consumer's agreement to acquire the property. <p>A second appraisal is not required if:</p> <ul style="list-style-type: none">• Seller is a local, State or Federal government agency;• Seller acquired title by exercising right as holder of defaulted mortgage loan;• Seller is non-profit• Seller inherited the property• Seller acquired property by divorce decree• Seller is an employer or relocation agency• Seller is a service member who received deployment, or permanent change of station order after they obtained the property• Property is located in a federal disaster area
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Property Types	<p>Eligible: • One-unit Attached/Detached SFRs • One-unit Attached/Detached PUDs • Low/Mid/High-Rise Condos and Site Condos • Warrantable and Non-warrantable condos • 2-4 Unit Properties</p> <p>Ineligible: • Co-ops • Timeshares • Commercial Enterprises (e.g. Bed and Breakfast, Boarding House, Hotel) • Properties containing environmental hazards • Projects with insufficient Flood Insurance – Borrower supplemented is not permitted • Leasehold properties • Vacant land • Agriculture • Rural</p>
Property Types – All Condos	<p>Fannie Mae eligible projects and Non-Warrantable projects allowed • GreenBox Loans, Inc. project exposure maximum shall be \$3,000,000 or 15% of the project whichever is lower • Borrower project/Unit concentration limit: two (2) units • Project meets all FNMA Insurance requirements for property, liability and fidelity coverage • Borrower must carry H06 coverage for replacement of such items as flooring, wall covering, cabinets, fixtures, built-ins and any improvements made to the unit • The Condo Project Questionnaire must be completed, including all the required documentation from the questionnaire including: CCR, Articles of Incorporation, By-Laws, Master Insurance Policy, Budget / Balance Sheet & HOA questionnaire . • All projects are subject to full review and approval.</p>
Property Types – Non Warrantable Condos	<p>Maximum LTV/CLTV: 75% Maximum Loan Amount: \$650,000 Require Project Approval by GreenBox Loans, Inc.</p> <p>Maximum of 20% of project owned by any Single Owner / Investor Entity. Maximum of 2 units owned by any Single Owner / Investor Entity if the project has fewer than 10 units.</p>
Rapid Appreciation	<p>Refinance Transactions Refinance transactions where appraised value exceeds original purchase price. If owned less than 24 months (at time of application date):</p> <ul style="list-style-type: none"> • Borrower to provide a detailed breakdown of improvements, commentary and documentation to support a substantial increase in value <p>If owned greater than 24 months (at time of application date):</p> <ul style="list-style-type: none"> • Borrower to provide a detailed breakdown of improvements, commentary and documentation to support a substantial increase in value <p>Purchases Transactions: A detailed breakdown of improvements, commentary and documentation to support a substantial increase in value, as defined below, between the sellers purchase price and the current sales price for the following:</p> <ul style="list-style-type: none"> • Appreciation greater than 10% in the past 90 days, or • Appreciation greater than 20% in the past 91-180 days, or • Appreciation greater than 30% in the past 181-365 days



Ratios	Maximum DTI is 43%			
	DTI's greater than 43% and up to 55% may be considered with compensating factors			
	<ul style="list-style-type: none"> DTI is capped at 43% for borrowers with income at or below \$2000/mo. DTI is capped at 43% for borrower with income over \$62,500/mo. 			
	Monthly Income	No Compensating Factor	One Compensation	Two Compensation
	< \$2,000	43%	43%	43%
	=>\$2,000 and <\$62,499	43%	50%	55%
	=>\$62,500	43%	43%	43%
	Compensating factors			
	Borrower will be credited with 1 compensating factor if:			
	<ol style="list-style-type: none"> Borrower's liquid assets after closing are 3x the monthly housing payment (principal, interest, tax, and insurance) or greater. <ol style="list-style-type: none"> Privately held stock may not be used to qualify. Proceeds from a cash out refinance of subject property may not be used to qualify The new housing payment will increase by no more than 10% from the borrower's existing housing payment and there have been no delinquencies in the borrower's housing payment over the last 6 months. A minimum of 6 housing payments is required. The largest of the borrower's qualifying income has come from the same source for 3-years or more. Credit score of 660 or greater. <ol style="list-style-type: none"> Multiple borrowers must have their average credit score meet these criteria. Borrower's without credit will be priced at a 620 score for qualification purposes. 			
	Borrower will be credited with 2 compensating factors if:			
	<ol style="list-style-type: none"> The borrower's liquid, non-retirement assets after closing are 6x the monthly housing payment (principal, interest, tax, and insurance) or greater. <ol style="list-style-type: none"> Privately held stock may not be used to qualify. Proceeds from a cash out refinance of subject property may not be used to qualify The total of the borrower's non-physical assets (savings, checking, 401k, IRA's, etc...) after closing are 12x the monthly housing payment (principal, interest, tax, and insurance) or greater. <ol style="list-style-type: none"> May be used with any income program, including asset depletion. Privately held stock may not be used to qualify. Proceeds from a cash out refinance of subject property may not be used to qualify 			
	Note: If gift funds are used for down payment, borrower's assets cannot be used as compensating factors			



Refinance	<p>A refinance transaction gives the borrower an opportunity to obtain a rate and term refinance or a cash out refinance. For all refinances, the borrower(s) must meet the Continuity of Ownership requirements.</p> <p>Continuity of Ownership To meet Continuity of ownership, one of the following must exist:</p> <ul style="list-style-type: none">• At least one individual, or legal entity (i.e. LLC), currently in title and must remain on title at close (no transfer of ownership at close)• The borrower has recently inherited, or was legally awarded, the property (divorce, separation, or dissolution of a domestic partnership)• The borrower(s) are eligible for Delayed Financing <p>Owner occupied properties:</p> <ul style="list-style-type: none">• The borrower has paid the mortgage for the last 6 months prior to application• Borrower must be in title to the subject property at the time of loan application <p>Investment Properties and Second Homes:</p> <ul style="list-style-type: none">• Borrower must be in title to the subject property for 6 months prior to application• Borrower must be obligated on underlying liability
Refinance - Cash Out	<p>Cash-out, in which the consumer may receive an amount of cash equal to or less than the loan amount, determined case by case as loan details present</p> <p>Eligibility Requirements Cash-out refinance transactions must meet the following requirements:</p> <ul style="list-style-type: none">• The transaction must pay off all existing mortgages on the subject property by obtaining a new first mortgage secured by the same property, or be a new mortgage on a property that does not have a mortgage lien against it.• Properties previously listed for sale must have been off the market at least 90 days before the application date of the new mortgage loan.• The property must have been purchased or acquired by the borrower at least six months prior to the disbursement date of the new mortgage loan except for the following:<ul style="list-style-type: none">○ There is no waiting period if the borrower documents that the property was acquired through an inheritance or was legally awarded the property (divorce, separation, or dissolution of a domestic partnership).○ Delayed financing requirements have been met. See Delayed Financing Exception below.○ If a limited liability corporation (LLC) that is majority-owned or controlled by the borrower owns the property prior to closing, then the time it was held by the LLC may be counted towards meeting the borrower's six-month ownership requirement.○ If the property was owned prior to closing by an inter vivos revocable trust, the time held by the trust may be counted towards meeting the borrower's six-month ownership requirement if the borrower is the primary beneficiary of the trust.

Refinance – Rate & Term	<p>Rate-Term Refinances consist of the following transaction types and must meet the following requirements:</p> <ul style="list-style-type: none"> • Pay-off of the current mortgage and any subordinate liens on subject property to include principal balance plus accrued interest, and any required prepayment penalty • The borrower only receives incidental cash-back (up to \$2,000) • Texas rate & term refinance requires: <ul style="list-style-type: none"> ○ Previous transaction being refinanced was a purchase money mortgage, or land contract, and ○ Borrower receives \$0 cash-back
Residual Income	<p>Residual Income is the amount of monthly income remaining once a borrower has paid all monthly debt obligations. Residual Income = Gross Monthly Income minus total monthly debt.</p> <p>Minimum Residual Income Requirements are calculated using the table below, plus \$250 for the first dependent and \$125 for each additional dependent.</p>
Reserves	<p>6 months PITIA</p> <p>Cash Out cannot be used for reserves</p> <p>Gift funds cannot be used for reserves</p>
Seller Concessions & Interested Party Contributions	<p>Up to 6% as long as the purchase price is less than or equal to list price, if not we will accept up to 3% as long as the appraisal supports the higher price.</p>
Subordinate Financing	<p>Secondary financing must be institutional. Existing secondary financing must be subordinated and recorded or refinanced. HELOC CLTV must be calculated at the maximum available line amount unless the borrower can provide documentation the line of credit is past its draw period. Maximum CLTV/HCLTV cannot exceed the maximum LTV permitted by the program matrix.</p>
Terms	<p>Maximum Terms by property type for Purchases or Refinances:</p> <ul style="list-style-type: none"> • The following are the maximum loan terms available by property type: • Site built Single-family owner-occupied residence 360 months • Site built Condominium owner-occupied residence 360 months • Site built 2 unit owner-occupied residence 360 months • Site built 3 or 4 unit owner-occupied properties 300 months • Non-owner occupied single-family, townhome or condominium property 300 months



Vesting	<p>Ownership must be fee simple.</p> <p>Acceptable forms of vesting are:</p> <ul style="list-style-type: none">• Individuals• Joint tenants• Tenants in common• Limited Liability Companies, Partnerships, Corporations, and S Corporations (each, an “Entity”) <p>To vest a loan in an Entity, the following apply:</p> <ul style="list-style-type: none">○ Purpose of the LLC is for the ownership and management of real estate○ Loan must be disclosed to all owners of the LLC (no more than 4)○ Members who own more 10% interest must provide personal guarantees of the Entity in a form satisfactory to GreenBox○ The following LLC documentation must be provided: Articles of Incorporation, Operating Agreement, Tax Identification Number and Certificate of Good Standing
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**FULL DOCUMENTATION
90% LTV PURCHASE LOAN AMOUNTS UP TO \$3,000,000**

Primary Residence				
Credit Score	Purchase	R/T	Cash Out	Maximum Loan Amount
740 +	90%	85%	75%	\$1,000,000
	85%	85%	75%	\$1,500,000
	80%	80%	70%	\$2,000,000
	75%	75%	65%	\$3,000,000
720 +	85%	85%	75%	\$1,000,000
	85%	85%	70%	\$1,500,000
	80%	75%	65%	\$2,000,000
	75%	70%	60%	\$3,000,000
700 +	80%	80%	75%	\$1,000,000
	80%	75%	70%	\$1,500,000
	70%	75%	60%	\$2,000,000
	70%	70%	60%	\$3,000,000
680 +	80%	80%	70%	\$1,000,000
	75%	75%	70%	\$1,500,000
	65%	65%	60%	\$2,000,000
660 +	80%	80%	70%	\$1,000,000
	75%	75%	70%	\$1,500,000
Second Home				
Credit Score	Purchase	R/T	Cash Out	Maximum Loan Amount
740 +	75%	75%	65%	\$2,500,000
720 +	75%	75%	65%	\$2,000,000
	70%	70%	60%	\$2,500,000
700 +	75%	75%	65%	\$1,500,000
	75%	75%	60%	\$2,000,000
	70%	70%	60%	\$2,500,000
680 +	75%	75%	65%	\$1,500,000
	65%	65%	60%	\$2,000,000
660 +	75%	75%	65%	\$1,500,000



Non-Owner Occupied				
Credit Score	Purchase	R/T	Cash Out	Maximum Loan Amount
740 +	75%	75%	65%	\$2,500,000
720 +	75%	75%	65%	\$2,000,000
	75%	70%	60%	\$2,500,000
700 +	75%	75%	65%	\$1,500,000
	75%	75%	60%	\$2,000,000
	70%	70%	60%	\$2,500,000
680 +	75%	75%	65%	\$1,500,000
	65%	65%	60%	\$2,000,000
660 +	75%	75%	65%	\$1,500,000

Other Restrictions	
Non-Warrantable Condo	Max LTV 65%
2-4 Units	2 units: Reduce LTV by 5% 3-4 Units: Reduce LTV by 10% After reduction: Max LTV 75%
Interest Only	Max LTV 80%



Age of Documents	<p>Credit Report/Credit Documentation: 90 days old at the time of closing</p> <p>Income and Asset Documentation: Dated within 90 days of closing</p> <p>Title Report/Title Commitment: Dated no later than 90 days prior to closing</p>
Appraisal	<p>Full Interior / Exterior appraisal required. Fannie Mae/Freddie Mac Forms 1004/70, 1025/72, 1073/465 or 2090 must be used. All Fannie Guidelines apply to appraisal process and value determination, in addition an Appraisal Management Company must be utilized for appraiser selection.</p> <p>The Appraisal should be dated no more than 120 days prior to the Note Date. After a 120 Days period, a recertification of value is acceptable up to 180 days. After a 180 day period, a new appraisal is required. Re-certification of value is not acceptable. Minimum Square Footage 800 Sq. Feet</p> <p>Not eligible: Properties for which the appraisal indicates condition ratings of C5 or C6 or a quality rating of Q6, each as determined under the Uniform Appraisal Dataset (UAD) guidelines. GreenBox will consider if issue has been corrected prior to loan funding with proper documentation.</p> <p>APPRAISAL REVIEW PRODUCTS: An enhanced desk review product, (such as an ARR from ProTeck or CDA from Clear Capital), from a GreenBox Approved AMC is required on all transactions.</p> <p>In lieu of an enhanced desk review product, a field review or second appraisal from a GreenBox's AMC is acceptable.</p> <p>If the Appraisal Review Product value is more than 10% below the appraised value a second appraisal is required.</p> <p>When a second appraisal is provided, the transactions "Appraised Value" will be the lower of the two appraisals.</p> <p>A second appraisal is required on loan amounts > \$1,500,000</p>



Assets	<p>Down payment funds should be documented for 60 days per the Fannie Mae Verification of Deposits and Assets guidelines with the documentation included in the loan file.</p> <p>In addition to documenting the down payment, closing costs, and minimum PITIA reserve requirements, all borrowers must disclose and verify all other liquid assets.</p> <ul style="list-style-type: none">• Use 100% of cash and cash equivalents• Use 70% of face value of for non-retirement asset accounts• Use 60% of retirement assets if Applicant is under 59.5, 70% if over• If Applicant is liquidating funds from non-retirement sources, document liquidation If Applicant is liquidating from retirement accounts, document the liquidation• 1031 exchanges eligible for investment properties• Business funds may be used provided the Applicant(s) own(s) a minimum of 51% combined ownership of the business. The amount of funds that may be utilized is based on the Applicant's percentage of ownership. Applicant(s) must provide either:<ul style="list-style-type: none">○ A letter from 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; or○ A letter from the Applicant(s) stating that they may access the business funds and Cash Flow Analysis to document that the withdrawal will have no adverse impact.• Cash out proceeds may NOT be used to meet the reserve requirement
AUS	<p>If owner-occupied or second home, the file must also include one of the following as evidence the borrower is not eligible for financing through a GSE or Government loan program an AUS Findings with a "Refer" or "Approve/Ineligible" response</p>
Bankruptcy	<p>All Bankruptcies: Must be discharged for a minimum of 48 months from closing date. Seasoning is measured from the month and year of discharge.</p> <p>Multiple bankruptcy filings ineligible</p>



Borrowers – Eligibility	<p><u>Eligible:</u> <i>U.S. Citizen • Permanent Resident Alien:</i> is a non-U.S. citizen authorized to live and work in the U.S. on a permanent basis. Permanent resident aliens are eligible for financing. Acceptable evidence of lawful permanent residency must be documented and meet one of the following criteria: I-151 – Permanent Resident Card (Green Card) that does not have an expiration date; I-551 – Permanent Resident Card (Green Card) issued for 10 years that has not expired; I-551 – Conditional Permanent Resident Card (Green Card) issued for 2 years that has an expiration date, as long as it is accompanied by a copy of USCIS form I-751 requesting removal of the conditions; Un-expired Foreign Passport with an un-expired stamp reading as follows: “Processed for I-551 Temporary Evidence of Lawful Admission for Permanent Residence. Valid until mm-dd-yy. Employment Authorized.” • A Limited <i>Power of Attorney (POA)</i> is acceptable on Purchase or Rate and Term refinances (Not available on C/O) when following requirements are met: POA is specific to the transaction, Recorded with the Mortgage/Deed of Trust, Contains an expiration date, Used only to execute the final loan documents, Borrower who executed the POA signed the initial 1003 and No interested party to the transaction (such as property seller, broker, loan officer, realtor, etc.) may act as Power of Attorney.</p> <p><u>In-Eligible:</u> Foreign national • Co-Signers • Guarantors • Any form of Trust • Non-Permanent Resident Alien</p>
Cash Out Amount Limit	Maximum cash out is \$500,000 ; Greater than \$500,000 subject to exception and compensating factors
Collections And Charge-Offs	<ul style="list-style-type: none">• Individual collection and non-mortgage charge-off accounts equal to or greater than \$250 and accounts that total more than \$1,000 must be paid in full prior to or at closing.• Medical collections may remain open with a max cumulative balance of \$10,000• Collections and charge-offs that have expired under the state statute of limitations on debts may be excluded. Evidence of expiration must be documented.• All open judgments, garnishments, and all outstanding liens must be paid off prior to or at loan closing.• Disputed accounts are treated as collections <p>Charge-offs and collections not excluded by the above bullet points must be paid or may stay open if using one or a combination of both of the following:</p> <ul style="list-style-type: none">○ Payments for open charge-offs or collections are included in the DTI (Subject to program DTI restrictions). If no payment plan, payment calculated at 5% of balance of remaining unpaid collections and charge-offs.
Compliance	Fully documented ability-to-repay • No section 32 or state high cost • Compliance with all applicable Federal and State regulations



Credit	<ul style="list-style-type: none"> • Each Applicant 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 the guidelines. • Credit lines on which the borrower is not obligated to make payments are not acceptable for establishing a minimum history. Examples of unacceptable tradelines include loans in a deferment period, collection or charged-off accounts, accounts discharged through bankruptcy, and authorized user accounts. Student loans can be counted as tradelines as long as they are in repayment and are not deferred. • Any active non-mortgage account can be no more than 30-days delinquent at time of application. Any delinquent account must either be brought current or paid off at closing. • 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. • Installment loans must be included in the DTI. Installment debt with less than 10 months' worth of payments remaining may be excluded from DTI, as long as 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) loan, etc.) do not need to be included in the DTI provided the asset balance exceeds the loan balance <table border="1" data-bbox="445 873 1213 1122"> <thead> <tr> <th colspan="2">Matrix 5000-ELITE-FD</th></tr> </thead> <tbody> <tr> <td>Minimum FICO</td><td>660</td></tr> <tr> <td>Housing</td><td>0x30x12; 0x60x24; 0x120x48</td></tr> <tr> <td>BK (Chap 13 Discharge)</td><td>48 Mo</td></tr> <tr> <td>BK (Other)</td><td>48 Mo</td></tr> <tr> <td>Foreclosure / NOD</td><td>48 Mo</td></tr> <tr> <td>Short Sale / DIL / Loan Mod.</td><td>48 Mo</td></tr> </tbody> </table>	Matrix 5000-ELITE-FD		Minimum FICO	660	Housing	0x30x12; 0x60x24; 0x120x48	BK (Chap 13 Discharge)	48 Mo	BK (Other)	48 Mo	Foreclosure / NOD	48 Mo	Short Sale / DIL / Loan Mod.	48 Mo
Matrix 5000-ELITE-FD															
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Credit – Housing History	<ul style="list-style-type: none"> • 12 months housing history is required. • If a borrower's mortgage or rental history is not reported on the credit report, alternative documentation showing the most recent 12-month history (cancelled checks, mortgage/rental statements including payment history, etc.) must be provided. <ul style="list-style-type: none"> ○ Private landlord VORs may be considered on a case by case basis. • Private party promissory notes must be provided. 														



Credit Scores	<p>The primary wage-earner score is used as the Representative Credit Score, if no primary wage earner, use the lowest representative score of all the borrowers. Additional borrowers on the loan must have at least one valid score of 600 or greater.</p> <p>To determine the Representative Credit Score for the primary wage-earner, select the middle score when 3 agency scores are provided and the lower score when only 2 agency scores are provided.</p>
Eligible States	<p>See GreenBox Loans, Inc.'s "Location" on web page</p> <p>Texas:</p> <ul style="list-style-type: none">• O/O & Second Home: Purchase and Rate & Term refinances ONLY; No limited Cash Out or Cash Out refinances• NOO: Purchase, Refinances including R/T and C/O <p>NJ & CT max LTV 70%</p>
Escrow Waiver	<p>Impounds are required.</p>
First Time Home Buyers	<p>Applicants must be able to document a 12 month rental history within the last three years preceding the application showing 0x30 over the 12 month period. Rent free with LOE and 10% LTV reduction.</p>
Gift Funds	<ul style="list-style-type: none">• Gift funds are allowed for funds to close. A 5% contribution from Applicant's own funds is required.• Gifts must be documented in compliance with FNMA requirements and be from immediately family members• Gifts of equity are allowed with a maximum LTV of 75. No Applicant contribution is required on a primary residence or a second home. A 5% applicant contribution is required for investment properties.



Income - Documentation	<ul style="list-style-type: none">• When tax returns are required, the most recent two years should be provided. The definition of most recent is the last return scheduled to have been filed with the IRS. Any Borrower that applied for a tax return extension must provide a copy of the extension in the credit file along with the prior two years of tax returns.• Wage or Salaried Borrowers:<ul style="list-style-type: none">o A completed Request for Verification of Employment (Form 1005 or Form 1005(S)), or the borrower's recent paystub (reflecting 30 days of pay and YTD earnings) and IRS W-2 forms covering the most recent two-year periodo A verbal VOE from each employer within 10-days of the note dateo A completed, signed, and dated IRS Form 4506-T is required for each borrower. The form should be executed and the transcripts for the most recent two-year period included in the credit file. If tax returns included in the credit file, the transcripts and returns should be compared. Any discrepancies between the two documents should be explained and if necessary additional documentation obtained to satisfactorily address.o Tax returns are not required if the only income is wages or salary. If any business income present on the transcripts or the borrower owns multiple investment properties, tax returns must be provided. Personal tax returns must be complete with all schedules (W-2 forms, 1099 forms, K-1, and any other forms) and be signed and dated• Self Employed Borrowers:<ul style="list-style-type: none">o Most recent two years of tax returns, personal and business if applicable (including all schedules), signed and dated by each borrower.o A YTD P&L and balance sheet (Borrower prepared acceptable, borrower required to sign both the P&L and Balance Sheet),o A complete, signed, and dated IRS Form 4506-T is required for each borrower and any business entity filing a separate return, the forms should be executed and the transcripts included in the credit file. The tax returns and transcripts should be compared; any discrepancies should be explained and if necessary additional documentation obtained to satisfactorily address.o Verify the existence of the business within 30-days of the note date and ensure the business is active with the following; a letter from either the businesses tax professional certifying 2 years of self-employment in same business, or regulatory agency or licensing Bureau; along with either a phone listing and/or business address using directory assistance or internet searcho Underwriter must consider the financial strength of a self-employed borrower's business
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Income – Documentation of other Sources	<p>The following sources of income must be verified using Fannie Mae requirements.</p> <ul style="list-style-type: none">• Bonus*• Commission*• Overtime*• Part-time/Variable (uninterrupted and stable for past two years*)• Retirement• Social security• Investment and Trust• Military or government assistance• Child support and alimony• Rental Income: should be documented through Schedule E of the borrower's tax returns. If property has not previously been rented, then income will be calculated based on the lower of the lease agreement or 1007 times 75% for single unit property or 70% for 2-4-unit property. <p>* A period of two years must be used in calculating the average overtime, bonus, and commission income. If either type of income shows a continual decline, written justification on the income worksheet must be provided, or income should not be used. For Part-time employment, a minimum two (2) year history is required however a shorter period, of no less than twelve (12) months, may be considered case-by-case if positive factors are present to offset shorter history.</p>
Listing Seasoning	For cash out refinances, properties previously listed for sale should be seasoned at least 6 months from the listing contract expiration date.
Minimum Loan Amount	Above agency loan limits
Non-Occupant Co-Borrowers	<ul style="list-style-type: none">• Must be immediate family members.• Occupying borrower(s) must have a DTI ratio of 60% or less. Excluding income/debts of non-occupant borrower.• Eligible transactions limited to purchase only or rate/term refinance
Occupancy	Owner Occupied, Second Homes and Investment



Payment Shock	<p>Not Calculated for LTVs <= 75%</p> <p>Primary Residence & LTV > 75%</p> <p>Payment shock should not exceed 300% of the borrower's current housing payment unless DTI is less than or equal to 36%. If payment shock exceeds this limit the underwriter must provide justification of borrower's ability to handle the increased payment. If the loan purpose is debt consolidation, a payment shock calculation is not required.</p> <p>Payment Shock = (Proposed Housing Payment /Present Housing Payment) * 100</p> <p>For borrowers who have less than a 12-month housing history, do not have a current housing payment, or own a home free and clear, payment is shock is not considered.</p>
Points and Fees	Total points and fees must be less than 5%
Prepayment Penalty	<p>Investment Properties may have a prepayment penalty. Prepayment penalties on primary residence and second home transactions are prohibited.</p> <p>Where permitted by applicable laws and regulations, a prepayment charge may be assessed. The prepayment charge will be equal to 6 months of interest on the amount of the prepayment that exceeds 20% of the original principal balance. The charge applies to loans that payoff due to sale or refinance, or curtailments that exceed 20% of original principal balance in a given 12 month time period.</p>
Property Flipping	<p>For properties acquired by the seller of the property within 6 months of application date where the contract price exceeds the sellers acquisition price by the following:</p> <ul style="list-style-type: none">• More than a 10% price increase if the seller acquired the property in the past 90-days;• More than a 20% price increase if the seller acquired the property in the past 91-180 days <p>The Following additional requirements apply:</p> <ul style="list-style-type: none">• Second appraisal required from GreenBox Loan's AMC, (The second appraisal must be provided to the borrower in accordance with either the ECOA or HPML requirements, whichever applies)• Second appraisal must be dated/delivered prior to the loan consummation/note date;• Property seller on the purchase contract must be the owner of record;• Increases in value should be documented with commentary from the appraiser and recent comparable sales.• Sufficient documentation to validate actual cost to construct or renovate (e.g., purchase contracts, plans and specifications, receipts, invoices, lien waivers, etc.)



Property Types	<p><u>Eligible:</u> Single Family Residences 1-4 Units, PUDs, Townhouses, Condominiums: warrantable max LTV 75% & non-warrantable max LTV 65%</p> <p><u>Ineligible:</u> • Acreage greater than 10 acres (appraisal must include total acreage) • Agricultural zoned property • Condo hotel • Co-ops • Hobby Farms • Income producing properties with acreage • Leaseholds • Log Homes • Manufactured housing • Mixed use properties • Modular homes • Properties subject to oil and/or gas leases • Unique properties • Working farms, ranches or orchards.</p>
Property Types – All Condos	<p>Fannie Mae eligible projects allowed • GreenBox Loans, Inc. project exposure maximum shall be \$3,000,000 or 15% of the project whichever is lower • Borrower project/Unit concentration limit: two (2) units • Project meets all FNMA Insurance requirements for property, liability and fidelity coverage • Borrower must carry H06 coverage for replacement of such items as flooring, wall covering, cabinets, fixtures, built-ins and any improvements made to the unit • The Condo Project Questionnaire must be completed, including all the required documentation from the questionnaire including: CCR, Articles of Incorporation, By-Laws, Master Insurance Policy, Budget / Balance Sheet & HOA questionnaire . • All projects are subject to full review and approval.</p>
Ratios	<p>Qualifying Rate and Ratios</p> <ul style="list-style-type: none"> • ARMs - Qualify at the greater of the fully-indexed rate or Note rate • Fixed Rate – Qualify at the note rate • Interest Only loans qualify at the greater of the fully-indexed rate or note rate based on the scheduled remaining loan term (360 Months) at the time of recast after the interest only period has expired. The interest-only option is a 10-year initial interest-only period followed by 30-year full amortization <p>DTI Ratio Standard max is 43%</p> <p>Primary Residence - Up to 50% allowed with min residual income of \$3,500 and LTV/CLTV <= 85%</p>
Refinance - Cash Out	<ul style="list-style-type: none"> • Refinances which do not fit into the rate and term guidelines are deemed to be cash out • 6 months seasoning required measure from deed transfer to application • Max cash out is \$500,000 • Refinance (all types): If owned less than 12 months, use lesser or purchase price plus documented improvements or market value. If more than 12 months, use market value.



Refinance – Rate & Term	<ul style="list-style-type: none">• No seasoning required• Payoff of first and second, where the second is seasoned >6 months and not drawn on in 6 months preceding application date unless the second was used in full to purchase the property• Recoup of funds expended to improve the subject property. Improvements must have been completed within the last 6 months preceding the application date, funds must have been Applicant's own. Cash out amount not to exceed documented improvement costs• Buyout accompanied by an executed buyout agreement• When the subject property was purchased for cash within the 6 months preceding the application date, funds may be recouped up to the Applicant's documented contribution. Gifted funds are not deemed to be Applicant's own funds• Refinance (all types): If owned less than 12 months, use lesser or purchase price plus documented improvements or market value. If more than 12 months, use market value.
Residual Income	<ul style="list-style-type: none">• Required when DTI is over 43%• Residual Income is the amount of monthly income remaining once a borrower has paid all monthly debt obligations. Residual Income = Gross Monthly Income minus total monthly debt. Add \$250 for the first dependent and \$125 for each additional dependent.• Not required for non-owner occupied properties
Reserves	<ul style="list-style-type: none">• Loan amount up to \$1MM: 6 months' PITIA• Loan amount above \$1MM and up to \$2MM: 9 months' PITIA• Loan amount above \$2MM and up to \$3MM: 12 months' PITIA• Other real estate owned: 2 months of each property's PITIA up to 4 properties; More than 4 properties do not require additional reserves• Cash Out cannot be used for reserves



Seller Concessions & Interested Party Contributions	<p>Seller Concessions</p> <ul style="list-style-type: none">• O/O, 2nd home: LTV equal to or greater than 80%: max 4%• O/O, 2nd home: LTV less than 80%: max 6%• NOO: LTV equal to or less than 75%: Max is 3%• NOO: LTV greater than 75%: Max is 2% <p>All seller concessions must be properly disclosed in the sales contract, appraisal and HUD-1 and be compliant with applicable federal, state and local law.</p> <p>Interested Party Contributions</p> <p>Interested party contributions include funds contributed by the property seller, builder, real estate agent/broker, mortgage lender, or their affiliates, or any other party with an interest in the real estate transaction.</p> <p>Interested party contributions may only be used for closing costs and prepaid expenses, and may never be applied to any portion of the down payment or contributed to the borrower's financial reserve requirements. If a seller concession is present, both the appraised value and sales price must be reduced by the concession amount for LTV/CLTV calculations.</p>
Spousal Accounts	<p>Accounts held solely in the name of a non-borrowing spouse may be used for down payment and closing costs only and are subject to the seasoning requirements. Accounts held solely in the name of a non-borrowing spouse may not be used to meet reserve requirements.</p>
Subordinate Financing	<p>Secondary financing must be institutional. Existing secondary financing must be subordinated and recorded or refinanced. HELOC CLTV must be calculated at the maximum available line amount unless the borrower can provide documentation the line of credit is past its draw period.</p>
Tax Liens	<p>All income tax liens (federal, state, local) must be paid off prior to or at loan closing. Tax liens that do not impact title may remain open provided the following are met;</p> <ul style="list-style-type: none">• The file must contain a copy of the repayment agreement• A minimum of 6-payments has been made under the plan with all payments made on time• The balance of the lien must be included when determining the maximum CLTV for the program• Refinance transactions require a subordination agreement from the taxing authority



Vesting	<p>Ownership must be fee simple.</p> <p>Acceptable forms of vesting are:</p> <ul style="list-style-type: none">• Individuals• Joint tenants• Tenants in common• Limited Liability Companies, Partnerships, Corporations, and S Corporations<ul style="list-style-type: none">To vest a loan in an Entity, the following apply:<ul style="list-style-type: none">○ Purpose of the LLC is for the ownership and management of real estate○ Loan must be disclosed to all owners of the LLC (no more than 4)○ Members who own more 10% interest must provide personal guarantees of the Entity in a form satisfactory to GreenBox○ The following LLC documentation must be provided: Articles of Incorporation, Operating Agreement, Tax Identification Number and Certificate of Good Standing
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1 YEAR TAX RETURNS FOR THE SELF EMPLOYED
85% LTV LOAN AMOUNTS UP TO \$2,500,000

Primary Residence

Credit Score	Purchase	R/T	Cash Out	Maximum Loan Amount
740 +	85%	85%	70%	\$1,500,000
	80%	80%	70%	\$2,000,000
	75%	75%	65%	\$2,500,000
720 +	80%	80%	70%	\$1,500,000
	80%	75%	65%	\$2,000,000
	75%	70%	N/A	\$2,500,000
700 +	80%	80%	70%	\$1,000,000
	80%	80%	70%	\$1,500,000
	75%	75%	60%	\$2,000,000
	75%	70%	60%	\$2,500,000
680 +	80%	80%	70%	\$1,000,000
	75%	75%	70%	\$1,500,000
	65%	65%	60%	\$2,000,000
660 +	80%	80%	70%	\$1,000,000
	75%	75%	70%	\$1,500,000

Second Home

Credit Score	Purchase	R/T	Cash Out	Maximum Loan Amount
740 +	75%	75%	65%	\$2,500,000
720 +	75%	75%	65%	\$2,000,000
	70%	70%	60%	\$2,500,000
700 +	75%	75%	65%	\$1,500,000
	75%	75%	60%	\$2,000,000
	70%	70%	55%	\$2,500,000
680 +	75%	75%	65%	\$1,500,000
	65%	65%	60%	\$2,000,000
660 +	75%	75%	65%	\$1,500,000



Non-Owner Occupied

Credit Score	Purchase	R/T	Cash Out	Maximum Loan Amount
740 +	75%	75%	65%	\$2,500,000
720 +	75%	75%	65%	\$2,000,000
	75%	70%	60%	\$2,500,000
700 +	75%	75%	65%	\$1,500,000
	75%	75%	60%	\$2,000,000
	70%	70%	60%	\$2,500,000
680 +	75%	75%	65%	\$1,500,000
	65%	65%	60%	\$2,000,000
660 +	75%	75%	65%	\$1,500,000

Other Restrictions

Non-Warrantable Condo	Max LTV 65%
2-4 Units	2 units: Reduce LTV by 5% 3-4 Units: Reduce LTV by 10% After reduction: Max LTV 75%
Interest Only	Max LTV 80%



Age of Documents	Credit Report/Credit Documentation: 90 days old at the time of closing Income and Asset Documentation: Dated within 90 days of closing Title Report/Title Commitment: Dated no later than 90 days prior to closing
Appraisal	<p>Full Interior / Exterior appraisal required. Fannie Mae/Freddie Mac Forms 1004/70, 1025/72, 1073/465 or 2090 must be used. All Fannie Guidelines apply to appraisal process and value determination, in addition an Appraisal Management Company must be utilized for appraiser selection.</p> <p>The Appraisal should be dated no more than 120 days prior to the Note Date. After a 120 Days period, a recertification of value is acceptable up to 180 days. After a 180 day period, a new appraisal is required. Re-certification of value is not acceptable. Minimum Square Footage 800 Sq. Feet</p> <p>Not eligible: Properties for which the appraisal indicates condition ratings of C5 or C6 or a quality rating of Q6, each as determined under the Uniform Appraisal Dataset (UAD) guidelines. GreenBox will consider if issue has been corrected prior to loan funding with proper documentation.</p> <p>APPRAISAL REVIEW PRODUCTS: An enhanced desk review product, (such as an ARR from ProTeck or CDA from Clear Capital), from a GreenBox Approved AMC is required on all transactions. In lieu of an enhanced desk review product, a field review or second appraisal from a GreenBox's AMC is acceptable. If the Appraisal Review Product value is more than 10% below the appraised value a second appraisal is required. When a second appraisal is provided, the transactions "Appraised Value" will be the lower of the two appraisals.</p> <p>A second appraisal is required on loan amounts > \$1,500,000</p>



Assets	<p>Down payment funds should be documented for 60 days per the Fannie Mae Verification of Deposits and Assets guidelines with the documentation included in the loan file.</p> <p>In addition to documenting the down payment, closing costs, and minimum PITIA reserve requirements, all borrowers must disclose and verify all other liquid assets.</p> <ul style="list-style-type: none">• Use 100% of cash and cash equivalents• Use 70% of face value of for non-retirement asset accounts• Use 60% of retirement assets if Applicant is under 59.5, 70% if over• If Applicant is liquidating funds from non-retirement sources, document liquidation If Applicant is liquidating from retirement accounts, document the liquidation• 1031 exchanges eligible for investment properties• Business funds may be used provided the Applicant(s) own(s) a minimum of 51% combined ownership of the business. The amount of funds that may be utilized is based on the Applicant's percentage of ownership. Applicant(s) must provide either:<ul style="list-style-type: none">○ A letter from 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; or○ A letter from the Applicant(s) stating that they may access the business funds and Cash Flow Analysis to document that the withdrawal will have no adverse impact.• Cash out proceeds may NOT be used to meet the reserve requirement
AUS	<p>If owner-occupied or second home, the file must also include one of the following as evidence the borrower is not eligible for financing through a GSE or Government loan program an AUS Findings with a "Refer" or "Approve/Ineligible" response</p>
Bankruptcy	<p>All Bankruptcies: Must be discharged for a minimum of 48 months from closing date. Seasoning is measured from the month and year of discharge.</p> <p>Multiple bankruptcy filings ineligible</p>



Borrowers – Eligibility	<p><u>Eligible:</u> <i>U.S. Citizen • Permanent Resident Alien:</i> is a non-U.S. citizen authorized to live and work in the U.S. on a permanent basis. Permanent resident aliens are eligible for financing. Acceptable evidence of lawful permanent residency must be documented and meet one of the following criteria: I-151 – Permanent Resident Card (Green Card) that does not have an expiration date; I-551 – Permanent Resident Card (Green Card) issued for 10 years that has not expired; I-551 – Conditional Permanent Resident Card (Green Card) issued for 2 years that has an expiration date, as long as it is accompanied by a copy of USCIS form I-751 requesting removal of the conditions; Un-expired Foreign Passport with an un-expired stamp reading as follows: “Processed for I-551 Temporary Evidence of Lawful Admission for Permanent Residence. Valid until mm-dd-yy. Employment Authorized.” • A Limited <i>Power of Attorney (POA)</i> is acceptable on Purchase or Rate and Term refinances (Not available on C/O) when following requirements are met: POA is specific to the transaction, Recorded with the Mortgage/Deed of Trust, Contains an expiration date, Used only to execute the final loan documents, Borrower who executed the POA signed the initial 1003 and No interested party to the transaction (such as property seller, broker, loan officer, realtor, etc.) may act as Power of Attorney.</p> <p><u>In-Eligible:</u> Foreign national • Co-Signers • Guarantors • Any form of Trust • Non-Permanent Resident Alien</p>
Cash Out Amount	Maximum cash out is \$500,000; Greater than \$500,000 subject to exception and compensating factors
Collections And Charge-Offs	<ul style="list-style-type: none"> • Individual collection and non-mortgage charge-off accounts equal to or greater than \$250 and accounts that total more than \$1,000 must be paid in full prior to or at closing. • Medical collections may remain open with a max cumulative balance of \$10,000 • Collections and charge-offs that have expired under the state statute of limitations on debts may be excluded. Evidence of expiration must be documented. • All open judgments, garnishments, and all outstanding liens must be paid off prior to or at loan closing. • Disputed accounts are treated as collections <p>Charge-offs and collections not excluded by the above bullet points must be paid or may stay open if using one or a combination of both of the following:</p> <ul style="list-style-type: none"> ○ Payments for open charge-offs or collections are included in the DTI (Subject to program DTI restrictions). If no payment plan, payment calculated at 5% of balance of remaining unpaid collections and charge-offs.
Compliance	Fully documented ability-to-repay • No section 32 or state high cost • Compliance with all applicable Federal and State regulations



Credit	<ul style="list-style-type: none"> Each Applicant 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 the guidelines. Credit lines on which the borrower is not obligated to make payments are not acceptable for establishing a minimum history. Examples of unacceptable tradelines include loans in a deferment period, collection or charged-off accounts, accounts discharged through bankruptcy, and authorized user accounts. Student loans can be counted as tradelines as long as they are in repayment and are not deferred. Any active non-mortgage account can be no more than 30-days delinquent at time of application. Any delinquent account must either be brought current or paid off at closing. 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. Installment loans must be included in the DTI. Installment debt with less than 10 months' worth of payments remaining may be excluded from DTI, as long as 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) loan, etc.) do not need to be included in the DTI provided the asset balance exceeds the loan balance <table border="1" data-bbox="445 902 1213 1149"> <thead> <tr> <th colspan="2">Matrix 5000-ELITE-1YR</th></tr> </thead> <tbody> <tr> <td>Minimum FICO</td><td>660</td></tr> <tr> <td>Housing</td><td>0x30x12; 0x60x24; 0x120x48</td></tr> <tr> <td>BK (Chap 13 Discharge)</td><td>48 Mo</td></tr> <tr> <td>BK (Other)</td><td>48 Mo</td></tr> <tr> <td>Foreclosure / NOD</td><td>48 Mo</td></tr> <tr> <td>Short Sale / DIL / Loan Mod.</td><td>48 Mo</td></tr> </tbody> </table>	Matrix 5000-ELITE-1YR		Minimum FICO	660	Housing	0x30x12; 0x60x24; 0x120x48	BK (Chap 13 Discharge)	48 Mo	BK (Other)	48 Mo	Foreclosure / NOD	48 Mo	Short Sale / DIL / Loan Mod.	48 Mo
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Credit – Housing History	<ul style="list-style-type: none"> 12 months housing history is required. If a borrower's mortgage or rental history is not reported on the credit report, alternative documentation showing the most recent 12-month history (cancelled checks, mortgage/rental statements including payment history, etc.) must be provided. <ul style="list-style-type: none"> Private landlord VORs may be considered on a case by case basis. Private party promissory notes must be provided. 														



Credit Scores	<p>The primary wage-earner score is used as the Representative Credit Score, if no primary wage earner, use the lowest representative score of all the borrowers. Additional borrowers on the loan must have at least one valid score of 600 or greater.</p> <p>To determine the Representative Credit Score for the primary wage-earner, select the middle score when 3 agency scores are provided and the lower score when only 2 agency scores are provided.</p>
Eligible States	<p>See GreenBox Loans, Inc.'s "Location" on web page</p> <p>Texas:</p> <ul style="list-style-type: none">• O/O & Second Home: Purchase and Rate & Term refinances ONLY; No limited Cash Out or Cash Out refinances• NOO: Purchase, Refinances including R/T and C/O <p>NJ & CT max LTV 70%</p>
Escrow Waiver	<p>Impounds are required.</p>
First Time Home Buyers	<p>Applicants must be able to document a 12 month rental history within the last three years preceding the application showing 0x30 over the 12 month period. Rent free with LOE and 10% LTV reduction.</p>
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Income – Documentation of other Sources	<p>The following sources of income must be verified using Fannie Mae requirements.</p> <ul style="list-style-type: none">• Bonus*• Commission*• Overtime*• Part-time/Variable (uninterrupted and stable for past two years*)• Retirement• Social security• Investment and Trust• Military or government assistance• Child support and alimony• Rental Income: should be documented through Schedule E of the borrower's tax returns. If property has not previously been rented, then income will be calculated based on the lower of the lease agreement or 1007 times 75% for single unit property or 70% for 2-4-unit property. <p>* A period of two years must be used in calculating the average overtime, bonus, and commission income. If either type of income shows a continual decline, written justification on the income worksheet must be provided, or income should not be used. For Part-time employment, a minimum two (2) year history is required however a shorter period, of no less than twelve (12) months, may be considered case-by-case if positive factors are present to offset shorter history.</p>
Listing Seasoning	For cash out refinances, properties previously listed for sale should be seasoned at least 6 months from the listing contract expiration date.
Minimum Loan Amount	\$150,000
Non-Occupant Co-Borrowers	<ul style="list-style-type: none">• Must be immediate family members.• Occupying borrower(s) must have a DTI ratio of 60% or less. Excluding income/debts of non-occupant borrower.• Eligible transactions limited to purchase only or rate/term refinance
Occupancy	Owner Occupied, Second Homes and Investment



Payment Shock	<p>Not Calculated for LTVs <= 75%</p> <p>Primary Residence & LTV > 75%</p> <p>Payment shock should not exceed 300% of the borrower's current housing payment unless DTI is less than or equal to 36%. If payment shock exceeds this limit the underwriter must provide justification of borrower's ability to handle the increased payment. If the loan purpose is debt consolidation, a payment shock calculation is not required.</p> <p>Payment Shock = (Proposed Housing Payment /Present Housing Payment) * 100</p> <p>For borrowers who have less than a 12-month housing history, do not have a current housing payment, or own a home free and clear, payment is shock is not considered.</p>
Points and Fees	Total points and fees must be less than 5%
Prepayment Penalty	<p>Investment Properties may have a prepayment penalty. Prepayment penalties on primary residence and second home transactions are prohibited.</p> <p>Where permitted by applicable laws and regulations, a prepayment charge may be assessed. The prepayment charge will be equal to 6 months of interest on the amount of the prepayment that exceeds 20% of the original principal balance. The charge applies to loans that payoff due to sale or refinance, or curtailments that exceed 20% of original principal balance in a given 12 month time period.</p>
Property Flipping	<p>For properties acquired by the seller of the property within 6 months of application date where the contract price exceeds the sellers acquisition price by the following:</p> <ul style="list-style-type: none">• More than a 10% price increase if the seller acquired the property in the past 90-days;• More than a 20% price increase if the seller acquired the property in the past 91-180 days <p>The Following additional requirements apply:</p> <ul style="list-style-type: none">• Second appraisal required from GreenBox Loan's AMC, (The second appraisal must be provided to the borrower in accordance with either the ECOA or HPML requirements, whichever applies)• Second appraisal must be dated/delivered prior to the loan consummation/note date;• Property seller on the purchase contract must be the owner of record;• Increases in value should be documented with commentary from the appraiser and recent comparable sales.• Sufficient documentation to validate actual cost to construct or renovate (e.g., purchase contracts, plans and specifications, receipts, invoices, lien waivers, etc.)



Property Types	<p><u>Eligible:</u> Single Family Residences 1-4 Units, PUDs, Townhouses, Condominiums: warrantable max LTV 75% & non-warrantable max LTV 65%</p> <p><u>Ineligible:</u> • Acreage greater than 10 acres (appraisal must include total acreage) • Agricultural zoned property • Condo hotel • Co-ops • Hobby Farms • Income producing properties with acreage • Leaseholds • Log Homes • Manufactured housing • Mixed use properties • Modular homes • Properties subject to oil and/or gas leases • Unique properties • Working farms, ranches or orchards.</p>
Property Types – All Condos	<p>Fannie Mae eligible projects allowed • GreenBox Loans, Inc. project exposure maximum shall be \$3,000,000 or 15% of the project whichever is lower • Borrower project/Unit concentration limit: two (2) units • Project meets all FNMA Insurance requirements for property, liability and fidelity coverage • Borrower must carry H06 coverage for replacement of such items as flooring, wall covering, cabinets, fixtures, built-ins and any improvements made to the unit • The Condo Project Questionnaire must be completed, including all the required documentation from the questionnaire including: CCR, Articles of Incorporation, By-Laws, Master Insurance Policy, Budget / Balance Sheet & HOA questionnaire . • All projects are subject to full review and approval.</p>
Ratios	<p>Qualifying Rate and Ratios</p> <ul style="list-style-type: none"> • ARMs - Qualify at the greater of the fully-indexed rate or Note rate • Fixed Rate – Qualify at the note rate • Interest Only loans qualify at the greater of the fully-indexed rate or note rate based on the scheduled remaining loan term (360 Months) at the time of recast after the interest only period has expired. The interest-only option is a 10-year initial interest-only period followed by 30-year full amortization <p>DTI Ratio Standard max is 43% Primary Residence - Up to 50% allowed with min residual income of \$3,500</p>
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Refinance – Rate & Term	<ul style="list-style-type: none">• No seasoning required• Payoff of first and second, where the second is seasoned >6 months and not drawn on in 6 months preceding application date unless the second was used in full to purchase the property• Recoup of funds expended to improve the subject property. Improvements must have been completed within the last 6 months preceding the application date, funds must have been Applicant's own. Cash out amount not to exceed documented improvement costs• Buyout accompanied by an executed buyout agreement• When the subject property was purchased for cash within the 6 months preceding the application date, funds may be recouped up to the Applicant's documented contribution. Gifted funds are not deemed to be Applicant's own funds• Refinance (all types): If owned less than 12 months, use lesser or purchase price plus documented improvements or market value. If more than 12 months, use market value.
Residual Income	<ul style="list-style-type: none">• Required when DTI is over 43%• Residual Income is the amount of monthly income remaining once a borrower has paid all monthly debt obligations. Residual Income = Gross Monthly Income minus total monthly debt. Add \$250 for the first dependent and \$125 for each additional dependent.• Not required for non-owner occupied properties
Reserves	<ul style="list-style-type: none">• Loan amount up to \$1MM: 6 months' PITIA• Loan amount above \$1MM and up to \$2MM: 9 months' PITIA• Loan amount above \$2MM and up to \$3MM: 12 months' PITIA• Other real estate owned: 2 months of each property's PITIA up to 4 properties; More than 4 properties do not require additional reserves• Cash Out cannot be used for reserves



Seller Concessions & Interested Party Contributions	<p>Seller Concessions</p> <ul style="list-style-type: none">• O/O, 2nd home: LTV equal to or greater than 80%: max 4%• O/O, 2nd home: LTV less than 80%: max 6%• NOO: LTV equal to or less than 75%: Max is 3%• NOO: LTV greater than 75%: Max is 2% <p>All seller concessions must be properly disclosed in the sales contract, appraisal and HUD-1 and be compliant with applicable federal, state and local law.</p> <p>Interested Party Contributions</p> <p>Interested party contributions include funds contributed by the property seller, builder, real estate agent/broker, mortgage lender, or their affiliates, or any other party with an interest in the real estate transaction.</p> <p>Interested party contributions may only be used for closing costs and prepaid expenses, and may never be applied to any portion of the down payment or contributed to the borrower's financial reserve requirements. If a seller concession is present, both the appraised value and sales price must be reduced by the concession amount for LTV/CLTV calculations.</p>
Spousal Accounts	<p>Accounts held solely in the name of a non-borrowing spouse may be used for down payment and closing costs only and are subject to the seasoning requirements. Accounts held solely in the name of a non-borrowing spouse may not be used to meet reserve requirements.</p>
Subordinate Financing	<p>Secondary financing must be institutional. Existing secondary financing must be subordinated and recorded or refinanced. HELOC CLTV must be calculated at the maximum available line amount unless the borrower can provide documentation the line of credit is past its draw period.</p>
Tax Liens	<p>All income tax liens (federal, state, local) must be paid off prior to or at loan closing. Tax liens that do not impact title may remain open provided the following are met;</p> <ul style="list-style-type: none">• The file must contain a copy of the repayment agreement• A minimum of 6-payments has been made under the plan with all payments made on time• The balance of the lien must be included when determining the maximum CLTV for the program• Refinance transactions require a subordination agreement from the taxing authority



Vesting	<p>Ownership must be fee simple.</p> <p>Acceptable forms of vesting are:</p> <ul style="list-style-type: none">• Individuals• Joint tenants• Tenants in common• Limited Liability Companies, Partnerships, Corporations, and S Corporations<ul style="list-style-type: none">To vest a loan in an Entity, the following apply:<ul style="list-style-type: none">○ Purpose of the LLC is for the ownership and management of real estate○ Loan must be disclosed to all owners of the LLC (no more than 4)○ Members who own more 10% interest must provide personal guarantees of the Entity in a form satisfactory to GreenBox○ The following LLC documentation must be provided: Articles of Incorporation, Operating Agreement, Tax Identification Number and Certificate of Good Standing
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FULL DOCUMENTATION				
24 MONTHS FROM HOUSING EVENT 75% LTV PURCHASE LOAN AMOUNTS UP TO \$1,000,000				
Primary Residence				
Credit Score	Purchase	R/T	Cash Out	Maximum Loan Amount
700 +	75%	75%	75%	\$1,000,000
680 +	75%	75%	70%	\$1,000,000
660 +	75%	75%	65%	\$750,000
640 +	70%	N/A	N/A	\$750,000
Second Home				
Credit Score	Purchase	R/T	Cash Out	Maximum Loan Amount
680 +	75%	60%	N/A	\$750,000
660 +	70%	60%	N/A	\$750,000
640 +	70%	N/A	N/A	\$750,000
Non-Owner Occupied				
Credit Score	Purchase	R/T	Cash Out	Maximum Loan Amount
680 +	75%	65%	60%	\$750,000
660 +	70%	65%	60%	\$750,000
640%	70%	N/A	N/A	\$750,000
Other Restrictions				
Non-Warrantable Condo	Max LTV 65%			
2-4 Units	2 units: Reduce LTV by 5% 3-4 Units: Reduce LTV by 10% After reduction: Max LTV 75%			
Interest Only	Not Available			



Age of Documents	<p>Credit Report/Credit Documentation: 90 days old at the time of closing</p> <p>Income and Asset Documentation: Dated within 90 days of closing</p> <p>Title Report/Title Commitment: Dated no later than 90 days prior to closing</p>
Appraisal	<p>Full Interior / Exterior appraisal required. Fannie Mae/Freddie Mac Forms 1004/70, 1025/72, 1073/465 or 2090 must be used. All Fannie Guidelines apply to appraisal process and value determination, in addition an Appraisal Management Company must be utilized for appraiser selection.</p> <p>The Appraisal should be dated no more than 120 days prior to the Note Date. After a 120 Days period, a recertification of value is acceptable up to 180 days. After a 180 day period, a new appraisal is required. Re-certification of value is not acceptable. Minimum Square Footage 800 Sq. Feet</p> <p>Not eligible: Properties for which the appraisal indicates condition ratings of C5 or C6 or a quality rating of Q6, each as determined under the Uniform Appraisal Dataset (UAD) guidelines. GreenBox will consider if issue has been corrected prior to loan funding with proper documentation.</p> <p>APPRAISAL REVIEW PRODUCTS: An enhanced desk review product, (such as an ARR from ProTeck or CDA from Clear Capital), from a GreenBox Approved AMC is required on all transactions.</p> <p>In lieu of an enhanced desk review product, a field review or second appraisal from a GreenBox's AMC is acceptable.</p> <p>If the Appraisal Review Product value is more than 10% below the appraised value a second appraisal is required.</p> <p>When a second appraisal is provided, the transactions "Appraised Value" will be the lower of the two appraisals.</p> <p>A second appraisal is required on loan amounts > \$1,500,000</p>



Assets	<p>Down payment funds should be documented for 60 days per the Fannie Mae Verification of Deposits and Assets guidelines with the documentation included in the loan file.</p> <p>In addition to documenting the down payment, closing costs, and minimum PITIA reserve requirements, all borrowers must disclose and verify all other liquid assets.</p> <ul style="list-style-type: none">• Use 100% of cash and cash equivalents• Use 70% of face value of for non-retirement asset accounts• Use 60% of retirement assets if Applicant is under 59.5, 70% if over• If Applicant is liquidating funds from non-retirement sources, document liquidation If Applicant is liquidating from retirement accounts, document the liquidation• 1031 exchanges eligible for investment properties• Business funds may be used provided the Applicant(s) own(s) a minimum of 51% combined ownership of the business. The amount of funds that may be utilized is based on the Applicant's percentage of ownership. Applicant(s) must provide either:<ul style="list-style-type: none">○ A letter from 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; or○ A letter from the Applicant(s) stating that they may access the business funds and Cash Flow Analysis to document that the withdrawal will have no adverse impact.• Cash out proceeds may NOT be used to meet the reserve requirement
AUS	<p>If owner-occupied or second home, the file must also include one of the following as evidence the borrower is not eligible for financing through a GSE or Government loan program an AUS Findings with a "Refer" or "Approve/Ineligible" response</p>
Bankruptcy	<p>All Bankruptcies: Must be discharged for a minimum of 24 months from closing date. Seasoning is measured from the month and year of discharge.</p> <p>Multiple bankruptcy filings ineligible</p>



Borrowers – Eligibility	<p><u>Eligible:</u> <i>U.S. Citizen • Permanent Resident Alien:</i> is a non-U.S. citizen authorized to live and work in the U.S. on a permanent basis. Permanent resident aliens are eligible for financing. Acceptable evidence of lawful permanent residency must be documented and meet one of the following criteria: I-151 – Permanent Resident Card (Green Card) that does not have an expiration date; I-551 – Permanent Resident Card (Green Card) issued for 10 years that has not expired; I-551 – Conditional Permanent Resident Card (Green Card) issued for 2 years that has an expiration date, as long as it is accompanied by a copy of USCIS form I-751 requesting removal of the conditions; Un-expired Foreign Passport with an un-expired stamp reading as follows: “Processed for I-551 Temporary Evidence of Lawful Admission for Permanent Residence. Valid until mm-dd-yy. Employment Authorized.” • A Limited <i>Power of Attorney (POA)</i> is acceptable on Purchase or Rate and Term refinances (Not available on C/O) when following requirements are met: POA is specific to the transaction, Recorded with the Mortgage/Deed of Trust, Contains an expiration date, Used only to execute the final loan documents, Borrower who executed the POA signed the initial 1003 and No interested party to the transaction (such as property seller, broker, loan officer, realtor, etc.) may act as Power of Attorney.</p> <p><u>In-Eligible:</u> Foreign national • Co-Signers • Guarantors • Any form of Trust • Non-Permanent Resident Alien</p>
Cash Out Amount Limit	Maximum cash out is \$500,000; Greater than \$500,000 subject to exception and compensating factors
Collections And Charge-Offs	<ul style="list-style-type: none">• Individual collection and non-mortgage charge-off accounts equal to or greater than \$250 and accounts that total more than \$1,000 must be paid in full prior to or at closing.• Medical collections may remain open with a max cumulative balance of \$10,000• Collections and charge-offs that have expired under the state statute of limitations on debts may be excluded. Evidence of expiration must be documented.• All open judgments, garnishments, and all outstanding liens must be paid off prior to or at loan closing.• Disputed accounts are treated as collections <p>Charge-offs and collections not excluded by the above bullet points must be paid or may stay open if using one or a combination of both of the following:</p> <ul style="list-style-type: none">○ Payments for open charge-offs or collections are included in the DTI (Subject to program DTI restrictions). If no payment plan, payment calculated at 5% of balance of remaining unpaid collections and charge-offs.
Compliance	Fully documented ability-to-repay • No section 32 or state high cost • Compliance with all applicable Federal and State regulations



Credit	<ul style="list-style-type: none"> • Each Applicant 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 the guidelines. • Credit lines on which the borrower is not obligated to make payments are not acceptable for establishing a minimum history. Examples of unacceptable tradelines include loans in a deferment period, collection or charged-off accounts, accounts discharged through bankruptcy, and authorized user accounts. Student loans can be counted as tradelines as long as they are in repayment and are not deferred. • Any active non-mortgage account can be no more than 30-days delinquent at time of application. Any delinquent account must either be brought current or paid off at closing. • 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. • Installment loans must be included in the DTI. Installment debt with less than 10 months' worth of payments remaining may be excluded from DTI, as long as 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) loan, etc.) do not need to be included in the DTI provided the asset balance exceeds the loan balance <table border="1" data-bbox="445 873 1213 1122"> <thead> <tr> <th colspan="2">Matrix 5000-NP-FD</th></tr> </thead> <tbody> <tr> <td>Minimum FICO</td><td>640</td></tr> <tr> <td>Housing</td><td>1x30x12</td></tr> <tr> <td>BK (Chap 13 Discharge)</td><td>24 Mo</td></tr> <tr> <td>BK (Other)</td><td>24 Mo</td></tr> <tr> <td>Foreclosure / NOD</td><td>24 Mo</td></tr> <tr> <td>Short Sale / DIL / Loan Mod.</td><td>24 Mo</td></tr> </tbody> </table>	Matrix 5000-NP-FD		Minimum FICO	640	Housing	1x30x12	BK (Chap 13 Discharge)	24 Mo	BK (Other)	24 Mo	Foreclosure / NOD	24 Mo	Short Sale / DIL / Loan Mod.	24 Mo
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Credit – Housing History	<ul style="list-style-type: none"> • 12 months housing history is required. • If a borrower's mortgage or rental history is not reported on the credit report, alternative documentation showing the most recent 12-month history (cancelled checks, mortgage/rental statements including payment history, etc.) must be provided. <ul style="list-style-type: none"> ○ Private landlord VORs may be considered on a case by case basis. • Private party promissory notes must be provided. 														



Credit Scores	<p>The primary wage-earner score is used as the Representative Credit Score, if no primary wage earner, use the lowest representative score of all the borrowers. Additional borrowers on the loan must have at least one valid score of 600 or greater.</p> <p>To determine the Representative Credit Score for the primary wage-earner, select the middle score when 3 agency scores are provided and the lower score when only 2 agency scores are provided.</p>
Eligible States	<p>See GreenBox Loans, Inc.'s "Location" on web page</p> <p>Texas:</p> <ul style="list-style-type: none">• O/O & Second Home: Purchase and Rate & Term refinances ONLY; No limited Cash Out or Cash Out refinances• NOO: Purchase, Refinances including R/T and C/O <p>NJ & CT max LTV 70%</p>
Escrow Waiver	<p>Impounds are required.</p>
First Time Home Buyers	<p>Applicants must be able to document a 12 month rental history within the last three years preceding the application showing 0x30 over the 12 month period. Rent free with LOE and 10% LTV reduction.</p>
Gift Funds	<ul style="list-style-type: none">• Gift funds are allowed for funds to close. A 5% contribution from Applicant's own funds is required.• Gifts must be documented in compliance with FNMA requirements and be from immediately family members• Gifts of equity are allowed with a maximum LTV of 75. No Applicant contribution is required on a primary residence or a second home. A 5% applicant contribution is required for investment properties.



Income - Documentation	<ul style="list-style-type: none">• When tax returns are required, the most recent two years should be provided. The definition of most recent is the last return scheduled to have been filed with the IRS. Any Borrower that applied for a tax return extension must provide a copy of the extension in the credit file along with the prior two years of tax returns.• Wage or Salaried Borrowers:<ul style="list-style-type: none">o A completed Request for Verification of Employment (Form 1005 or Form 1005(S)), or the borrower's recent paystub (reflecting 30 days of pay and YTD earnings) and IRS W-2 forms covering the most recent two-year periodo A verbal VOE from each employer within 10-days of the note dateo A completed, signed, and dated IRS Form 4506-T is required for each borrower. The form should be executed and the transcripts for the most recent two-year period included in the credit file. If tax returns included in the credit file, the transcripts and returns should be compared. Any discrepancies between the two documents should be explained and if necessary additional documentation obtained to satisfactorily address.o Tax returns are not required if the only income is wages or salary. If any business income present on the transcripts or the borrower owns multiple investment properties, tax returns must be provided. Personal tax returns must be complete with all schedules (W-2 forms, 1099 forms, K-1, and any other forms) and be signed and dated• Self Employed Borrowers:<ul style="list-style-type: none">o Most recent two years of tax returns, personal and business if applicable (including all schedules), signed and dated by each borrower.o A YTD P&L and balance sheet (Borrower prepared acceptable, borrower required to sign both the P&L and Balance Sheet),o A complete, signed, and dated IRS Form 4506-T is required for each borrower and any business entity filing a separate return, the forms should be executed and the transcripts included in the credit file. The tax returns and transcripts should be compared; any discrepancies should be explained and if necessary additional documentation obtained to satisfactorily address.o Verify the existence of the business within 30-days of the note date and ensure the business is active with the following; a letter from either the businesses tax professional certifying 2 years of self-employment in same business, or regulatory agency or licensing Bureau; along with either a phone listing and/or business address using directory assistance or internet searcho Underwriter must consider the financial strength of a self-employed borrower's business
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Income – Documentation of other Sources	<p>The following sources of income must be verified using Fannie Mae requirements.</p> <ul style="list-style-type: none">• Bonus*• Commission*• Overtime*• Part-time/Variable (uninterrupted and stable for past two years*)• Retirement• Social security• Investment and Trust• Military or government assistance• Child support and alimony• Rental Income: should be documented through Schedule E of the borrower's tax returns. If property has not previously been rented, then income will be calculated based on the lower of the lease agreement or 1007 times 75% for single unit property or 70% for 2-4-unit property. <p>* A period of two years must be used in calculating the average overtime, bonus, and commission income. If either type of income shows a continual decline, written justification on the income worksheet must be provided, or income should not be used. For Part-time employment, a minimum two (2) year history is required however a shorter period, of no less than twelve (12) months, may be considered case-by-case if positive factors are present to offset shorter history.</p>
Listing Seasoning	For cash out refinances, properties previously listed for sale should be seasoned at least 6 months from the listing contract expiration date.
Minimum Loan Amount	Above agency loan limits
Non-Occupant Co-Borrowers	<ul style="list-style-type: none">• Must be immediate family members.• Occupying borrower(s) must have a DTI ratio of 60% or less. Excluding income/debts of non-occupant borrower.• Eligible transactions limited to purchase only or rate/term refinance
Occupancy	Owner Occupied, Second Homes and Investment



Payment Shock	<p>Not Calculated for LTVs <= 75%</p> <p>Primary Residence & LTV > 75% Payment shock should not exceed 300% of the borrower's current housing payment unless DTI is less than or equal to 36%. If payment shock exceeds this limit the underwriter must provide justification of borrower's ability to handle the increased payment. If the loan purpose is debt consolidation, a payment shock calculation is not required.</p> <p>Payment Shock = (Proposed Housing Payment /Present Housing Payment) * 100</p> <p>For borrowers who have less than a 12-month housing history, do not have a current housing payment, or own a home free and clear, payment is shock is not considered.</p>
Points and Fees	<p>Total points and fees must be less than 5%</p>
Prepayment Penalty	<p>Investment Properties may have a prepayment penalty. Prepayment penalties on primary residence and second home transactions are prohibited.</p> <p>Where permitted by applicable laws and regulations, a prepayment charge may be assessed. The prepayment charge will be equal to 6 months of interest on the amount of the prepayment that exceeds 20% of the original principal balance. The charge applies to loans that payoff due to sale or refinance, or curtailments that exceed 20% of original principal balance in a given 12 month time period.</p>
Property Flipping	<p>For properties acquired by the seller of the property within 6 months of application date where the contract price exceeds the sellers acquisition price by the following:</p> <ul style="list-style-type: none">• More than a 10% price increase if the seller acquired the property in the past 90-days;• More than a 20% price increase if the seller acquired the property in the past 91-180 days <p>The Following additional requirements apply:</p> <ul style="list-style-type: none">• Second appraisal required from GreenBox Loan's AMC, (The second appraisal must be provided to the borrower in accordance with either the ECOA or HPML requirements, whichever applies)• Second appraisal must be dated/delivered prior to the loan consummation/note date;• Property seller on the purchase contract must be the owner of record;• Increases in value should be documented with commentary from the appraiser and recent comparable sales.• Sufficient documentation to validate actual cost to construct or renovate (e.g., purchase contracts, plans and specifications, receipts, invoices, lien waivers, etc.)



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Spousal Accounts	Accounts held solely in the name of a non-borrowing spouse may be used for down payment and closing costs only and are subject to the seasoning requirements. Accounts held solely in the name of a non-borrowing spouse may not be used to meet reserve requirements.
Subordinate Financing	Secondary financing must be institutional. Existing secondary financing must be subordinated and recorded or refinanced. HELOC CLTV must be calculated at the maximum available line amount unless the borrower can provide documentation the line of credit is past its draw period.
Tax Liens	<p>All income tax liens (federal, state, local) must be paid off prior to or at loan closing. Tax liens that do not impact title may remain open provided the following are met;</p> <ul style="list-style-type: none">• The file must contain a copy of the repayment agreement• A minimum of 6-payments has been made under the plan with all payments made on time• The balance of the lien must be included when determining the maximum CLTV for the program• Refinance transactions require a subordination agreement from the taxing authority



Vesting	<p>Ownership must be fee simple.</p> <p>Acceptable forms of vesting are:</p> <ul style="list-style-type: none">• Individuals• Joint tenants• Tenants in common• Limited Liability Companies, Partnerships, Corporations, and S Corporations<ul style="list-style-type: none">To vest a loan in an Entity, the following apply:<ul style="list-style-type: none">○ Purpose of the LLC is for the ownership and management of real estate○ Loan must be disclosed to all owners of the LLC (no more than 4)○ Members who own more 10% interest must provide personal guarantees of the Entity in a form satisfactory to GreenBox○ The following LLC documentation must be provided: Articles of Incorporation, Operating Agreement, Tax Identification Number and Certificate of Good Standing
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PRODUCT DESCRIPTION
RECENT HOUSING – FULL DOCUMENTATION
One DAY Out of Foreclosure or Bankruptcy; \$650,000 Max Loan Amount
Primary Residence, Second Home & Investment

Credit Score	Purchase / R&T LTV / CLTV	Cash Out LTV / CLTV	Maximum Loan Amount
640+	75%	70%	\$650,000
600 – 639	75%	65%	\$650,000

Other Restrictions

Non-Owner	Available
Second Home	Available
2-4 Units	Available; Max LTV 70%
CA, IL, NJ, NV, OH & WA	Not Available
NOO	Max LTV 70%
NOO & Cash Out	Max LTV 65%
Max loan term for NOO & 3-4 units	300 mos

Credit Matrix

Minimum Fico	600 or No Score
Housing	0x30x6
Bankruptcy	Settled
Foreclosure / NOD	Settled
Short Sale / DIL / Loan Mod.	Settled

Age of Documents	<p>Credit Report/Credit Documentation: 90 days old at the time of closing</p> <p>Income and Asset Documentation: Dated within 90 days of closing</p> <p>Title Report/Title Commitment: Dated no later than 90 days prior to closing</p>
Appraisal	<p>Full Interior / Exterior appraisal required. Fannie Mae/Freddie Mac Forms 1004/70, 1025/72, 1073/465 or 2090 must be used. All Fannie Guidelines apply to appraisal process and value determination, in addition an Appraisal Management Company must be utilized for appraiser selection.</p> <p>The Appraisal should be dated no more than 120 days prior to the Note Date. After a 120 Days period, a recertification of value is acceptable up to 180 days. After a 180 day period, a new appraisal is required. Re-certification of value is not acceptable. Minimum Square Footage 800 Sq. Feet</p> <p>Not eligible: Properties for which the appraisal indicates condition ratings of C5 or C6 or a quality rating of Q6, each as determined under the Uniform Appraisal Dataset (UAD) guidelines. GreenBox will consider if issue has been corrected prior to loan funding with proper documentation.</p> <p>APPRAISAL REVIEW PRODUCTS: An enhanced desk review product, (such as an ARR from ProTeck or CDA from Clear Capital), from a GreenBox Approved AMC is required on all transactions.</p> <p>In lieu of an enhanced desk review product, a field review or second appraisal from a GreenBox's AMC is acceptable.</p> <p>If the Appraisal Review Product value is more than 10% below the appraised value a second appraisal is required.</p> <p>When a second appraisal is provided, the transactions "Appraised Value" will be the lower of the two appraisals.</p>
Assets	<p>Down payment funds should be documented for 60 days per the Fannie Mae Verification of Deposits and Assets guidelines with the documentation included in the loan file.</p>
Assets – Checking & Savings	<p>Checking and Savings</p> <ul style="list-style-type: none"> • 100% of the funds held in a checking or savings account may be used for the down payment, closing costs, and financial reserves • Any indications of borrowed funds must be investigated. They include recently opened accounts, recent large deposits, or account balances that are considerably greater than the average balance over the previous few months • Funds held jointly with a non-borrowing spouse are considered the Borrower's funds



Assets – Business Assets	<p>Business Assets</p> <p>If business funds are used for down payment, closing costs and/or reserves the following requirements must be met:</p> <ul style="list-style-type: none">• Provide proof of borrower's ownership percentage• obtain access letter from business documenting borrower's access to funds<ul style="list-style-type: none">○ When applying for an 85% LTV, amount of business funds used cannot exceed ownership percentage• Funds deposited from the business into the borrower's personal account prior to loan application are considered personal funds
Assets – Securities	<p>Securities Assets</p> <p>Stocks, government bonds, and mutual funds are acceptable sources of funds for the down payment, closing costs and reserves provided their value can be verified. Stock options are not eligible to be used for reserves or income.</p>
Assets – Trust Accounts	<p>Trust Accounts</p> <p>Funds disbursed from a borrowers trust account are an acceptable source for the down payment, closing costs and reserves provided the borrower has immediate access to the funds.</p> <p>To document the trust funds:</p> <ul style="list-style-type: none">• Obtain written documentation of the value of the trust account from either the trust manager or the trustee; AND• Document the conditions under which the borrower has access to the funds and the effect, if any, that the withdrawal of funds will have on the trust income used in qualifying the borrower for the mortgage
Assets – Retirement Accounts	<p>Retirement Accounts</p> <p>Vested funds from individual retirement accounts (IRA/Keogh accounts) and tax-favored retirement savings accounts (401(k) accounts) are acceptable sources of funds for down payment, closing costs, and reserves.</p> <ul style="list-style-type: none">• Verify the ownership of the accounts• When funds from retirement accounts are used for reserves, GBL does not require the funds to be withdrawn from the account(s) and no penalties will be applied• If used for down payment or closing costs, determine the amount available by reducing the principal balance by 25% for applicable taxes and if necessary, an additional 10% for applicable penalties for early withdrawal



Assets - Ineligible	<ul style="list-style-type: none">• Digital Currency (ex. Bitcoin)• Proceeds from a cash-out refinance cannot be used to meet reserve requirements for compensating factors• Anticipated Savings• Sweat Equity (labor performed by the Borrower or goods or materials provided by the Borrower)• Donated funds in any form, such as cash or bonds donated by the seller, builder or Selling agent outside of approved financing contributions in the Seller Concession• Trade Equity• Pooled Funds• Individual Development Accounts (IDA's)• Funds in a Custodial or "In Trust For" account• Rent Credits• Non Vested Stock Options• Stocks held in an unlisted corporation
AUS	If owner-occupied or second home, the file must also include one of the following as evidence the borrower is not eligible for financing through a GSE or Government loan program an AUS Findings with a "Refer" or "Approve/Ineligible" response
Bankruptcy	<p>RH Program Chapter 13: There is no seasoning requirement for Chapter 13 bankruptcies when the bankruptcy is discharged prior to closing. If the Chapter 13 bankruptcy was dismissed, 12-months' seasoning is required from the date of the dismissal. A Chapter 13 bankruptcy may remain open after loan closing when all of the following requirements are met:</p> <ul style="list-style-type: none">• A minimum 12-month repayment period in the bankruptcy has elapsed.• Bankruptcy plan payments for the last 12 months have been made on time.• The borrower has received written permission from bankruptcy court to enter into the mortgage transaction.• Full bankruptcy papers may be required. <p>A cash-out refinance to pay off the remaining balance of a Chapter 13 bankruptcy is allowed. In addition to meeting the requirements listed above, the transaction must provide an overall reduction in monthly obligations for the borrower.</p>



Borrowers – Eligibility	<p><u>Eligible:</u> US Citizens • Permanent Resident Alien: is a non-U.S. citizen authorized to live and work in the U.S. on a permanent basis. Permanent resident aliens are eligible for financing. Acceptable evidence of lawful permanent residency must be documented and meet one of the following criteria: I-151 – Permanent Resident Card (Green Card) that does not have an expiration date; I-551 – Permanent Resident Card (Green Card) issued for 10 years that has not expired; I-551 – Conditional Permanent Resident Card (Green Card) issued for 2 years that has an expiration date, as long as it is accompanied by a copy of USCIS form I-751 requesting removal of the conditions; Un-expired Foreign Passport with an un-expired stamp reading as follows: “Processed for I-551 Temporary Evidence of Lawful Admission for Permanent Residence. Valid until mm-dd-yy. Employment Authorized.” • Non-Permanent Resident Alien • A Limited Power of Attorney (POA) is acceptable on Purchase or Rate and Term refinances (Not available on C/O) when following requirements are met: POA is specific to the transaction, Recorded with the Mortgage/Deed of Trust, Contains an expiration date, Used only to execute the final loan documents, Borrower who executed the POA signed the initial 1003 and No interested party to the transaction (such as property seller, broker, loan officer, realtor, etc.) may act as Power of Attorney.</p> <p><u>In-Eligible:</u> Foreign national • Co-Signers • Guarantors • Any form of Trust</p> <p>Borrower Identification Required documentation of the borrower’s identity at time of loan submission with final verification of identification to be completed prior to loan funding. The following are required on all loans:</p> <ol style="list-style-type: none">1. Unexpired government photo ID (i.e. driver’s license, passport etc.), and2. Supplemental documentation such as ITIN card or letter from IRS, birth certificate, tax returns, paystub, tax bill, social security card, utility bill, W-2 etc. may be requested												
Cash Out Amount Limit (% of Prop Value)	<table><tr><th colspan="2">Owner Occupied & Second Home</th><th colspan="2">Investment</th></tr><tr><td>SFR</td><td>50%</td><td>SFR</td><td>50%</td></tr><tr><td>Condo / 2-4 Units</td><td>50%</td><td>Condo / 2-4 Units</td><td>50%</td></tr></table>	Owner Occupied & Second Home		Investment		SFR	50%	SFR	50%	Condo / 2-4 Units	50%	Condo / 2-4 Units	50%
Owner Occupied & Second Home		Investment											
SFR	50%	SFR	50%										
Condo / 2-4 Units	50%	Condo / 2-4 Units	50%										



Credit	<p><u>Standard</u>: 3 tradelines within the last 24 months that show a 12 month history or 2 tradelines within the last 24 months that show a 24 month history; <u>Limited</u>: No minimum tradeline requirements</p> <ul style="list-style-type: none">• Tradeline activity is not required and may be open or closed.• The primary wage-earner must meet the minimum tradeline requirements listed above.• Credit lines on which the borrower is not obligated to make payments are not acceptable for establishing a minimum history. Examples of unacceptable tradelines include loans in a deferment period, collection or charged-off accounts, accounts discharged through bankruptcy, and authorized user accounts. Student loans can be counted as tradelines as long as they are in repayment and are not deferred.• Any active non-mortgage account can be no more than 30-days delinquent at time of application. Any delinquent account must either be brought current or paid off at closing. <p>Tradelines:</p> <ul style="list-style-type: none">• Borrowers qualifying with Standard Tradelines are eligible for all occupancy types and programs. <p>Limited Tradelines:</p> <p>The following requirements apply when qualifying with Limited Tradelines:</p> <ul style="list-style-type: none">• Primary residence• 10% minimum borrower contribution• Minimum 6 months reserves after closing <p>When qualifying with Limited Tradelines, the lower of either the Representative Loan Score or a 600 score is used to qualify the borrower on the Matrix. The loan may be priced, however, using the actual Representative Loan Score.</p> <p>If the Trans Union credit report reflects a true “no score” (i.e. no credit activity) and does not show a credit score, then utilize the “no score” pricing reflected on our RH rate sheet.</p>
Credit - Determining the Borrower's Score	<p>All borrowers must have the minimum credit score required to meet eligibility as per the eligibility matrix or other requirements outlined in this product profile. To determine the score for each Borrower on the loan:</p> <ul style="list-style-type: none">• For individual borrowers, use the Trans Union score, if available. If no score is reporting, the loan will be priced using the “no score” line on the rate sheet• For multiple borrowers, use the average of Trans Union scores, rounded up, if available. Any borrower with no score reporting will be priced using a 620 score.



Credit - Derogatory	<p>Collections and Debt Balances without Payment Schedules</p> <p>Collections or Charge-offs against an applicant, and debt balances without payment schedules must have 3.5% of the total debt included in DTI calculation if:</p> <ul style="list-style-type: none">• The credit report indicates a last active date within the past 24 months, or referred to collection agency and reported as opened in the past 24 months, and• Total non-medical collections per loan aggregate \$4,000 and greater, and are not being paid at closing<ul style="list-style-type: none">○ Only collections greater than \$600 are to be included in calculating the aggregate <p>Excluded:</p> <ul style="list-style-type: none">• Medical collections,• Non-Collection Debts with utility companies.• Liabilities that do not appear on the credit report may require proof by financial statement, note or mortgage to verify the amount owed. <p>Letter of Explanation</p> <p>Letters of explanation are typically required for:</p> <ul style="list-style-type: none">• Previous Bankruptcy within last 4 years• Previous Foreclosure within last 4 years• Delinquencies in last 6 months <p>A satisfactory signed written explanation provided from Borrower(s) explaining the reason(s) for the credit event or other isolated lapse in their credit performance is required. The timing of the event(s) must be consistent with other application information. Additional documentation supporting the Borrower's explanation(s) may be required.</p> <p>A Borrower with a significant derogatory credit event or other isolated lapse in their credit performance should evidence that he/she has re-established his/her credit history. Payment histories on accounts should reflect satisfactory payments following the credit event. Late payments on accounts following a credit event should be evaluated to determine a borrower's willingness to repay their obligations. Multiple delinquencies on accounts including collections, charge-offs, judgments or tax liens may require additional explanations, documentation or result in a borrower's ineligibility.</p>
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Credit - Derogatory	<p>Lawsuits/Pending Litigation If the application, title, or credit documents reveal that the Borrower, or Homeowners Association (HOA) is presently involved in a lawsuit or pending litigation, the following is required:</p> <ul style="list-style-type: none">• A copy of the complaint and answer• Title must assure GBL's first lien position <p>Review of the lawsuit or pending litigation may result in a borrower's ineligibility.</p> <p>Tax Liens and Judgments Tax Liens and Judgments on the credit report (not affecting title), that have not been satisfied or discharged must be included in DTI and monthly liability will be calculated using either:</p> <ol style="list-style-type: none">1. Formal payment arrangement2. 3.5% of balance <p>Fraud Alerts and Regulatory Messages Whenever a fraud alert is reflected on a credit report, you have an obligation to verify that the applicant is indeed who they say they are and you must do your due diligence to obtain their permission to proceed with the credit application.</p>
Credit – Housing History	<p>A housing history for the most recent 6 months is required with all mortgages and rental histories showing on the credit report or documented by a written verification by a valid third party entity or a property management company. Borrowers who own their home free and clear and cannot provide a 6 month mortgage history, can qualify by providing evidence of payment of homeowners' insurance and taxes for their home. Borrowers with no housing history (i.e. living rent-free) may be considered on a case-by-case basis.</p> <p>Borrowers who do not own their homes free and clear, have owned their current home for less than 6 months AND have no prior homeownership can use a combination of previous rental history and mortgage history to meet the housing history requirements.</p> <p>Housing histories through private parties must be verified with cancelled checks, referencing the company or individual who completes the verification. Payment must be made within month due, i.e. lump sum payments (12 months made with one or several checks) will not satisfy proof of responsible housing payments.</p>
Credit – Liabilities	<p>Monthly payments on all existing debts are included in the borrower's total liabilities or obligations</p>
Credit – Liabilities 30 day Account	<p>A 30-day charge account is defined as an account where the borrower must pay off the total outstanding balance each month. There are no alternative monthly payment options. GBL will use current payment, if available as reported on the credit report or current statement. Otherwise, 3.5% of outstanding balance will be used for qualifying purposes.</p>



Credit – Liabilities Alimony, Child Support or Maintenance	<p>When the borrower is required to pay alimony, child support, or maintenance payments under a divorce decree, separation agreement, or any other written legal agreement the payments must be considered as part of the borrower's recurring monthly debt obligations. Voluntary payments do not need to be taken into consideration.</p> <ul style="list-style-type: none">• If there are fewer than ten documented payments remaining and you wish to have the liability excluded from ratios, provide:<ul style="list-style-type: none">○ a copy of current divorce decree, maintenance agreement or other legal document evidencing end date of payment
Credit – Liabilities Authorized Users on Credit Report	<p>Borrowers listed as an Authorized User only on a credit report may have those related liabilities omitted, as they are not obligated to repay the debt.</p>
Credit – Liabilities Personal Debts paid by a Business or Other Entity	<p>Applicants with personal debts paid by a Business or Other Entity may have the debt removed from their personal debt calculation if there has been no delinquency in payments, AND either:</p> <ol style="list-style-type: none">1. Evidence of 3 months payments are provided from a bank account of which the borrower has no ownership (This does not apply to leases), OR2. For self-employed borrowers with business income: Evidence of 3 months payment, or a term less than 3 months at Analyst discretion, are provided that the debt was paid out of a business account and considered in the business cash flow analysis.3. Borrowers qualifying with bank statements that pay credit cards reporting on the credit report from bank statements will have the credit card payments considered as expenses in the bank statement analysis and removed from their liabilities.<ol style="list-style-type: none">a. Credit cards on the credit report as liabilities that are not accounted for using the bank statement analysis will remain on their liabilities.b. Borrowers that can show proof that a credit card houses only personal expenses may have the credit card debt removed from the bank statement calculation and included only in their liabilities.
Credit – Liabilities Installment Debt and Leases	<p>An applicant's payments on installment debt are to be included in DTI calculations. However, if there are 10 or fewer payments left until the debt is paid off, excluding automobile lease payments, then the payment amount can be excluded from DTI calculations.</p> <p>All automobile lease payments, regardless of the number of payments left, must be included in DTI calculations (on the basis that autos are essential, and at the end of the lease period another auto will need to be leased by the applicant).</p> <p>Installment payments on the borrower's debt to his/her own 401(k) are excludable from DTI calculations.</p>

Credit – Liabilities Liabilities Assigned by Divorce Decree or Other Court Order	<ol style="list-style-type: none"> 1. Liabilities assigned by divorce decree or other court order to another person may be omitted from liabilities. 2. If the divorce decree or other court order does not specify the particular account in question, 3rd party documentation will be required to verify liability assigned matches the debt to be omitted on the credit report.
Credit – Liabilities Mortgages after Foreclosure	Mortgages on properties which no longer obligate the borrower due to final dispensation of foreclosure, such as a sheriff's sale, may have the obligation omitted from the borrower's liabilities. Proof the property mortgaged by the obligation was sold in foreclosure is required.
Credit – Liabilities Mortgages Paid by a 3rd Party	<p>Applicants may have a mortgage obligation omitted from their debt calculation if the following requirements are met:</p> <ol style="list-style-type: none"> 1. Evidence the mortgage being omitted has been paid by a 3rd party for 3 months prior to application, and 2. Proof the 3rd party is obligated to repay the mortgage being omitted. 3. 3rd party cannot be a spouse of the borrower
Credit – Liabilities Revolving Debt	<p>Revolving debt is open ended debt of which the principal balance on an account may vary from month to month (e.g., department store credit cards). The minimum required payment as stated on the Credit Report or current statement should be used in calculating the DTI unless as noted below.</p> <p>If the credit report does not show a required minimum payment amount and there is no supplemental documentation to support a payment amount, the payment must be calculated 3.5% of the outstanding balance.</p> <p>Revolving debt may be paid off to qualify and the monthly payment excluded from the DTI. Documentation must be provided to confirm the debt has been paid off.</p> <p>Debts may be paid off at closing and reflected on the final closing disclosure.</p> <ul style="list-style-type: none"> • Source of funds for payoff of a revolving debt must meet all applicable asset requirements as outlined in this guide
Credit – Liabilities Student Loans	<p>Student loans, whether deferred or not, must be included in the debt ratio for qualifying purposes. The payment reported in the credit report will be used for qualifying the borrower. If the credit report does not reflect a monthly payment, a payment totaling 1% of the loan balance must be used to qualify the borrower.</p> <p>Payment plans based on income may have student loan payments omitted if the following third party documentation is provided showing both:</p> <ul style="list-style-type: none"> • Borrower is enrolled in a repayment plan based on income, AND • Based on borrower's income, the current payment amount is \$0.00



Credit – Liabilities Tax Liens and Judgments	Liens and Judgments that have not been satisfied or discharged must be included in DTI and monthly liability will be calculated using either: <ul style="list-style-type: none">• Formal payment arrangement• 3.5% of balance
Credit – Liabilities Timeshares	Timeshares are to be treated as installment loans rather than mortgage debt.
Credit – Liabilities Unreimbursed Business Expenses (URBE)	Borrowers receiving a business allowance may have the liability it relates to offset by the amount of the allowance. Any net unreimbursed business expense is a liability, and any surplus is income when calculating the qualifying debt to income ratio of the borrower.
Delayed Financing	<p>Borrowers who purchased the subject property within the past six months (measured from the date on which the property was purchased, to the disbursement date of the new mortgage loan) are eligible for a cash-out refinance if all of the following requirements are met.</p> <ul style="list-style-type: none">• Treated on loan matrix as a purchase with regards to LTV, rate and term• The original purchase transaction was an arms-length transaction• LTV based on lesser of original acquisition price and current appraised value• Property must have been purchased using the borrower(s) own funds; title must evidence no current liens• Entire copy of Settlement Statement/Closing Disclosure from the original purchase and documentation to show the down payment and closing costs used for the purchase <p>If borrower does not meet these guidelines, the loan must be underwritten as a rate and term refinance.</p>
Eligible States	<p>See GreenBox Loans, Inc.'s "Location" on web page;</p> <p>Texas:</p> <ul style="list-style-type: none">• O/O & Second Home: Purchase and Rate & Term refinances ONLY; No limited Cash Out or Cash Out refinances• NOO: Purchase, Refinances including R/T and C/O
Escrow Waiver	Impounds are required.



Gift Funds	<p>Cash to close may come from gifted funds on any program for which it is not excluded. In order to ensure the funds are not a loan which must be included in the borrower's debt to income ratio, as well as to protect against risk. Gifted funds must be processed by a depository institution prior to being provided to the settlement agent, and must be evidenced by a letter which meet the following requirements:</p> <ul style="list-style-type: none">• Specify the dollar amount of the gift;• Specify the date the funds were transferred;• Include a statement that no repayment is expected;• Include the donor's name, address, telephone number, relationship to borrower; and• Bear the donor's signature
Gift of Equity	<ul style="list-style-type: none">• A gift of equity refers to a gift provided by the seller of a property to the buyer. The gift represents a portion of the seller's equity in the property and is transferred to the buyer as a credit in the transaction.• Up to a 100% gift of equity for down payment is permitted for primary residences and second homes if:<ul style="list-style-type: none">○ Provide copy of gift letter○ Seller may not be in default○ The transaction between buyer and seller is a non-arm's length transaction. A non-arm's length transaction would be when the buyers and sellers have an existing relationship with each other.○ The sales price for the property is at market rate○ No seller concessions allowed, closing costs must be borrower's own funds• Non-owner occupied homes are not permitted to use gift of equity
Income Annuity	<p>Required Documentation</p> <ul style="list-style-type: none">• Proof of receipt• Verification letter or distribution schedule will be required to show monthly amount• Proof of 3 or more years continuance
Income Assets	<p>Assets may be used to supplement other sources of income, or to qualify the borrower without utilizing another income source.</p> <ul style="list-style-type: none">• Required Documentation<ul style="list-style-type: none">○ Asset account statement for each account being used to qualify the borrower, valid if dated within 90 days of close.○ The records may be computer generated forms including online account or portfolio records downloaded from the Internet. Documents that are faxed to GBL or downloaded from the internet must clearly identify the name of the depository or investment institution and the source of the information – for example, by including that information in the internet or fax banner at the top of the document



Income - Documentation	<ul style="list-style-type: none">• When tax returns are required, the most recent two years should be provided. The definition of most recent is the last return scheduled to have been filed with the IRS. Any Borrower that applied for a tax return extension must provide a copy of the extension in the credit file along with the prior two years of tax returns.• Wage or Salaried Borrowers:<ul style="list-style-type: none">o A completed Request for Verification of Employment (Form 1005 or Form 1005(S)), or the borrower's recent paystub (reflecting 30 days of pay and YTD earnings) and IRS W-2 forms covering the most recent two-year periodo A verbal VOE from each employer within 10-days of the note dateo A completed, signed, and dated IRS Form 4506-T is required for each borrower. The form should be executed and the transcripts for the most recent two-year period included in the credit file. If tax returns included in the credit file, the transcripts and returns should be compared. Any discrepancies between the two documents should be explained and if necessary additional documentation obtained to satisfactorily address.o Tax returns are not required if the only income is wages or salary. If any business income present on the transcripts or the borrower owns multiple investment properties, tax returns must be provided. Personal tax returns must be complete with all schedules (W-2 forms, 1099 forms, K-1, and any other forms) and be signed and dated• Self Employed Borrowers:<ul style="list-style-type: none">o Most recent two years of tax returns, personal and business if applicable (including all schedules), signed and dated by each borrower.o A YTD P&L and balance sheet (Borrower prepared acceptable, borrower required to sign both the P&L and Balance Sheet),o A complete, signed, and dated IRS Form 4506-T is required for each borrower and any business entity filing a separate return, the forms should be executed and the transcripts included in the credit file. The tax returns and transcripts should be compared; any discrepancies should be explained and if necessary additional documentation obtained to satisfactorily address.o Verify the existence of the business within 30-days of the note date and ensure the business is active with the following; a letter from either the businesses tax professional certifying 2 years of self-employment in same business, or regulatory agency or licensing Bureau; along with either a phone listing and/or business address using directory assistance or internet searcho Underwriter must consider the financial strength of a self-employed borrower's business
Income Child Support/Alimony	<ul style="list-style-type: none">• Required Documentation<ul style="list-style-type: none">o A full copy of the Divorce Decree or court document ordering the payment be madeo Proof that the last payment was received• Must be able to prove 3 year continuance• Child support requires proof of child's age for each child



Income Employment Contracts	<ul style="list-style-type: none">• Required Documentation<ul style="list-style-type: none">○ Employment contract to show continuance○ Pay records, if contract start date has elapsed, covering no less than the most recent 30 days (minimum of 2), valid within 90 days of close.<ul style="list-style-type: none">▪ Employment contracts may not be used if employer is family member
Income Foster Care	<ul style="list-style-type: none">• Required Documentation<ul style="list-style-type: none">○ Verification of foster care income provided by letters from the organizations providing the income.○ 12 month proof of receipt of income for foster-care services
Income Notes Receivable	<ul style="list-style-type: none">• Required Documentation<ul style="list-style-type: none">○ Copy of executed, unexpired, promissory note○ Proof of payment, valid if dated within 60 days of close, AND○ Proof of 36 months continuance• Other Requirements<ul style="list-style-type: none">○ Income used to qualify the borrower must be net of applicable expenses<ul style="list-style-type: none">▪ Dwelling secured promissory notes which do not indicate which party is liable for taxes will have taxes removed from the payment as an expense○ Dwelling secured promissory notes will not have a 25% vacancy factor applied<ul style="list-style-type: none">▪ Payments received which are greater than the contractual amount listed on the promissory note may be used to qualify the borrower if the payment does not reduce continuance to less than 36 months.
Income Non Taxable	<p>Non-taxable income must be evidenced as non-taxable in order to be grossed up. This income will be “grossed up” at 120%. Non-taxable income may include but is not limited to:</p> <ul style="list-style-type: none">• Disability income• Pension• Social Security income• Parsonage income <p>Housing or parsonage income may be considered qualifying income if there is documentation that the income has been received for the most recent 12 months and the allowance is likely to continue for the next three years. The housing allowance may be added to income but may not be used to offset the monthly housing payment.</p>
Income Pension	<ul style="list-style-type: none">• Required Documentation:<ul style="list-style-type: none">○ Award or Pension Verification Letter• This may be grossed-up if proof can be provided on most-recent tax return showing that the pension is non-taxable and that taxes are not deducted from monthly payment.



Income Rental	<p>Basic Requirements</p> <ul style="list-style-type: none">• Rental Income being used will be entered and calculated in the loan origination software for all personally owned properties.• All rental properties regardless of geographic location must be correctly entered in the REO section, must include all mortgage payments, taxes, insurance, and association fees.• Processing must verify if mortgage payments include escrow and to what extent, so as to avoid calculating costs twice.• Processing is responsible for verifying and documenting PITI and HOA calculations.<ul style="list-style-type: none">○ A 25% vacancy and maintenance factor will be deducted from gross rental income.○ In addition to the REO section being completed in the loan origination software the following will be required to be completed:<ul style="list-style-type: none">▪ Liabilities▪ Fully escrowed mortgage statement and applicable HOA dues OR▪ Mortgage statement or private note, tax statement(s), HOI and HOA dues○ Regardless of property occupancy type, all rental income will be calculated by reducing total housing expenses by rental income after the vacancy factor<ul style="list-style-type: none">▪ If the result is a positive number, rental income is to be included in the borrower's total income,▪ If the result is a negative number, rental loss is to be included in the borrower's total liabilities.
Income Rental Continued	<p>Current Rental Income</p> <ul style="list-style-type: none">• Required Documentation<ul style="list-style-type: none">○ A copy of the current or expired lease signed by all parties<ul style="list-style-type: none">▪ IRS Schedule E may be used in lieu of a current lease▪ All rental properties must verify income from the same documentation type (i.e. tax returns etc.) Exceptions considered on a case by case basis.○ Proof of payment, valid if dated within 90 days at Close<ul style="list-style-type: none">▪ Renters paying by cash must be verified to live at the address by using Accurint, White Pages online, utility bill, or other method which can verify the renter listed on the lease resides at the property in question.
Income Rental Continued	<p>Future Leases</p> <ul style="list-style-type: none">• Purchases of investment property<ul style="list-style-type: none">○ Required Documentation:<ul style="list-style-type: none">▪ Rent schedule (Fannie Mae form 1007 or 1025) completed by a certified appraiser.• Currently owned property converted to investment property<ul style="list-style-type: none">○ Required Documentation<ul style="list-style-type: none">▪ Signed copy of the future lease along with proof of security deposit, or▪ Signed copy of the future lease along with a Zillow rent estimate of a comparable property.○ Future leases which are reasonably close to the Zillow rent estimate may use the future lease amount.○ Future leases which are unreasonably greater or less than a Zillow rent estimate will have the lesser rent amount used in calculating income.



<p>Income Rental Continued</p>	<p>Vacation Rentals</p> <ul style="list-style-type: none">• Program Requirements<ul style="list-style-type: none">○ Rental income from properties that are usually based on a 3rd party, such as AirBnB.<ul style="list-style-type: none">▪ Borrowers not using a 3rd party are not excluded from having income calculated in this manner, but must still adhere to the documentation requirements○ Income from these sources will be calculated by dividing the total yearly income verified by 12 to determine monthly income.• Required Documentation:<ul style="list-style-type: none">○ Most recent 1099 from 3rd party management company, or○ Most recent tax returns, or○ Schedule of rents from a Property Management Company
<p>Income Rental Continued</p>	<p>Purchase of Investment Property with Existing Lease</p> <ul style="list-style-type: none">• Required Documentation:<ul style="list-style-type: none">○ The current lease may be used when signed and dated by Seller and Tenant.○ Written proof that borrower will assume the lease.
<p>Income Rental Continued</p>	<p>Rental Properties Owned by Multiple Individuals, or Businesses not Wholly Owned</p> <ul style="list-style-type: none">• Required Documentation:<ul style="list-style-type: none">○ Lease agreements signed by all parties, or schedule E of the borrower's tax return,○ Mortgage statement, if applicable,○ Homeowner's insurance statement, and○ Proof of payment<ul style="list-style-type: none">▪ Renters paying by cash must be verified to live at the address by using Accurint, White Pages online, utility bill, or other method which can verify the renter listed on the lease resides at the property in question.• Borrowers using rental income to qualify in which the borrower is not the sole owner must have the net rental income, or loss, divided by the number of owners, or the percentage of ownership listed on the K-1 of the borrower's tax returns.• Rental properties with more than 1 unit may include the gross rental income of every rental property unit, or fewer, as applicable to qualify the borrower.• Net rental income used to qualify the borrower must include all mortgage payments, taxes, and insurance regardless of whether or not the borrower is listed on the documents. <p>If any requirements as listed above are not documented or available, exception approval is required.</p>



<p>Income Retirement, Social Security, Disability & VA</p>	<ul style="list-style-type: none">• Required Documentation<ul style="list-style-type: none">○ Current awards letter addressed to the borrower dated within the last 12 months, or○ IRS form 1099, or○ W2 and/or Tax return, or○ Proof of receipt, valid if dated within 90 days of close○ Retirement income distributed from a qualified retirement account must show proof of 36 months of continuance<ul style="list-style-type: none">▪ Continuance may be proven by a statement of the qualified retirement account showing a sum greater, or equal, to 36 months of the distribution being used in the income calculation after subtracting any loan transaction down payment, or other closing costs coming from the qualified retirement account.▪ Income used to qualify the borrower will be the same as the amount distributed from the retirement account.▪ Distributions from the retirement account required○ Borrowers younger than 59 ½ years old at time of closing will have income distributions used to qualify the borrower reduced by 10%• Income received from Social Security can be “grossed up” at 120% based on being non-taxable in nature.• Social Security or Disability income for a spouse, minor child, or disabled person who is not a borrower may be used if:<ul style="list-style-type: none">○ Borrower is listed on the awards letter, or can show proof of SSI deposit, AND○ 3 or more years of continuance can be shown (disability is presumed to meet this requirement, unless disabled person is a minor child).
<p>Income Trust</p>	<ul style="list-style-type: none">• Required Documentation<ul style="list-style-type: none">○ Full Trust document will be required showing the amount, frequency and duration of disbursements○ Proof of recent receipt○ 3 or more years' continuance
<p>Income - Ineligible</p>	<ul style="list-style-type: none">• Unemployment Income (if not documented with a minimum of 2 year history of receiving)• Stock Options• Gambling winnings (except lottery payments continuing for a minimum of 3 years)• Educational benefits (such as grants and scholarships)• Refunds of federal, state or local taxes• Any income that is not legal in accordance with all applicable federal, state and local laws, rules and regulations. Federal law restricts the following activities and therefore the income from these sources are not allowed for qualifying:<ul style="list-style-type: none">○ Foreign shell banks○ Medical marijuana dispensaries○ Any business or activity related to recreational marijuana use, growing, selling or supplying of marijuana, even if legally permitted under state or local law○ Businesses engaged in any type of internet gambling• Expense account reimbursement• Mortgage Credit Certificates• Homeownership Subsidies• Income Received from Roommates

Inherited Property / Properties Awarded via Legal Documentation	Inherited properties are permitted, provided the borrower has inherited, or was legally awarded the property, such as through a divorce, separation, or dissolution of a domestic partnership. Appropriate, supportive legal documentation of the inheritance, or the legal award of the property, must be provided.
Lease with Option to Purchase Principal Dwelling	Borrower with a valid, executed lease with option to purchase will be priced, and treated as a purchase transaction. The lesser of the appraised value or the purchase price established with the lease with option, will be used for qualification.
Listing Seasoning	<p>Primary Residence</p> <ul style="list-style-type: none"> Property must have been off the market for a minimum of ninety (90) calendar days prior to the application date The borrower must confirm in writing that they intend to occupy the subject as a primary residence and the reason for listing the property <p>Second Homes and Investment Properties</p> <ul style="list-style-type: none"> Property must have been off the market for a minimum of 6 months prior to the application date The borrower must confirm in writing the reason for listing property
Maximum # of Financed Properties	<p>If the loan is secured by the borrower's principal residence or second home, there are no limitations on the number of other financed properties with outstanding balances.</p> <p>If the loan is secured by an investment property, the following policy applies:</p> <ul style="list-style-type: none"> Borrower(s) may own no more than Eight (8) financed properties including the subject property, for investment property or second home loans. The borrower may own additional real estate if it is owned free and clear
Minimum Loan Amount	\$150,000



Non-Permanent Resident Alien	<p>Must have U.S. Credit, Income and Assets</p> <p>An alien admitted to the United States as a lawful temporary resident. Lawful non-permanent residents are legally accorded the privilege of residing temporarily in the United States.</p> <ul style="list-style-type: none">• Legal Status Documentation<ul style="list-style-type: none">○ Visa types allowed: E-1, E-2, E-3, EB-5, G-1 through G-5, H-1, L-1, NATO, O-1, R-1, TN NAFTA○ Visa must be current and may not expire for a minimum of 2 years following the close date. <p>When applicable, valid employment authorization doc (EAD) required for US employment if not sponsored by current employer.</p> <ul style="list-style-type: none">• Guideline restrictions:<ul style="list-style-type: none">○ Maximum LTV/CLTV: 75% for Purchase or R/T; 65% for Cash Out○ Non-Occupant Co-Borrowers not allowed○ Gift Funds not allowed○ US credit requirements detailed under the CREDIT section of this guide should be utilized.
Non-Occupant Co-Borrowers	<p>Non-occupant co-borrowers are credit applicants on a principal residence transaction who do not intend to occupy the subject property as a principal residence. Non-occupant co-borrowers must meet the following requirements:</p> <ul style="list-style-type: none">• Non-occupant borrower must sign the mortgage and note• Non-occupant borrower must not have an interest in the property sales transaction, such as the property seller, builder, or real estate Lender• Occupying borrower must contribute to qualifying income• Occupying borrower must have a minimum 660 credit score• LTV reduction of 5% from program maximum. LTV not to exceed 75%
Occupancy	<p>Eligible occupancy types include:</p> <ul style="list-style-type: none">• Primary residences for 1-4 unit properties• Second Homes – 1 Unit only<ul style="list-style-type: none">○ Must be occupied by the borrower for some portion of the year○ Only one second home allowed○ Must be located in a recognized vacation area typical for second home properties (e.g., beach, ski, golf, resort, recreational in nature)○ No rental (Airbnb) or time share arrangement income can be used to qualify• Investment or Non-Owner Occupied – 1-4 Units



Payment Shock	<p>Primary Residence Only Payment shock should not exceed 300% of the borrower's current housing payment unless DTI is less than or equal to 36%. If payment shock exceeds this limit the underwriter must provide justification of borrower's ability to handle the increased payment. If the loan purpose is debt consolidation, a payment shock calculation is not required.</p> <p>Payment Shock = (Proposed Housing Payment / Present Housing Payment) * 100</p> <p>For borrowers who have less than a 12-month housing history, do not have a current housing payment, or own a home free and clear, payment is shock is not considered.</p>
Points and Fees	Total points and fees must be less than 5%
Prepayment Penalty	Not Available



Property Flipping	<p>A property flip occurs when the seller acquired the property within 180 days. The time period is determined by subtracting the date the seller became the legal owner of the property from the date the purchaser signed the purchase contract. If the seller and purchaser signed the purchase agreement on separate dates the latter of the two dates is to be used. Maximum LTV is 75%.</p> <p>If it is determined that seller has acquired property in last 180 days and the transaction is subject to Higher Priced Mortgage Loan (Section 35) second appraisal requirement, a second appraisal, will be required.</p> <p>Purchases:</p> <ul style="list-style-type: none">• Appreciation greater than 10% in the past 90 days, 2 full appraisals may be required.• Appreciation greater than 20% in the past 91-180 days, 2 full appraisals may be required.• Appreciation greater than 30% in the past 181-365 days, GBL may request an appraisal review. <p>When two appraisals are required regardless of the transaction type the lesser of the two values will be used for qualification purposes.</p> <p>The additional Appraisal must specifically address the following points:</p> <ul style="list-style-type: none">• The difference between the price at which the seller acquired the property and the price that the consumer is obligated to pay to acquire the property, as specified in the consumer's agreement to acquire the property from the seller;• Changes in market conditions between the date the seller acquired the property and the date of the consumer's agreement to acquire the property; and• Any improvements made to the property between the date the seller acquired the property and the date of the consumer's agreement to acquire the property. <p>A second appraisal is not required if:</p> <ul style="list-style-type: none">• Seller is a local, State or Federal government agency;• Seller acquired title by exercising right as holder of defaulted mortgage loan;• Seller is non-profit• Seller inherited the property• Seller acquired property by divorce decree• Seller is an employer or relocation agency• Seller is a service member who received deployment, or permanent change of station order after they obtained the property• Property is located in a federal disaster area
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Property Types	<p>Eligible: • One-unit Attached/Detached SFRs • One-unit Attached/Detached PUDs • Low/Mid/High-Rise Condos and Site Condos • Warrantable and Non-warrantable condos • 2-4 Unit Properties</p> <p>Ineligible: • Co-ops • Timeshares • Commercial Enterprises (e.g. Bed and Breakfast, Boarding House, Hotel) • Properties containing environmental hazards • Projects with insufficient Flood Insurance – Borrower supplemented is not permitted • Leasehold properties • Vacant land • Agriculture • Rural</p>
Property Types – All Condos	<p>Fannie Mae eligible projects and Non-Warrantable projects allowed • GreenBox Loans, Inc. project exposure maximum shall be \$3,000,000 or 15% of the project whichever is lower • Borrower project/Unit concentration limit: two (2) units • Project meets all FNMA Insurance requirements for property, liability and fidelity coverage • Borrower must carry H06 coverage for replacement of such items as flooring, wall covering, cabinets, fixtures, built-ins and any improvements made to the unit • The Condo Project Questionnaire must be completed, including all the required documentation from the questionnaire including: CCR, Articles of Incorporation, By-Laws, Master Insurance Policy, Budget / Balance Sheet & HOA questionnaire . • All projects are subject to full review and approval.</p>
Property Types – Non Warrantable Condos	<p>Maximum LTV/CLTV: 75% Maximum Loan Amount: \$650,000 Require Project Approval by GreenBox Loans, Inc.</p> <p>Maximum of 20% of project owned by any Single Owner / Investor Entity. Maximum of 2 units owned by any Single Owner / Investor Entity if the project has fewer than 10 units.</p>
Rapid Appreciation	<p>Refinance Transactions Refinance transactions where appraised value exceeds original purchase price. If owned less than 24 months (at time of application date):</p> <ul style="list-style-type: none"> • Borrower to provide a detailed breakdown of improvements, commentary and documentation to support a substantial increase in value <p>If owned greater than 24 months (at time of application date):</p> <ul style="list-style-type: none"> • Borrower to provide a detailed breakdown of improvements, commentary and documentation to support a substantial increase in value <p>Purchases Transactions: A detailed breakdown of improvements, commentary and documentation to support a substantial increase in value, as defined below, between the sellers purchase price and the current sales price for the following:</p> <ul style="list-style-type: none"> • Appreciation greater than 10% in the past 90 days, or • Appreciation greater than 20% in the past 91-180 days, or • Appreciation greater than 30% in the past 181-365 days



Ratios	Maximum DTI is 43%			
	DTI's greater than 43% and up to 55% may be considered with compensating factors			
	<ul style="list-style-type: none"> DTI is capped at 43% for borrowers with income at or below \$2000/mo. DTI is capped at 43% for borrower with income over \$62,500/mo. 			
	Monthly Income	No Compensating Factor	One Compensation	Two Compensation
	< \$2,000	43%	43%	43%
	=>\$2,000 and <\$62,499	43%	50%	55%
	=>\$62,500	43%	43%	43%
	Compensating factors			
	Borrower will be credited with 1 compensating factor if:			
	<ol style="list-style-type: none"> Borrower's liquid assets after closing are 3x the monthly housing payment (principal, interest, tax, and insurance) or greater. <ol style="list-style-type: none"> Privately held stock may not be used to qualify. Proceeds from a cash out refinance of subject property may not be used to qualify The new housing payment will increase by no more than 10% from the borrower's existing housing payment and there have been no delinquencies in the borrower's housing payment over the last 6 months. A minimum of 6 housing payments is required. The largest of the borrower's qualifying income has come from the same source for 3-years or more. Credit score of 660 or greater. <ol style="list-style-type: none"> Multiple borrowers must have their average credit score meet these criteria. Borrower's without credit will be priced at a 620 score for qualification purposes. 			
	Borrower will be credited with 2 compensating factors if:			
	<ol style="list-style-type: none"> The borrower's liquid, non-retirement assets after closing are 6x the monthly housing payment (principal, interest, tax, and insurance) or greater. <ol style="list-style-type: none"> Privately held stock may not be used to qualify. Proceeds from a cash out refinance of subject property may not be used to qualify The total of the borrower's non-physical assets (savings, checking, 401k, IRA's, etc...) after closing are 12x the monthly housing payment (principal, interest, tax, and insurance) or greater. <ol style="list-style-type: none"> May be used with any income program, including asset depletion. Privately held stock may not be used to qualify. Proceeds from a cash out refinance of subject property may not be used to qualify 			
	Note: If gift funds are used for down payment, borrower's assets cannot be used as compensating factors			



Refinance	<p>A refinance transaction gives the borrower an opportunity to obtain a rate and term refinance or a cash out refinance. For all refinances, the borrower(s) must meet the Continuity of Ownership requirements.</p> <p>Continuity of Ownership To meet Continuity of ownership, one of the following must exist:</p> <ul style="list-style-type: none">• At least one individual, or legal entity (i.e. LLC), currently in title and must remain on title at close (no transfer of ownership at close)• The borrower has recently inherited, or was legally awarded, the property (divorce, separation, or dissolution of a domestic partnership)• The borrower(s) are eligible for Delayed Financing <p>Owner occupied properties:</p> <ul style="list-style-type: none">• The borrower has paid the mortgage for the last 6 months prior to application• Borrower must be in title to the subject property at the time of loan application <p>Investment Properties and Second Homes:</p> <ul style="list-style-type: none">• Borrower must be in title to the subject property for 6 months prior to application• Borrower must be obligated on underlying liability
Refinance - Cash Out	<p>Cash-out, in which the consumer may receive an amount of cash equal to or less than the loan amount, determined case by case as loan details present</p> <p>Eligibility Requirements Cash-out refinance transactions must meet the following requirements:</p> <ul style="list-style-type: none">• The transaction must pay off all existing mortgages on the subject property by obtaining a new first mortgage secured by the same property, or be a new mortgage on a property that does not have a mortgage lien against it.• Properties previously listed for sale must have been off the market at least 90 days before the application date of the new mortgage loan.• The property must have been purchased or acquired by the borrower at least six months prior to the disbursement date of the new mortgage loan except for the following:<ul style="list-style-type: none">○ There is no waiting period if the borrower documents that the property was acquired through an inheritance or was legally awarded the property (divorce, separation, or dissolution of a domestic partnership).○ Delayed financing requirements have been met. See Delayed Financing Exception below.○ If a limited liability corporation (LLC) that is majority-owned or controlled by the borrower owns the property prior to closing, then the time it was held by the LLC may be counted towards meeting the borrower's six-month ownership requirement.○ If the property was owned prior to closing by an inter vivos revocable trust, the time held by the trust may be counted towards meeting the borrower's six-month ownership requirement if the borrower is the primary beneficiary of the trust.



Refinance – Rate & Term	<p>Rate-Term Refinances consist of the following transaction types and must meet the following requirements:</p> <ul style="list-style-type: none">• Pay-off of the current mortgage and any subordinate liens on subject property to include principal balance plus accrued interest, and any required prepayment penalty• The borrower only receives incidental cash-back (up to \$2,000)• Texas rate & term refinance requires:<ul style="list-style-type: none">○ Previous transaction being refinanced was a purchase money mortgage, or land contract, and○ Borrower receives \$0 cash-back
Residual Income	<p>Residual Income is the amount of monthly income remaining once a borrower has paid all monthly debt obligations. Residual Income = Gross Monthly Income minus total monthly debt.</p> <p>Minimum Residual Income Requirements are calculated using the table below, plus \$250 for the first dependent and \$125 for each additional dependent.</p>
Reserves	<p>6 months PITIA</p> <p>Cash Out cannot be used for reserves</p> <p>Gift funds cannot be used for reserves</p>
Seller Concessions & Interested Party Contributions	<p>Up to 6% as long as the purchase price is less than or equal to list price, if not we will accept up to 3% as long as the appraisal supports the higher price.</p>
Subordinate Financing	<p>Secondary financing must be institutional. Existing secondary financing must be subordinated and recorded or refinanced. HELOC CLTV must be calculated at the maximum available line amount unless the borrower can provide documentation the line of credit is past its draw period. Maximum CLTV/HCLTV cannot exceed the maximum LTV permitted by the program matrix.</p>
Terms	<p>Maximum Terms by property type for Purchases or Refinances:</p> <ul style="list-style-type: none">• The following are the maximum loan terms available by property type:• Site built Single-family owner-occupied residence 360 months• Site built Condominium owner-occupied residence 360 months• Site built 2 unit owner-occupied residence 360 months• Site built 3 or 4 unit owner-occupied properties 300 months• Non-owner occupied single-family, townhome or condominium property 300 months



Vesting	<p>Ownership must be fee simple.</p> <p>Acceptable forms of vesting are:</p> <ul style="list-style-type: none">• Individuals• Joint tenants• Tenants in common• Limited Liability Companies, Partnerships, Corporations, and S Corporations (each, an “Entity”) <p>To vest a loan in an Entity, the following apply:</p> <ul style="list-style-type: none">○ Purpose of the LLC is for the ownership and management of real estate○ Loan must be disclosed to all owners of the LLC (no more than 4)○ Members who own more 10% interest must provide personal guarantees of the Entity in a form satisfactory to GreenBox○ The following LLC documentation must be provided: Articles of Incorporation, Operating Agreement, Tax Identification Number and Certificate of Good Standing
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INVESTOR PROPERTY \$3,000,000 MAX LOAN AMOUNT • NON-OWNER OCCUPIED • QUALIFY ON RENTAL SURVEY				
Investment				
DSCR	=> 1.0 *		=> 1.1	Maximum Loan Amount
Credit Score	Purchase	R/T	Cash Out	
740 +	70%	70%	70%	\$2,000,000
720 +	70%	70%	65%	\$2,000,000
	65%	65%	N/A	\$3,000,000
700 +	65%	65%	60%	\$2,000,000
680 +	60%	60%	60%	\$2,000,000
660 +	60%	60%	60%	\$1,000,000
	55%	55%	55%	\$2,000,000

Notes	
Debt Service Coverage Ratio (DSCR)	Gross Income / PITIA (PI using the note rate rather than fully indexed). Business Purpose Only
Gross Income	Lower of Estimated Market Rent from Form 1007 and monthly rent from an existing lease.(proof of last two payments otherwise treated as unleased property
First Time Investor	Reduce LTV by 5%
DSCR *	Purchase or Rate and Term Refinance: <ul style="list-style-type: none"> Up to 60% LTV: 1.0% Above 60% LTV: <ul style="list-style-type: none"> Vacant: 1.10% Leased with proof of receipt of rent: 1.0% Cash Out Refinance: 1.1%
2-4 Units	Reduce LTV by 5%
GFE ONLY	



Age of Documents	Credit Report/Credit Documentation: 90 days old at the time of closing Income and Asset Documentation: Dated within 90 days of closing Title Report/Title Commitment: Dated no later than 90 days prior to closing
Appraisal	<p>Full Interior / Exterior appraisal required. Fannie Mae/Freddie Mac Forms 1004/70, 1025/72, 1073/465 or 2090 must be used. All Fannie Guidelines apply to appraisal process and value determination, in addition an Appraisal Management Company must be utilized for appraiser selection.</p> <p>The Appraisal should be dated no more than 120 days prior to the Note Date. After a 120 Days period, a recertification of value is acceptable up to 180 days. After a 180-day period, a new appraisal is required. Re-certification of value is not acceptable. Minimum Square Footage 800 Sq. Feet</p> <p>Not eligible: Properties for which the appraisal indicates condition ratings of C4, C5 or C6 or a quality rating of Q6, each as determined under the Uniform Appraisal Dataset (UAD) guidelines. GreenBox will consider if issue has been corrected prior to loan funding with proper documentation.</p> <p>APPRAISAL REVIEW PRODUCTS: An enhanced desk review product, (such as an ARR from ProTeck or CDA from Clear Capital), from a GreenBox Approved AMC is required on all transactions.</p> <p>In lieu of an enhanced desk review product, a field review or second appraisal from a GreenBox's AMC is acceptable.</p> <p>If the Appraisal Review Product value is more than 10% below the appraised value a second appraisal is required.</p> <p>When a second appraisal is provided, the transactions "Appraised Value" will be the lower of the two appraisals.</p> <p>A second appraisal is required on loan amounts > \$1,500,000</p>



Assets	<p>Down payment funds should be documented for 60 days per the Fannie Mae Verification of Deposits and Assets guidelines with the documentation included in the loan file.</p> <p>In addition to documenting the down payment, closing costs, and minimum PITIA reserve requirements, all borrowers must disclose and verify all other liquid assets.</p> <ul style="list-style-type: none">• Use 100% of cash and cash equivalents• Use 70% of face value of for non-retirement asset accounts• Use 60% of retirement assets if Applicant is under 59.5, 70% if over• If Applicant is liquidating funds from non-retirement sources, document liquidation If Applicant is liquidating from retirement accounts, document the liquidation• 1031 exchanges eligible for investment properties• Business funds may be used provided the Applicant(s) own(s) a minimum of 51% combined ownership of the business. The amount of funds that may be utilized is based on the Applicant's percentage of ownership. Applicant(s) must provide either:<ul style="list-style-type: none">○ 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; or○ A letter from the Applicant(s) stating that they may access the business funds and Cash Flow Analysis to document that the withdrawal will have no adverse impact.• Cash out proceeds may NOT be used to meet the reserve requirement.
Borrower Eligibility	<p>Eligible Borrowers: U.S. citizens • Permanent resident aliens • Non-Permanent Resident Alien • A Limited <i>Power of Attorney (POA)</i> is acceptable on Purchase or Rate and Term refinances (Not available on C/O) when following requirements are met: POA is specific to the transaction, Recorded with the Mortgage/Deed of Trust, Contains an expiration date, Used only to execute the final loan documents, Borrower who executed the POA signed the initial 1003 and No interested party to the transaction (such as property seller, broker, loan officer, realtor, etc.) may act as Power of Attorney.</p> <p>Ineligible Borrowers - Any form of Trust • Foreign Nationals</p>
Cash Out Amount Limit	Maximum cash out is \$500,000; Greater than \$500,000 subject to exception and compensating factors



Collections And Charge-Offs

- Individual collection and non-mortgage charge-off accounts equal to or greater than \$250 and accounts that total more than \$1,000 must be paid in full prior to or at closing.
- Medical collections may remain open with a max cumulative balance of \$10,000
- Collections and charge-offs that have expired under the state statute of limitations on debts may be excluded. Evidence of expiration must be documented.
- All open judgments, garnishments, and all outstanding liens must be paid off prior to or at loan closing.
- Disputed accounts are treated as collections

Charge-offs and collections not excluded by the above bullet points must be paid or may stay open if using one or a combination of both of the following:

- Payments for open charge-offs or collections are included in the DTI (Subject to program DTI restrictions). If no payment plan, payment calculated at 5% of balance of remaining unpaid collections and charge-offs.
- Reserves are sufficient to cover the balance of the charge-offs or collections and meet reserve requirements.



Credit

- Each Applicant 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.
- Credit lines on which the borrower is not obligated to make payments are not acceptable for establishing a minimum history. Examples of unacceptable tradelines include loans in a deferment period, collection or charged-off accounts, accounts discharged through bankruptcy, and authorized user accounts. Student loans can be counted as tradelines as long as they are in repayment and are not deferred.
- Any active non-mortgage account can be no more than 30-days delinquent at time of application. Any delinquent account must either be brought current or paid off at closing

Housing History

- Mortgage/rental history is required for all properties. If a borrower's mortgage or rental history is not reported on the credit report, alternative documentation showing the most recent 12 months' history (cancelled checks, mortgage/rental statements including payment history, verification of mortgage/rental, etc.) must be provided. A VOM/VOR completed by an individual must be supported by cancelled checks. A combined total of all late mortgage and rental payments in the past 12 months must be used to determine the housing history.
- A combined total of all mortgage and housing payments in the past 12 months must be used to determine the housing history eligibility. For borrower's owning 4 or more properties, the following criteria will apply:
 - A mortgage history will be required on (3) investment properties, including the subject property (unless subject transaction is a purchase). In addition, the borrower's primary residence housing history is required to be verified.
 - VOM – Private Lender – When investment properties are financed by a Private Lender, only 3-months of cancelled checks or bank statements (reflecting the ACH payment) verifying timely payments will be required. In addition, the payoff statement for the subject property can reflect no more than 30-days of accrued interest.
- For borrower's owning fewer than 4 properties, the payment history for all financed properties must be verified for the most recent 12 month period.
- For properties owned free and clear, a property profile report or similar document, showing no liens against the property, should be included in the credit file.
- All mortgages payments should be current at time of closing. If the credit report or VOM reflects a past-due status, updated documentation is required to verify account is current.

Matrix 5000-ELITE-DSCR	
Minimum FICO	660
Housing	0x30x12; 0x60x24; 0x120x48
BK (Chap 13 Discharge)	48 Months
BK (Other)	48 Months
Foreclosure / NOD	48 Months
Short Sale / DIL / Loan Mod	48 Months



Credit Scores	<p>The applicable credit score is the middle of three scores provided for any borrower. If only two credit score are obtained, the lesser of two will be used. When there are multiple borrowers/guarantors, the lowest applicable score from the group of borrowers/guarantors is the representative credit score for qualifying.</p>
Debt Service Coverage Ratio	<p>No DTI is developed for this product. Qualification is based solely on the Debt Service Coverage Ratio (DSCR) of the subject property only. The minimum DSCR is subject to the following:</p> <ul style="list-style-type: none">• Purchase or Rate and Term Refinance:<ul style="list-style-type: none">○ Up to 60% LTV: 1.0%○ Above 60% LTV:<ul style="list-style-type: none">▪ Vacant: 1.1%▪ Leased with proof of receipt of rent: 1.0%• Cash Out Refinance: 1.1% <p>The DSCR is defined as the gross rents divided by the qualifying PITIA on the subject property</p> <p>Determination of Rents</p> <p>Purchase: Use 100% of the lesser of current or market rents as determined by the appraiser. Provide proof of the most recent month's rent prior to closing. If vacant, 100% of market rents may be utilized.</p> <p>Refinance: Use 100% of the lesser of current or market rents as determined by the appraiser. If the property is leased for more than the appraiser's opinion of market rents, the lease amount may be used provided it does not exceed 110% of the appraiser's opinion of market rents. Provide proof of the most recent month's rent prior to closing. Applicant must provide leases in place. If vacant, 100% market rents may be utilized.</p> <p>Multi-Year Lease An Applicant who owns a rental property which is subject to a long term lease adjusting within 12 months and which will continue for at least 12 months may use the step up in the lease amount. The Applicant need not state their intent to raise the subject to market. The amount of the increase that may be utilized is limited to the lesser of the increased lease amount or market rents.</p>
Disclosure of Employment and Income	<p>The borrower must disclose their employment information on the application (Form 1003). However, only rental income for the subject property is used in qualifying. Therefore, income derived from regular employment, retirement or other investments should not be disclosed. The application should otherwise be completed including the Schedule of Real Estate Owned listing all properties financed under this program.</p>



Eligible States	See GreenBox Loans, Inc.'s "Location" on web page; NJ & CT max LTV 70%
Escrow Holdbacks	Escrow holdbacks are not permitted.
Escrows	Impounds are required.
First Time Home Buyer (FTHB)	Not Allowed
First Time Investor / Experienced Investor	At least one Applicant must be able to demonstrate a 12 month history of ownership and management of rental properties. It does not need to be have been in the most recent 3 year period. Commercial properties are acceptable for this purpose, as long as the Applicant was a majority owner of the property.
Gift Funds	<ul style="list-style-type: none">• Gift funds are allowed for funds to close. A 5% contribution from Applicant's own funds is required.• Gifts must be documented in compliance with FNMA requirements and be from immediate family members.• Gifts of equity are allowed. The Applicant must contribute 5% of their own funds to the transaction
Listing Seasoning	For all cash-out refinances, properties previously listed for sale should be seasoned at least 6 months from the listing contract expiration date. Listing expiration dates of less than 6 months are permitted with a prepayment penalty.
Minimum Loan Size	\$150,000
Multiple Properties	Maximum of ten (10) properties financed with any GB program • No limit on the number of financed properties the borrower may own.



Non-Arm's Length Transactions	<p>A non-arm's length transaction occurs when the borrower has a direct relationship or business affiliation with subject property Builder, Developer, or Seller. Examples of non-arm's length transactions include family sales, property in an estate, employer/employee sales and flip transactions.</p> <p>When the property seller is a corporation, partnership, or any other business entity, it must be ensured that the borrower is not an owner of the business entity selling the property.</p> <p>A non-arm's length transaction is not intended to bail out a family member who has had difficulties making their mortgage payment. A thorough review of the title report, in these cases, is required; as well as the payment history pattern</p>
Non-Permanent Resident Alien	<p>An alien admitted to the United States as a lawful temporary resident. Lawful non-permanent residents are legally accorded the privilege of residing temporarily in the United States.</p> <ul style="list-style-type: none">• Legal Status Documentation<ul style="list-style-type: none">○ Visa types allowed: E, G, H, L, O, P, and TN○ Visa must be current and may not expire for a minimum of 2 years following the close date• Maximum LTV/CLTV: 65%• Must meet credit section of this guide
Occupancy	Non-owner occupied only
Permanent Resident Alien	<p>An alien admitted to the United States as a lawful permanent resident. Lawful permanent residents are legally accorded the privilege of residing permanently in the United States.</p> <ul style="list-style-type: none">• Acceptable evidence of permanent residency include the following:<ul style="list-style-type: none">○ Alien Registration Receipt Card I-151 (referred to as a green card).○ Alien Registration Receipt Card I-551 (Resident Alien Card) that does not have an expiration date on the back (also known as a green card).○ Alien Registration Receipt Card I-551 (Conditional Resident Alien Card) that has an expiration date on the back, and is accompanied by a copy of the filed INS Form I-751 (petition to remove conditions).○ Non-expired foreign passport that contains a non-expired stamp (valid for a minimum of three years) reading "Processed for I-551 Temporary Evidence of Lawful Admission for Permanent Residence. Valid until [mm-dd-yy]. Employment Authorized."



Points and Fees	Total points and fees must be less than 5%
Prepayment Penalty	Investment Properties may have a prepayment penalty. The prepayment charge will be equal to 6 months of interest on the amount of the prepayment that exceeds 20% of the original principal balance. The charge applies to loans that payoff due to sale or refinance, or curtailments that exceed 20% of original principal balance in a given 12 month time period.
Property Flipping	<p>For properties acquired by the seller of the property within 6 months of application date where the contract price exceeds the sellers acquisition price by the following:</p> <ul style="list-style-type: none">• More than a 10% price increase if the seller acquired the property in the past 90-days;• More than a 20% price increase if the seller acquired the property in the past 91-180 days <p>The Following additional requirements apply:</p> <ul style="list-style-type: none">• Second appraisal required from GreenBox Loan's AMC, (The second appraisal must be provided to the borrower in accordance with either the ECOA or HPML requirements, whichever applies)• Second appraisal must be dated/delivered prior to the loan consummation/note date;• Property seller on the purchase contract must be the owner of record;• Increases in value should be documented with commentary from the appraiser and recent comparable sales.• Sufficient documentation to validate actual cost to construct or renovate (e.g., purchase contracts, plans and specifications, receipts, invoices, lien waivers, etc.)
Property Ownership / GB Exposure	There is no limit on the number of financed properties a borrower can own. Greenbox Loans, Inc. will not finance more than an aggregate of \$2,000,000 or a more than 10 Properties at any one time to the same borrower/guarantor. Exceptions to this policy will be reviewed on a case-by-case basis.
Property Types	<p>Eligible: Single Family Residences 1-4 Units, PUDs, Townhouses, Condominiums (warrantable), Non-warrantable Condominiums max LTV 65%</p> <p>Ineligible: • Acreage greater than 10 acres (appraisal must include total acreage) • Agricultural zoned property • Condo hotel • Co-ops • Hobby Farms • Income producing properties with acreage • Leaseholds • Log Homes • Manufactured housing • Mixed use properties • Modular homes • Properties subject to oil and/or gas leases • Unique properties • Working farms, ranches or orchards.</p>



Property Types – All Condos	Fannie Mae eligible projects and Non-Warrantable projects allowed • Greenbox Loans, Inc. project exposure maximum shall be \$3,000,000 or 15% of the project whichever is lower • Borrower project/Unit concentration limit: two (2) units • Project meets all FNMA Insurance requirements for property, liability and fidelity coverage • Borrower must carry H06 coverage for replacement of such items as flooring, wall covering, cabinets, fixtures, built-ins and any improvements made to the unit • The Condo Project Questionnaire must be completed, including all the required documentation from the questionnaire including: CCR, Articles of Incorporation, By-Laws, Master Insurance Policy, Budget / Balance Sheet & HOA questionnaire . • All projects are subject to full review and approval
Qualifying Rate	<p>Qualifying Rate and Ratios</p> <ul style="list-style-type: none"> • ARMs & Fixed – Qualify at Note Rate (Business Purpose) <p>Fully Amortizing – Qualifying Ratios are based on PITIA with the principal and interest payments amortized over the loan term</p> <p>Interest Only – Qualifying Ratios are based on the PITIA payment (Business Purpose) over the 20 year remaining term.</p> <ul style="list-style-type: none"> • I/O Term: 10 years • Total Term: 30 years • Amortizing Term 20 years
Refinance - Cash Out	<ul style="list-style-type: none"> • Refinances which do not fit into the rate and term guidelines are deemed to be cash out • 6 months seasoning required measure from deed transfer to application • Max cash out is \$500,000 • Refinance (all types): If owned less than 12 months, use lesser or purchase price plus documented improvements or market value. If more than 12 months, use market value.
Refinance – Rate & Term	<ul style="list-style-type: none"> • No seasoning required • Payoff of first and second, where the second is seasoned >6 months and not drawn on in 6 months preceding application date unless the second was used in full to purchase the property • Recoup of funds expended to improve the subject property. Improvements must have been completed within the last 6 months preceding the application date, funds must have been Applicant's own. Cash out amount not to exceed documented improvement costs • Buyout accompanied by an executed buyout agreement • When the subject property was purchased for cash within the 6 months preceding the application date, funds may be recouped up to the Applicant's documented contribution. Gifted funds are not deemed to be Applicant's own funds • Refinance (all types): If owned less than 12 months, use lesser or purchase price plus documented improvements or market value. If more than 12 months, use market value..



Rent Loss Insurance	Rent loss insurance with coverage equal to at least six (6) months of gross monthly rent must be obtained and maintained on each investment property financed under this program. All other insurance per Fannie Mae guidelines.
Reserves	<ul style="list-style-type: none">• Loan amount up to \$1MM: 6 months' PITIA• Loan amount above \$1MM and up to \$2MM: 9 months' PITIA• Loan amount above \$2MM and up to \$3MM: 12 months' PITIA• Vacant properties (including multi-family with 1 or more vacant units): Additional 6 months' PITIA• Other real estate owned: 2 months of each property's PITIA up to 4 properties; More than 4 properties do not require additional reserves• Cash Out cannot be used for reserves
Seller Concessions & Interested Party Contributions	<p>Seller Concessions May not exceed 3%</p> <p>All seller concessions must be properly disclosed in the sales contract, appraisal and HUD-1 and be compliant with applicable federal, state and local law.</p> <p>Interested Party Contributions Interested party contributions include funds contributed by the property seller, builder, real estate agent/broker, mortgage lender, or their affiliates, or any other party with an interest in the real estate transaction.</p> <p>Interested party contributions may only be used for closing costs and prepaid expenses, and may never be applied to any portion of the down payment or contributed to the borrower's financial reserve requirements. If a seller concession is present, both the appraised value and sales price must be reduced by the concession amount for LTV/CLTV calculations.</p>
Tax Liens	<p>All income tax liens (federal, state, local) must be paid off prior to or at loan closing. Tax liens that do not impact title may remain open provided the following are met;</p> <ul style="list-style-type: none">• The file must contain a copy of the repayment agreement• A minimum of 6-payments has been made under the plan with all payments made on time• The balance of the lien must be included when determining the maximum CLTV for the program• Refinance transactions require a subordination agreement from the taxing authority



Vesting	<p>Ownership must be fee simple.</p> <p>Acceptable forms of vesting are:</p> <ul style="list-style-type: none">• Individuals• Joint tenants• Tenants in common• Limited Liability Companies, Partnerships, Corporations, and S Corporations <p>To vest a loan in an Entity, the following apply:</p> <ul style="list-style-type: none">○ Purpose of the LLC is for the ownership and management of real estate○ Loan must be disclosed to all owners of the LLC (no more than 4)○ Members who own more 10% interest must provide personal guarantees of the Entity in a form satisfactory to GreenBox○ The following LLC documentation must be provided: Articles of Incorporation, Operating Agreement, Tax Identification Number and Certificate of Good Standing
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INVESTOR PROPERTY					
\$3,000,000 MAX LOAN AMOUNT • NON-OWNER OCCUPIED • QUALIFY ON RENTAL SURVEY					
Investment					
Credit Score	DSCR	Purchase	R/T	Cash Out	Maximum Loan Amount
740 +	=>1.15%	70%	70%	70%	\$1,000,000
		70%	70%	65%	\$1,500,000
		70%	65%	65%	\$2,000,000
		65%	65%	N/A	\$3,000,000
720 +		70%	70%	65%	\$1,000,000
		65%	65%	65%	\$2,000,000
700 +		70%	65%	60%	\$1,000,000
		65%	60%	60%	\$1,500,000
		60%	60%	60%	\$2,000,000
680 +		60%	60%	60%	\$2,000,000
740 +	1.0% – 1.14%	65%	60%	55%	\$1,000,000
		60%	55%	55%	\$1,500,000
		55%	N/A	N/A	\$2,000,000
720 +		65%	60%	55%	\$1,000,000
		60%	55%	55%	\$1,500,000
		55%	N/A	N/A	\$2,000,000
700 +		60%	60%	55%	\$1,000,000
		60%	N/A	N/A	\$1,500,000
		55%	N/A	N/A	\$2,000,000
680 +		60%	N/A	N/A	\$1,500,000
		55%	N/A	N/A	\$2,000,000
740 +	< 1.0%	60%	55%	55%	\$1,500,000
		55%	55%	55%	\$2,000,000
720 +		60%	55%	55%	\$1,500,000
		55%	55%	55%	\$2,000,000



Other Restrictions	
First Time Investor	Reduce LTV by 5%
I/O	Max LTV 65%
2-4 Units	Reduce LTV by 5%

Notes	
Debt Service Coverage Ratio (DSCR)	Gross Income / PITIA (PI using the note rate rather than fully indexed). Business Purpose Only
Gross Income	Lower of Estimated Market Rent from Form 1007 and monthly rent from an existing lease.(proof of last two payments otherwise treated as unleased property)
GFE ONLY	



Age of Documents	Credit Report/Credit Documentation: 60 days old at the time of closing Income and Asset Documentation: Dated within 60 days of closing Title Report/Title Commitment: Dated no later than 90 days prior to closing
Appraisal	<p>Full Interior / Exterior appraisal required. Fannie Mae/Freddie Mac Forms 1004/70, 1025/72, 1073/465 or 2090 must be used. All Fannie Guidelines apply to appraisal process and value determination, in addition an Appraisal Management Company must be utilized for appraiser selection.</p> <p>The Appraisal should be dated no more than 120 days prior to the Note Date. After a 120 Days period, a recertification of value is acceptable up to 180 days. After a 180-day period, a new appraisal is required. Re-certification of value is not acceptable. Minimum Square Footage 800 Sq. Feet</p> <p>Not eligible: Properties for which the appraisal indicates condition ratings of C4, C5 or C6 or a quality rating of Q6, each as determined under the Uniform Appraisal Dataset (UAD) guidelines. GreenBox will consider if issue has been corrected prior to loan funding with proper documentation.</p> <p>APPRAISAL REVIEW PRODUCTS: An enhanced desk review product, (such as an ARR from ProTeck or CDA from Clear Capital), from a GreenBox Approved AMC is required on all transactions.</p> <p>In lieu of an enhanced desk review product, a field review or second appraisal from a GreenBox's AMC is acceptable.</p> <p>If the Appraisal Review Product value is more than 10% below the appraised value a second appraisal is required.</p> <p>When a second appraisal is provided, the transactions "Appraised Value" will be the lower of the two appraisals.</p> <p>A second appraisal is required on loan amounts > \$1,500,000</p>



Assets	<p>Down payment funds should be documented for 60 days per the Fannie Mae Verification of Deposits and Assets guidelines with the documentation included in the loan file.</p> <p>In addition to documenting the down payment, closing costs, and minimum PITIA reserve requirements, all borrowers must disclose and verify all other liquid assets.</p> <ul style="list-style-type: none">• Use 100% of cash and cash equivalents• Use 70% of face value of for non-retirement asset accounts• Use 60% of retirement assets if Applicant is under 59.5, 70% if over• If Applicant is liquidating funds from non-retirement sources, document liquidation If Applicant is liquidating from retirement accounts, document the liquidation• 1031 exchanges eligible for investment properties• Business funds may be used provided the Applicant(s) own(s) a minimum of 51% combined ownership of the business. The amount of funds that may be utilized is based on the Applicant's percentage of ownership. Applicant(s) must provide either:<ul style="list-style-type: none">○ 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; or○ A letter from the Applicant(s) stating that they may access the business funds and Cash Flow Analysis to document that the withdrawal will have no adverse impact.• Cash out proceeds may NOT be used to meet the reserve requirement.
Borrower Eligibility	<p>Eligible Borrowers: U.S. citizens • Permanent resident aliens • Non-Permanent Resident Alien • A Limited <i>Power of Attorney (POA)</i> is acceptable on Purchase or Rate and Term refinances (Not available on C/O) when following requirements are met: POA is specific to the transaction, Recorded with the Mortgage/Deed of Trust, Contains an expiration date, Used only to execute the final loan documents, Borrower who executed the POA signed the initial 1003 and No interested party to the transaction (such as property seller, broker, loan officer, realtor, etc.) may act as Power of Attorney.</p> <p>Ineligible Borrowers - Any form of Trust • Foreign Nationals</p>
Cash Out Amount Limit	Maximum cash out is \$500,000; Greater than \$500,000 subject to exception and compensating factors



Collections And Charge-Offs

- Individual collection and non-mortgage charge-off accounts equal to or greater than \$250 and accounts that total more than \$1,000 must be paid in full prior to or at closing.
- Medical collections may remain open with a max cumulative balance of \$10,000
- Collections and charge-offs that have expired under the state statute of limitations on debts may be excluded. Evidence of expiration must be documented.
- All open judgments, garnishments, and all outstanding liens must be paid off prior to or at loan closing.
- Disputed accounts are treated as collections

Charge-offs and collections not excluded by the above bullet points must be paid or may stay open if using one or a combination of both of the following:

- Payments for open charge-offs or collections are included in the DTI (Subject to program DTI restrictions). If no payment plan, payment calculated at 5% of balance of remaining unpaid collections and charge-offs.
- Reserves are sufficient to cover the balance of the charge-offs or collections and meet reserve requirements.



Credit

- Each Applicant 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.
- Credit lines on which the borrower is not obligated to make payments are not acceptable for establishing a minimum history. Examples of unacceptable tradelines include loans in a deferment period, collection or charged-off accounts, accounts discharged through bankruptcy, and authorized user accounts. Student loans can be counted as tradelines as long as they are in repayment and are not deferred.
- Any active non-mortgage account can be no more than 30-days delinquent at time of application. Any delinquent account must either be brought current or paid off at closing

Housing History

- Mortgage/rental history is required for all properties. If a borrower's mortgage or rental history is not reported on the credit report, alternative documentation showing the most recent 12 months' history (cancelled checks, mortgage/rental statements including payment history, verification of mortgage/rental, etc.) must be provided. A VOM/VOR completed by an individual must be supported by cancelled checks. A combined total of all late mortgage and rental payments in the past 12 months must be used to determine the housing history.
- A combined total of all mortgage and housing payments in the past 12 months must be used to determine the housing history eligibility. For borrower's owning 4 or more properties, the following criteria will apply:
 - A mortgage history will be required on (3) investment properties, including the subject property (unless subject transaction is a purchase). In addition, the borrower's primary residence housing history is required to be verified.
 - VOM – Private Lender – When investment properties are financed by a Private Lender, only 3-months of cancelled checks or bank statements (reflecting the ACH payment) verifying timely payments will be required. In addition, the payoff statement for the subject property can reflect no more than 30-days of accrued interest.
- For borrower's owning fewer than 4 properties, the payment history for all financed properties must be verified for the most recent 12 month period.
- For properties owned free and clear, a property profile report or similar document, showing no liens against the property, should be included in the credit file.
- All mortgages payments should be current at time of closing. If the credit report or VOM reflects a past-due status, updated documentation is required to verify account is current.

Matrix 5000-DSCR	
Minimum FICO	680
Housing	0x30x12
BK (Chap 13 Discharge)	48 Months
BK (Other)	48 Months
Foreclosure / NOD	48 Months
Short Sale / DIL / Loan Mod	48 Months



Credit Scores	The applicable credit score is the middle of three scores provided for any borrower. If only two credit score are obtained, the lesser of two will be used. When there are multiple borrowers/guarantors, the lowest applicable score from the group of borrowers/guarantors is the representative credit score for qualifying.
Debt Service Coverage Ratio	<p>Debt Service Coverage Ratio is the Monthly Gross Income divided by the PITIA of the subject property.</p> <p>Gross Income is the lower of gross rents indicated on the lease agreement(s) and Form 1007. For purchase transactions without an existing lease, the gross rents indicated on the 1007 may be used without the lease agreement(s).</p> <p>Single Family Purchase Money Transaction Monthly PITIA = \$650 Estimated Monthly Market Rent (Form 1007) = \$850 Existing Lease Monthly Rent = Not Available</p> <p>Gross Market Rent = \$850 (Estimated Monthly Market Rent when a lease is not available for a purchase transaction) Gross Income = \$850 ÷ PITIA = \$650 DSCR = 1.30</p>
Disclosure of Employment and Income	The borrower must disclose their employment information on the application (Form 1003). However, only rental income for the subject property is used in qualifying. Therefore, income derived from regular employment, retirement or other investments should not be disclosed. The application should otherwise be completed including the Schedule of Real Estate Owned listing all properties financed under this program.
Escrow Holdbacks	Escrow holdbacks are not permitted.
Escrows	Impounds are required.



First Time Investor / Experienced Investor	At least one Applicant must be able to demonstrate a 12 month history of ownership and management of rental properties. It does not need to be have been in the most recent 3 year period. Commercial properties are acceptable for this purpose, as long as the Applicant was a majority owner of the property.
Gift Funds	<ul style="list-style-type: none">• Gift funds are allowed for funds to close. A 5% contribution from Applicant's own funds is required.• Gifts must be documented in compliance with FNMA requirements and be from immediate family members.• Gifts of equity are allowed. The Applicant must contribute 5% of their own funds to the transaction
Listing Seasoning	For all cash-out refinances, properties previously listed for sale should be seasoned at least 6 months from the listing contract expiration date. Listing expiration dates of less than 6 months are permitted with a prepayment penalty.
Minimum Loan Size	\$150,000
Multiple Properties	Maximum of ten (10) properties financed with any GB program • No limit on the number of financed properties the borrower may own.
Non-Arm's Length Transactions	<p>A non-arm's length transaction occurs when the borrower has a direct relationship or business affiliation with subject property Builder, Developer, or Seller. Examples of non-arm's length transactions include family sales, property in an estate, employer/employee sales and flip transactions.</p> <p>When the property seller is a corporation, partnership, or any other business entity, it must be ensured that the borrower is not an owner of the business entity selling the property.</p> <p>A non-arm's length transaction is not intended to bail out a family member who has had difficulties making their mortgage payment. A thorough review of the title report, in these cases, is required; as well as the payment history pattern</p>



Non-Permanent Resident Alien	<p>An alien admitted to the United States as a lawful temporary resident. Lawful non-permanent residents are legally accorded the privilege of residing temporarily in the United States.</p> <ul style="list-style-type: none">• Legal Status Documentation<ul style="list-style-type: none">○ Visa types allowed: E-1, E-2, E-3, EB-5, G-1 through G-5, H-1, L-1, NATO, O-1, R-1, TN NAFTA○ Visa must be current and may not expire for a minimum of 2 years following the close date• Maximum LTV/CLTV: 75%• Must meet credit section of this guide
Occupancy	Non-owner occupied only
Permanent Resident Alien	<p>An alien admitted to the United States as a lawful permanent resident. Lawful permanent residents are legally accorded the privilege of residing permanently in the United States.</p> <ul style="list-style-type: none">• Acceptable evidence of permanent residency include the following:<ul style="list-style-type: none">○ Alien Registration Receipt Card I-151 (referred to as a green card).○ Alien Registration Receipt Card I-551 (Resident Alien Card) that does not have an expiration date on the back (also known as a green card).○ Alien Registration Receipt Card I-551 (Conditional Resident Alien Card) that has an expiration date on the back, and is accompanied by a copy of the filed INS Form I-751 (petition to remove conditions).○ Non-expired foreign passport that contains a non-expired stamp (valid for a minimum of three years) reading "Processed for I-551 Temporary Evidence of Lawful Admission for Permanent Residence. Valid until [mm-dd-yy]. Employment Authorized."
Points and Fees	Total points and fees must be less than 5%
Prepayment Penalty	Investment Properties may have a prepayment penalty. The prepayment charge will be equal to 6 months of interest on the amount of the prepayment that exceeds 20% of the original principal balance. The charge applies to loans that payoff due to sale or refinance, or curtailments that exceed 20% of original principal balance in a given 12 month time period.



Property Flipping	<p>For properties acquired by the seller of the property within 6 months of application date where the contract price exceeds the sellers acquisition price by the following:</p> <ul style="list-style-type: none">• More than a 10% price increase if the seller acquired the property in the past 90-days;• More than a 20% price increase if the seller acquired the property in the past 91-180 days <p>The Following additional requirements apply:</p> <ul style="list-style-type: none">• Second appraisal required from GreenBox Loan's AMC, (The second appraisal must be provided to the borrower in accordance with either the ECOA or HPML requirements, whichever applies)• Second appraisal must be dated/delivered prior to the loan consummation/note date;• Property seller on the purchase contract must be the owner of record;• Increases in value should be documented with commentary from the appraiser and recent comparable sales.• Sufficient documentation to validate actual cost to construct or renovate (e.g., purchase contracts, plans and specifications, receipts, invoices, lien waivers, etc.)
Property Ownership / GB Exposure	<p>There is no limit on the number of financed properties a borrower can own. Greenbox Loans, Inc. will not finance more than an aggregate of \$2,000,000 or a more than 10 Properties at any one time to the same borrower/guarantor. Exceptions to this policy will be reviewed on a case-by-case basis.</p>
Property Types	<p>Eligible: Single Family Residences 1-4 Units, PUDs, Townhouses, Condominiums (warrantable), Non-warrantable Condominiums max LTV 65%</p> <p>Ineligible: • Acreage greater than 10 acres (appraisal must include total acreage) • Agricultural zoned property • Condo hotel • Co-ops • Hobby Farms • Income producing properties with acreage • Leaseholds • Log Homes • Manufactured housing • Mixed use properties • Modular homes • Properties subject to oil and/or gas leases • Unique properties • Working farms, ranches or orchards</p>
Property Types – Condos	<p>Fannie Mae eligible projects and Non-Warrantable projects allowed • Greenbox Loans, Inc. project exposure maximum shall be \$3,000,000 or 15% of the project whichever is lower • Borrower project/Unit concentration limit: two (2) units • Project meets all FNMA Insurance requirements for property, liability and fidelity coverage • Borrower must carry H06 coverage for replacement of such items as flooring, wall covering, cabinets, fixtures, built-ins and any improvements made to the unit • The Condo Project Questionnaire must be completed, including all the required documentation from the questionnaire including: CCR, Articles of Incorporation, By-Laws, Master Insurance Policy, Budget / Balance Sheet & HOA questionnaire • All projects are subject to full review and approval</p>



Qualifying Rate	<p>Qualifying Rate and Ratios</p> <ul style="list-style-type: none"> • ARMs & Fixed – Qualify at Note Rate (Business Purpose) <p>Fully Amortizing – Qualifying Ratios are based on PITIA with the principal and interest payments amortized over the loan term</p> <p>Interest Only – Qualifying Ratios are based on the PITIA payment (Business Purpose)</p>
Refinance - Cash Out	<ul style="list-style-type: none"> • Refinances which do not fit into the rate and term guidelines are deemed to be cash out • 6 months seasoning required measure from deed transfer to application • Max cash out is \$500,000 • Refinance (all types): If owned less than 12 months, use lesser or purchase price plus documented improvements or market value. If more than 12 months, use market value.
Refinance – Rate & Term	<ul style="list-style-type: none"> • No seasoning required • Payoff of first and second, where the second is seasoned >6 months and not drawn on in 6 months preceding application date unless the second was used in full to purchase the property • Recoup of funds expended to improve the subject property. Improvements must have been completed within the last 6 months preceding the application date, funds must have been Applicant's own. Cash out amount not to exceed documented improvement costs • Buyout accompanied by an executed buyout agreement • When the subject property was purchased for cash within the 6 months preceding the application date, funds may be recouped up to the Applicant's documented contribution. Gifted funds are not deemed to be Applicant's own funds • Refinance (all types): If owned less than 12 months, use lesser or purchase price plus documented improvements or market value. If more than 12 months, use market value..
Rent Loss Insurance	<p>Rent loss insurance with coverage equal to at least six (6) months of gross monthly rent must be obtained and maintained on each investment property financed under this program. All other insurance per Fannie Mae guidelines.</p>



Reserves	<ul style="list-style-type: none">• Loan amount up to \$1MM: 6 months' PITIA• Loan amount above \$1MM and up to \$2MM: 9 months' PITIA• Loan amount above \$2MM and up to \$3MM: 12 months' PITIA• Vacant properties (including multi-family with 1 or more vacant units): Additional 6 months' PITIA• Other real estate owned: 2 months of each property's PITIA up to 4 properties; More than 4 properties do not require additional reserves• Cash Out cannot be used for reserves
Seller Concessions & Interested Party Contributions	<p>Seller Concessions May not exceed 3%</p> <p>All seller concessions must be properly disclosed in the sales contract, appraisal and HUD-1 and be compliant with applicable federal, state and local law.</p> <p>Interested Party Contributions Interested party contributions include funds contributed by the property seller, builder, real estate agent/broker, mortgage lender, or their affiliates, or any other party with an interest in the real estate transaction.</p> <p>Interested party contributions may only be used for closing costs and prepaid expenses, and may never be applied to any portion of the down payment or contributed to the borrower's financial reserve requirements. If a seller concession is present, both the appraised value and sales price must be reduced by the concession amount for LTV/CLTV calculations.</p>
Tax Liens	<p>All income tax liens (federal, state, local) must be paid off prior to or at loan closing. Tax liens that do not impact title may remain open provided the following are met;</p> <ul style="list-style-type: none">• The file must contain a copy of the repayment agreement• A minimum of 6-payments has been made under the plan with all payments made on time• The balance of the lien must be included when determining the maximum CLTV for the program• Refinance transactions require a subordination agreement from the taxing authority



Vesting	<p>Ownership must be fee simple.</p> <p>Acceptable forms of vesting are:</p> <ul style="list-style-type: none">• Individuals• Joint tenants• Tenants in common• Limited Liability Companies, Partnerships, Corporations, and S Corporations <p>To vest a loan in an Entity, the following apply:</p> <ul style="list-style-type: none">○ Purpose of the LLC is for the ownership and management of real estate○ Loan must be disclosed to all owners of the LLC (no more than 4)○ Members who own more 10% interest must provide personal guarantees of the Entity in a form satisfactory to GreenBox○ The following LLC documentation must be provided: Articles of Incorporation, Operating Agreement, Tax Identification Number and Certificate of Good Standing
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PRODUCT DESCRIPTION

ITIN - No Social Security Number

80% LTV PURCHASE / RATE & TERM REFINANCES • LOAN AMOUNTS UP TO \$750,000

Primary Residence – Purchase & R/T Refinance

Credit Score	LTV/CLTV	Maximum Loan Amount	Reserves
700 +	80%	\$300,000	4 Months
660 +	75%	\$600,000	
	70%	\$750,000	

Primary Residence – Cash Out

Credit Score	LTV/CLTV	Maximum Loan Amount	Reserves
660 +	65%	\$500,000	4 Months

Other Restrictions

Non-Warrantable Condo	Max LTV 65%
2-4 Units	2 units: Reduce LTV by 5% 3-4 Units: Reduce LTV by 10% Max LTV 75%
Interest Only	Not Available



Age of Documents	<p>Credit Report/Credit Documentation: 90 days old at the time of closing</p> <p>Income and Asset Documentation: Dated within 90 days of closing</p> <p>Title Report/Title Commitment: Dated no later than 90 days prior to closing</p>
Appraisal	<p>Full Interior / Exterior appraisal required. Fannie Mae/Freddie Mac Forms 1004/70, 1025/72, 1073/465 or 2090 must be used. All Fannie Guidelines apply to appraisal process and value determination, in addition an Appraisal Management Company must be utilized for appraiser selection.</p> <p>The Appraisal should be dated no more than 120 days prior to the Note Date. After a 120 Days period, a recertification of value is acceptable up to 180 days. After a 180 day period, a new appraisal is required. Re-certification of value is not acceptable. Minimum Square Footage 800 Sq. Feet</p> <p>Not eligible: Properties for which the appraisal indicates condition ratings of C5 or C6 or a quality rating of Q6, each as determined under the Uniform Appraisal Dataset (UAD) guidelines. GreenBox will consider if issue has been corrected prior to loan funding with proper documentation.</p> <p>APPRAISAL REVIEW PRODUCTS: An enhanced desk review product, (such as an ARR from ProTeck or CDA from Clear Capital), from a GreenBox Approved AMC is required on all transactions.</p> <p>In lieu of an enhanced desk review product, a field review or second appraisal from a GreenBox's AMC is acceptable.</p> <p>If the Appraisal Review Product value is more than 10% below the appraised value a second appraisal is required.</p> <p>When a second appraisal is provided, the transactions "Appraised Value" will be the lower of the two appraisals.</p>



Assets	<p>Checking and Savings Accounts</p> <ul style="list-style-type: none">• The two (2) most recent, consecutive months' statements for each account are required.• Large deposits inconsistent with monthly income or other deposits must be verified. <p>Marketable Securities</p> <ul style="list-style-type: none">• Two (2) most recent, consecutive months' stock/securities account statements are required.• 70% of stock accounts can be considered in the calculation of assets for closing and reserves.• Non-vested or restricted stock accounts are not eligible for use as down payment or reserves. <p>Earnest Money Deposit (EMD)</p> <p>Earnest money deposit (EMD) must be sourced and verified on all loans</p> <p>Retirement Accounts</p> <ul style="list-style-type: none">• Most recent retirement account statement covering a minimum two (2) month period.• Evidence of liquidation is required when funds are used for down payment or closing cost• 60% of the vested value of retirement accounts, after reduction of any outstanding loans, may be considered toward the required reserves.• Excluding 401k's & IRA's, verification of the terms of liquidation if funds are used for reserves• Retirement accounts that do not allow any type of withdrawal are ineligible for use as reserves. <p>Business Funds</p> <ul style="list-style-type: none">• The borrower's withdrawal of cash from a business may not have a severe negative impact on the business' ability to continue operating. If a borrower is trying to use business funds for closing/down payment or reserves, an analysis must be completed by the underwriter to ensure the cash withdraw will not impact the business. <p>Borrower(s) must be 100% owner and the following is required:</p> <ul style="list-style-type: none">• Cash flow analysis required using 3 months' business bank statements to determine no negative impact to business based on withdrawal of funds• A letter from the borrower(s) accountant must include the following statements or comments:• The borrower has access to the funds.• The funds are not a loan.• The accountant may not be related to the borrower or be an interested party to the transaction. <p>Ineligible Assets:</p> <ul style="list-style-type: none">• Grant Funds • Pooled Funds • Builder Profits • Cash on Hand • Unsecured loans • No Employer Assistance Assets • Sale of an asset other than real property or publicly traded securities
Bankruptcy	<p>Chapter 7 and 11:</p> <p>Chapter 7 and Chapter 11 bankruptcies must be discharged for a minimum of 36 months from closing date. Seasoning is measured from the month and year of discharge.</p> <p>Chapter 13:</p> <p>Chapter 13 bankruptcies must be discharged for a minimum of 36 months from closing date. Seasoning is measured from the month and year of discharge. If the Chapter 13 bankruptcy was dismissed, 36 months' seasoning is required from the date of the dismissal.</p>



Borrower Eligibility	<p><u>Eligible:</u></p> <ul style="list-style-type: none">• Must have a Valid ITIN• DACA eligible with ITIN / SSN• If multiple borrowers, one borrower must have ITIN <p>Borrower Identification</p> <p>Required documentation of the borrower's identity at time of loan submission with final verification of identification to be completed prior to loan funding.</p> <p>The following are required on all loans:</p> <ol style="list-style-type: none">1. Unexpired government photo ID (i.e. driver's license)2. Unexpired Passport from country of origin3. Supplemental documentation: ITIN card and letter from IRS <p><u>In-Eligible:</u></p> <ul style="list-style-type: none">• Irrevocable or Blind Trusts• Inter-Vivos Revocable Trust• Limited partnerships, general partnerships, corporations
Cash Out Amount Limit	60% of the property value
Compliance	Fully documented ability-to-repay • No section 32 or state high cost • Compliance with all applicable Federal and State regulations



Credit	<ul style="list-style-type: none"> • All accounts must be current at time of closing except as noted below. • Consumer Debt - Max 1x30 on non-mortgage debt, no rolling lates* & no open collections, no charge offs within the last 24-months • Collections/Charge Offs - Charge offs must be seasoned at least 24 months and collections must be paid in full • LOE(s) required for all adverse credit and must reflect extenuating circumstances that have been cured • All tax liens and payment plans must be paid-off prior to or at closing. • Identification: Borrower(s) must have valid unexpired ID, such as Driver's License, Visa or Passport. <p>Tradeline Requirements:</p> <ul style="list-style-type: none"> • 2 tradelines reporting for 12+ months with activity in last 12 months or 1 tradeline reporting for 24+ months with activity in last 12 months <table border="1" data-bbox="365 542 1129 789"> <thead> <tr> <th colspan="2">Matrix 5000-ITIN-FD</th></tr> </thead> <tbody> <tr> <td>Minimum FICO</td><td>660</td></tr> <tr> <td>Housing</td><td>0x30x12</td></tr> <tr> <td>BK (Chap 13 Discharge)</td><td>36 Mo</td></tr> <tr> <td>BK (Other)</td><td>36 Mo</td></tr> <tr> <td>Foreclosure / NOD</td><td>36 Mo</td></tr> <tr> <td>Short Sale / DIL / Loan Mod.</td><td>36 Mo</td></tr> </tbody> </table>	Matrix 5000-ITIN-FD		Minimum FICO	660	Housing	0x30x12	BK (Chap 13 Discharge)	36 Mo	BK (Other)	36 Mo	Foreclosure / NOD	36 Mo	Short Sale / DIL / Loan Mod.	36 Mo
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Short Sale / DIL / Loan Mod.	36 Mo														
Credit – Housing History	<ul style="list-style-type: none"> • 12 months housing history is required. • If a borrower's mortgage or rental history is not reported on the credit report, alternative documentation showing the most recent 12-month history (cancelled checks, mortgage/rental statements including payment history, etc.) must be provided. <ul style="list-style-type: none"> ○ Private landlord VORs may be considered on a case by case basis. • LOE or rent free letter is required when a 12 month housing history is not applicable • Private party promissory notes must be provided. 														
Credit Scores	<p>The primary wage-earner score is used as the Representative Credit Score, if no primary wage earner or the primary wage earner has no score, use the lowest representative score of all the borrowers.</p> <p>To determine the Representative Credit Score for the primary wage-earner, select the middle score when 3 agency scores are provided, or the lower score when only 2 agency scores are provided or the score when only 1 agency score is provided. Borrower must have at least two scores</p>														



Eligible States	<p>See GreenBox Loans, Inc.'s "Location" on web page;</p> <p>Texas:</p> <ul style="list-style-type: none">• O/O & Second Home: Purchase and Rate & Term refinances ONLY; No limited Cash Out or Cash Out refinances• NOO: Purchase, Refinances including R/T and C/O <p>NJ & CT max LTV 70%</p>
Escrow Waivers	Impounds are required.
First Time Home Buyers	Available
Gift Funds	<ul style="list-style-type: none">• Gift Funds are acceptable if ONE of the following applies<ol style="list-style-type: none">1. A 10% down payment has been made by the borrower from their own resources2. 100% Gift Funds are allowed for loans only with a maximum LTV of 65%. Borrower(s) must meet reserve requirements.• Fannie Mae guidelines should be used for donor relationship to borrower(s), documentation, proof of funds, and evidence of receipt;• Gift funds may not be used to meet reserve requirements.• Gift of Equity allowed for Primary Residence only and 65% maximum LTV. Must meet all other guidelines for Gift Funds.



Income Documentation Full Doc	<p>Full Documentation</p> <p>A minimum of two (2) years employment and income history</p> <ul style="list-style-type: none">• Gaps in employment in excess of 30 days during the past two (2) years require a satisfactory letter of explanation and the borrower must be employed with their current employer for a minimum of six (6) months to qualify.• For a Borrower who has less than a two-year employment and income history, the Borrower's income may be qualifying income if the Mortgage file contains documentation to support that the Borrower was either attending school or in a training program immediately prior to their current employment history. School transcripts must be provided to document. <p>IRS Form 4506-T / Tax Transcripts</p> <ul style="list-style-type: none">• A completed, signed, and dated IRS form 4506-T must be completed for all borrowers at closing whose income is used to qualify for the mortgage.• The 4506-T must be processed and tax transcripts obtained (for each year requested) to validate against all tax returns used for qualifying. For self-employed borrowers, this applies to both personal and business returns (for businesses where borrower(s) has 25% or more ownership) regardless of whether or not income is used to qualify, a separate form must be filled out for each business entity. <p>Documentation requirements:</p> <ul style="list-style-type: none">• Pay Stub - 1 full month with YTD earnings• W-2's and/or 1099's - prior two (2) years for all borrowers• 1040's - prior two years, including all pages, schedules, statements• Year to date Profit and Loss Statements and Balance Sheets are required for all self-employed borrowers (in addition to two years of tax returns)• K-1's on all corporations and Schedule E business entities prior two years• Business returns on all Corporations and Schedule E business entities prior two years if ownership is > 25%, including all pages, schedules, statements• 1120S, 1120 and 1065's – prior two (2) years if General Partner and/or percentage of ownership is > 25%, including all pages, schedules, statements
Listing Seasoning	For all cash-out refinances, properties previously listed for sale should be seasoned at least 6 months from the listing contract expiration date.
Minimum Loan Amount	\$150,000
Non-Occupant Co-Borrower	Not Allowed
Occupancy	Owner Occupied

Payment Shock	<p>Primary Residence Only</p> <p>Payment shock should not exceed 200% of the borrower's current housing payment</p> <p>Payment Shock = (Proposed Housing Payment / Present Housing Payment) * 100</p>
Points and Fees	Total points and fees must be less than 5%
Prepayment Penalty	<p>Investment Properties may have a prepayment penalty. Prepayment penalties on primary residence and second home transactions are prohibited.</p> <p>Where permitted by applicable laws and regulations, a prepayment charge may be assessed. The prepayment charge will be equal to 6 months of interest on the amount of the prepayment that exceeds 20% of the original principal balance. The charge applies to loans that payoff due to sale or refinance, or curtailments that exceed 20% of original principal balance in a given 12 month time period.</p>
Property Flipping	<p>For properties acquired by the seller of the property within 6 months of application date where the contract price exceeds the sellers acquisition price by the following:</p> <ul style="list-style-type: none"> • More than a 10% price increase if the seller acquired the property in the past 90-days; • More than a 20% price increase if the seller acquired the property in the past 91-180 days <p>The Following additional requirements apply:</p> <ul style="list-style-type: none"> • Second appraisal required from GreenBox Loan's AMC, (The second appraisal must be provided to the borrower in accordance with either the ECOA or HPML requirements, whichever applies) • Second appraisal must be dated/delivered prior to the loan consummation/note date; • Property seller on the purchase contract must be the owner of record; • Increases in value should be documented with commentary from the appraiser and recent comparable sales. • Sufficient documentation to validate actual cost to construct or renovate (e.g., purchase contracts, plans and specifications, receipts, invoices, lien waivers, etc.)
Property Types	<p><u>Eligible:</u> Single Family Residences, PUDs, Townhouses, Condominiums (warrantable), 2-4 Units • Non-Warrantable condos</p> <p><u>Ineligible:</u> • Acreage greater than 10 acres (appraisal must include total acreage) • Agricultural zoned property • Condo hotel • Co-ops • Hobby Farms • Income producing properties with acreage • Leaseholds • Log Homes • Manufactured housing • Mixed use properties • Modular homes • Properties subject to oil and/or gas leases • Unique properties • Working farms, ranches or orchards.</p>



Property Types – All Condos	FNMA Warrantable Only; Warrantable Types S, T or U • New condominium projects (Type R) with Condo Project Manager (“CPM”) or PERS approval • Site (detached) Condos • Limited Review is not eligible
Property Types – Non Warrantable Condos	Max LTV 65%
Qualifying Rate and Ratios	<p>Qualifying Rate and Ratios</p> <ul style="list-style-type: none"> • ARMs – Qualify at the greater of the fully-indexed rate or Note rate • Fixed Rate – Qualify at the Note rate • Qualifying ratios are based on a fully amortizing principal and interest payment <p>DTI Ratio Standard max is 43%</p> <p>Primary Residence - Up to 50% allowed with min residual income of \$3,500</p>
Refinance - Cash Out	<ul style="list-style-type: none"> • For properties owned 12-months or longer, the LTV/CLV is based upon the appraised value. • Note date to note date is used to calculate seasoning. • If Cash-Out Seasoning is 7-11 months, the transaction property value is limited to the lower of the current appraised value or the property's purchase price + documented improvements • Cash-Out Seasoning of 6 months or less is allowed with only the following <ul style="list-style-type: none"> ○ Delayed Financing - Cash-out on properties purchased by the borrower with cash and owned less than 6 months is allowed. The following requirements apply: <ul style="list-style-type: none"> ▪ Original transaction was an arm's-length transaction ▪ Settlement statement from purchase confirms no mortgage financing used to acquire subject ▪ Source of funds used for purchase documented (gift funds may not be included) ▪ New loan amount can be no more than the actual documented amount of the borrower's initial investment in purchasing the property plus the financing of closing costs, prepaid fees, and points on the new mortgage loan ▪ All other cash-out refinance eligibility requirements must be met ○ No waiting period if the borrower acquired the property through an inheritance, or was legally awarded the property through divorce, separation, or dissolution of a domestic partnership.



Refinance – Rate & Term	<ul style="list-style-type: none"> • Proceeds from the transaction are used to pay off an existing first mortgage loan and any subordinate loan used to acquire the property. • Any subordinate loan not used in the acquisition of the subject property provided one of the following apply: <ul style="list-style-type: none"> ○ Closed end loan, at least 12 months of seasoning has occurred; ○ HELOC, at least 12 months of seasoning has occurred and total draws over the past 12 months are less than \$2,000. ○ Note date to note date is used to calculate seasoning. • Buying out a co-owner pursuant to an agreement. • LTV/CLTV based upon the appraised value. 						
Reserves	<p>See Program matrix</p> <ul style="list-style-type: none"> • Non-vested or restricted stock accounts are not eligible for use as down payment or reserves. <p>Retirement Accounts:</p> <ul style="list-style-type: none"> • 60% of the vested value of retirement accounts, after reduction of any outstanding loans, may be considered toward the required reserves. • Excluding 401k's & IRA's, verification of the terms of liquidation if funds are used for reserves • Retirement accounts that do not allow any type of withdrawal are ineligible for use as reserves. <ul style="list-style-type: none"> • Gift funds must not be used to meet reserve requirements. • Cash out proceeds cannot be used for reserves. 						
Residual Income	<ul style="list-style-type: none"> • Required when DTI is over 43% • Residual Income is the amount of monthly income remaining once a borrower has paid all monthly debt obligations. Residual Income = Gross Monthly Income minus total monthly debt. Add \$250 for the first dependent and \$125 for each additional dependent. • Not required for non-owner occupied properties 						
Seller Concessions	<p>All seller concessions must be addressed in the sales contract, appraisal and Closing Disclosure, as applicable, and be compliant with applicable federal and local state law. A seller concession is defined as any interested party contribution beyond the stated limits, or any amounts not being used for closing costs or prepaid expenses (i.e. funds for repairs not completed prior to closing is a seller concession). If a seller concession is present, both the appraised value and sales price must be reduced by the concession amount for purposes of calculating the LTV/CLTV/HCLTV.</p> <p>Interested party contributions include funds contributed by the property seller, builder, real estate agent/broker, mortgage lender, or their affiliates, or any other party with an interest in the real estate transaction. Interested party contributions may only be used for closing costs and prepaid expenses, and may never be applied to any portion of the down payment or contributed to the borrower's financial reserve requirements.</p> <table> <tr> <td>>80%</td><td>N/A</td></tr> <tr> <td>75.01-80%</td><td>3%</td></tr> <tr> <td><=75%</td><td>6%</td></tr> </table>	>80%	N/A	75.01-80%	3%	<=75%	6%
>80%	N/A						
75.01-80%	3%						
<=75%	6%						

PRODUCT DESCRIPTION	
FOREIGN NATIONAL Traditional Income Documentation from Country of Origin	
Second Home and Investment – Purchase Only	
LTV / CLTV	Maximum Loan Amount
65%	\$750,000

Other Restrictions	
2-4 Units	Max LTV 60%
Non-Warrantable Condo	Max LTV 60%
I/O	Available at 65%

Adjustable Rate Details	<p>Interest Rate Adjustment Caps - See rate sheet Margin - See rate sheet Index - 1-Year LIBOR (London Interbank Offer Rate) Index Establish Date - 45 days prior to the change date (aka "look back period") Interest Rate Floor - Note Start Rate Conversion Option - None Assumption – Yes, subject to investor approval (ARMs Only) Negative Amortization - None Interest Only Option - Available for LTVs <= 80%. Interest Only period is 120 months</p>
Age of Documents	<p>Credit Report/Credit Documentation: 90 days old at the time of closing Income and Asset Documentation: Dated within 90 days of closing Title Report/Title Commitment: Dated no later than 90 days prior to closing</p>
Appraisal	<p>Full Interior / Exterior appraisal required. Fannie Mae/Freddie Mac Forms 1004/70, 1025/72, 1073/465 or 2090 must be used. All Fannie Guidelines apply to appraisal process and value determination, in addition an Appraisal Management Company must be utilized for appraiser selection.</p> <p>The Appraisal should be dated no more than 120 days prior to the Note Date. After a 120 Days period, a recertification of value is acceptable up to 180 days. After a 180 day period, a new appraisal is required. Re-certification of value is not acceptable. Minimum Square Footage 800 Sq. Feet</p> <p>Not eligible: Properties for which the appraisal indicates condition ratings of C5 or C6 or a quality rating of Q6, each as determined under the Uniform Appraisal Dataset (UAD) guidelines. GreenBox will consider if issue has been corrected prior to loan funding with proper documentation.</p> <p>APPRAISAL REVIEW PRODUCTS: An enhanced desk review product, (such as an ARR from ProTeck or CDA from Clear Capital), from a GreenBox Approved AMC is required on all transactions. In lieu of an enhanced desk review product, a field review or second appraisal from a GreenBox's AMC is acceptable. If the Appraisal Review Product value is more than 10% below the appraised value a second appraisal is required. When a second appraisal is provided, the transactions "Appraised Value" will be the lower of the two appraisals.</p> <p>A second appraisal is required on loan amounts > \$1,500,000</p>

Assets	<p>Full Asset Documentation is required for both funds to close and reserves</p> <p><u>Assets Held in U.S. Bank</u> The down payment, closing costs, and reserves must be verified with a VOD or computer bank statement. as deposited in a U.S. bank prior to closing. Seasoning of funds is not required.</p> <p><u>Assets Held in Foreign Accounts</u> Assets held in foreign accounts may be used as a source of funds to close and to meet applicable reserve requirements. These funds must be transferred to a U.S. domiciled account in the borrower's name at least ten (10) days prior to closing.</p> <ul style="list-style-type: none"> • Documenting Assets Held in Foreign Accounts: <ul style="list-style-type: none"> ○ Assets must be verified in U.S. Dollar equivalency at the current exchange rate via either www.xe.com or the Wall Street Journal conversion table. ○ A copy of the two (2) most recent statements of that account. If the funds are not seasoned a minimum of sixty (60) days, a letter of explanation is required along with the information to comprise a sixty (60) day chain of funds. • UK (United Kingdom) Borrowers Only: Use of specific foreign exchange services such as MoneyCorp https://www.moneycorp.com/uk/, Halo Financial https://www.halofinancial.com/, Currencies Direct http://www.currenciesdirect.com/en/us or TransferWise https://transferwise.com/us/ in order to transfer funds directly to the closing agent directly. Borrower must have and maintain a US Bank Account regardless of transferring closing funds directly to the closing agent. • Borrower must have and maintain a US Bank Account for auto withdrawal of mortgage payments. • Cash out from the subject transaction may be used toward the reserve requirement. <p>All Foreign National borrowers are required to complete an ACH Form from a U.S. Bank for auto withdrawal of mortgage payments.</p>
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Borrower Eligibility	<ul style="list-style-type: none"> • A foreign national is a person who is not a citizen of the United States and/or does not permanently reside in the U.S. • US Citizens living abroad or has foreign income will be qualified and priced as Foreign National if they lack US credit, tax documentation or US income. <p>Foreign National</p> <ul style="list-style-type: none"> • Visa types allowed: A-1, A-2, A-3, B-1, B-2, H-2, H-3, I, J-1, J-2, O-2, P-1, P-2, TN NAFTA, Laser Visa • The following are required as evidence the borrower is in the U.S legally <ul style="list-style-type: none"> ○ Copy of the borrowers valid and unexpired passport (including photograph) ○ Copy of the borrower's valid and unexpired visa (including photograph) OR an I-797 form with valid extension dates and I-94. Borrowers from Countries participating in the State Department's Visa Waiver Program (VWP) or Citizens of Canada and Bermuda are not required to provide a valid visa. Participating countries can be found at https://travel.state.gov/content/travel/en/us-visas/tourism-visit/visa-waiver-program.html or https://travel.state.gov/content/travel/en/us-visas/tourism-visit/citizens-of-canada-and-bermuda.html • If a non-U.S. citizen is borrowing with a U.S. citizen, Foreign National documentation requirements still apply. • All parties involved on transaction must be screened through exclusionary lists, must be cleared through OFAC's SND list, search of Specially Designated Nationals & Blocked Persons List may be completed via US Department of Treasury: http://sdnsearch.ofac.treas.gov/. • Borrowers from OFAC sanctioned countries are ineligible http://www.treasury.gov/resource-center/sanctions/Programs/Pages/Programs.aspx. • Individuals with Diplomatic immunity not eligible http://www.state.gov/s/cpr/rls • All borrowers must complete IRS form W-8BEN
Cash Out Amount	Maximum cash out amount limited to 50% of the Property Value
Co-Borrowers	Non-occupant co-borrowers not permitted.



Credit	Qualifying on U.S. Credit	
	Credit Score	620 if available; qualifying score is the middle of 3 or lower of 2 scores
	Trades	2 trade lines within the last 24 months that show a 12 month history
	Mortgage	1 x 30 last 12 months
	Bankruptcy/Foreclosure	None within 2 years
	Judgment/Tax Lien/Collections/Charge-Offs	Must be paid. New non-medical items with a cumulative total > \$5,000 in the last 24 months will exclude the borrower from this program.
	<p>Foreign National Borrowers without Qualifying U.S. Credit (Including borrowers without a valid Social Security Number and borrowers with or without an Individual Tax Identification Number) must provide evidence of two (2) trade lines within the last 24 months that show a 12 month history. ANY combination of the following is acceptable to arrive at the tradeline requirement:</p> <ul style="list-style-type: none"> • Trade lines evidenced via a U.S. credit report; AND/OR • Trade lines evidenced via international credit report if a U.S. credit report cannot be produced, or does not provide a sufficient number of trade lines; AND/OR • Trade lines evidenced via credit reference letters from verified financial institutions in the borrower's country of origin, if a U.S. credit report and/or international credit report is not available, or the combination of the credit reports does not provide a sufficient number of tradelines. <ul style="list-style-type: none"> ○ A minimum of 1 reference letter must be from an internationally known financial institution. ○ Each letter of reference must state the type and length of the relationship, how the account is held, payment amount, outstanding balance and status of account including a minimum 12 month payment history. ○ Can include non-traditional credit sources, i.e. utility company ○ A single reference source may provide verification of multiple accounts. Individual account detail must be provided. ○ The letter must mention the borrower by name. ○ Name, title & contact information of the person signing the letter must be included. <p>• All documents must be translated into English.</p> <p>• All Foreign National borrowers are required to complete an ACH Form from a U.S. Bank for auto withdrawal of mortgage.</p>	

Documentation	<p>Documents signed by Borrowers outside of the United States must be notarized by a U.S. embassy or consular official. The certificate of acknowledgment must meet the standard notarial requirements and must include the embassy or consular seal. If the U.S. embassy or consular official is unavailable, a notary is acceptable if the country, where signing is taking place, is part of the Hague Convention and the signed documents are accompanied by an Apostille.</p> <p>https://travel.state.gov/content/travel/en/legal-considerations/judicial/authentication-of-documents/notarial-and-authentication-apostille.html</p> <p>Power of Attorney (POA) is not allowed.</p> <p>All borrowers must have a history of renting or owning within the past 2 years.</p> <p>12 months cancelled rent checks will be required or recent mortgage history must be reflected on the borrower's credit report.</p>
Eligible States	<p>See GreenBox Loans, Inc.'s "Location" on web page</p> <p>Texas:</p> <ul style="list-style-type: none"> • Second Home: Purchase and Rate & Term refinances ONLY; No limited Cash Out or Cash Out refinances • NOO: Purchase, Refinances including R/T and C/O
Escrow Waiver	Impounds are required.
Gift Funds	Gift funds and Gift of Equity not allowed.
Housing History	Evidence of one year housing history (mortgage and/or rental) is required. Housing history may be included as 1 of the required tradelines for a Qualifying U.S. Credit transaction if it is included on the U.S. credit report or may be used as 1 of the required tradelines for a Qualifying Foreign Credit transaction if it is included on the U.S. credit report, the international credit report or verified in accordance with credit reference letter

Income	<p><u>Self Employed Borrowers:</u></p> <ul style="list-style-type: none"> • Two (2) years foreign tax returns are required from borrower's resident country (if available based on tax reporting laws of country of origin), P&L and Balance Sheet. • Self-employed – A letter from an independent accountant and or attorney that is not related to borrower's business in any way. <ul style="list-style-type: none"> • The letter shall indicate name and description of the borrower's business, approximate market value of the company, borrower's personal income for each of the prior two years, and year to date income for current year. • Letter must be on the accountant's/ attorney's letterhead and must reflect telephone number and address for the independent verification. • Letter should be written in English and reflect income in national currency as well as conversion to US Dollars. <p><u>Salaried Borrowers:</u></p> <ul style="list-style-type: none"> • Paystubs covering a minimum of 30 days (which include YTD income) AND one (1) of the following: 1) W-2 equivalent or 2) Two (2) years tax returns from borrower country of origin; OR • A letter from employer on company letter head providing current monthly salary, YTD earnings and total earning for the past 2 years. Letter from employer must be on company letterhead, including address and company web address, Employer to be independently verified (LexisNexis, D&B, Google, other). All docs must be translated by an independent certified translator; AND • Two (2) years foreign tax returns are required from borrower's resident country (if available based on tax reporting laws of country of origin)
Limitations Real Estate Owned	Borrower limited to two (2) loans with Greenbox Loans, Inc. not to exceed \$2,000,000 total.
Listing Seasoning	For cash out refinances, properties previously listed for sale should be seasoned at least 6 months from the listing contract expiration date. For investment properties, listing expiration of less than 6 months permitted with a prepayment penalty.
Minimum Loan Amount	\$150,000
Points and Fees	Total points and fees must be less than 5%

Property Flipping	<p>For properties acquired by the seller of the property within 6 months of application date where the contract price exceeds the sellers acquisition price by the following:</p> <ul style="list-style-type: none"> • More than a 10% price increase if the seller acquired the property in the past 90-days; • More than a 20% price increase if the seller acquired the property in the past 91-180 days <p>The Following additional requirements apply:</p> <ul style="list-style-type: none"> • Second appraisal required from GreenBox Loan's AMC, (The second appraisal must be provided to the borrower in accordance with either the ECOA or HPML requirements, whichever applies) • Second appraisal must be dated/delivered prior to the loan consummation/note date; • Property seller on the purchase contract must be the owner of record; • Increases in value should be documented with commentary from the appraiser and recent comparable sales. • Sufficient documentation to validate actual cost to construct or renovate (e.g., purchase contracts, plans and specifications, receipts, invoices, lien waivers, etc.)
Prepayment Penalty	<p>Prepayment penalties on primary residence and second home transactions are prohibited.</p> <p>Where permitted by applicable laws and regulations, a prepayment charge may be assessed. The prepayment charge will be equal to 6 months of interest on the amount of the prepayment that exceeds 20% of the original principal balance. The charge applies to loans that payoff due to sale or refinance, or curtailments that exceed 20% of original principal balance in a given 12 month time period.</p>
Property Types	<p>Eligible: Single Family Residences 1-4 Units, PUDs, Townhouses, Condominiums (Warrantable & Non-Warrantable: see appropriate section for additional details)</p> <p>Ineligible: • Acreage greater than 10 acres (appraisal must include total acreage) • Agricultural zoned property • Condo hotel • Co-ops • Hobby Farms • Income producing properties with acreage • Leaseholds • Log Homes • Manufactured housing • Mixed use properties • Modular homes • Properties subject to oil and/or gas leases • Unique properties • Working farms, ranches or orchards.</p>
Property Types – All Condos	<p>Fannie Mae eligible projects and Non-Warrantable projects allowed • GreenBox Loans, Inc. project exposure maximum shall be \$3,000,000 or 15% of the project whichever is lower • Borrower project/Unit concentration limit: two (2) units • Project meets all FNMA Insurance requirements for property, liability and fidelity coverage • Borrower must carry H06 coverage for replacement of such items as flooring, wall covering, cabinets, fixtures, built-ins and any improvements made to the unit • The Condo Project Questionnaire must be completed, including all the required documentation from the questionnaire including: CCR, Articles of Incorporation, By-Laws, Master Insurance Policy, Budget / Balance Sheet & HOA questionnaire . • All projects are subject to full review and approval.</p>

Property Types – Non Warrantable Condos	<p>Maximum LTV/CLTV: 60%</p> <p>Maximum Loan Amount: \$750,000</p> <p>Require Project Approval by GreenBox Loans, Inc.</p> <p>Maximum of 20% of project owned by any Single Owner / Investor Entity.</p> <p>Maximum of 2 units owned by any Single Owner / Investor Entity if the project has fewer than 10 units.</p>
Qualifying Rate and Ratios	<p>Qualifying Rate and Ratios</p> <ul style="list-style-type: none"> • ARMs – Qualify at the greater of the fully-indexed rate or Note rate • Fixed Rate – Qualify at the Note rate • Qualifying ratios are based on a fully amortizing principal and interest payment • Interest Only loans qualify at the greater of the fully-indexed rate or note rate based on the scheduled remaining loan term (360 Months) at the time of recast after the interest only period has expired. The interest-only option is a 10-year initial interest-only period followed by 30-year full amortization. <p>DTI Ratio</p> <ul style="list-style-type: none"> • Maximum DTI is 50% (applies to both fully amortizing and interest only) • DTI > 43% and must have residual income of \$3,500 or greater
Rental Income, Subject Property	<p>When the subject property will generate rental income, one of the following Fannie Mae forms must be used to support the income-earning potential of the property:</p> <ul style="list-style-type: none"> • For one-unit properties: Single-Family Comparable Rent Schedule (Form 1007) (provided in conjunction with the applicable appraisal report), or • For two- to four-unit properties: Small Residential Income Property Appraisal Report (Form 1025). • Fully executed lease agreement(s) to determine the gross rental income to be used in the net rental income (or loss) calculation. <ul style="list-style-type: none"> • Lease Agreements. When current lease agreements are used, the lender must calculate the rental income by multiplying the gross rent(s) by 75%. The remaining 25% of the gross rent will be absorbed by vacancy losses and ongoing maintenance expenses. • If the monthly qualifying rental income (as defined above) minus the full PITIA is positive, it must be added to the borrower's total monthly income. • If the monthly qualifying rental income minus PITIA is negative, the monthly net rental loss must be added to the borrower's total monthly obligations. • The full PITIA for the rental property is factored into the amount of the net rental income (or loss); therefore, it should not be counted as a monthly obligation. • The full monthly payment for the borrower's principal residence (full PITIA or monthly rent) must be counted as a monthly obligation.
Refinance - Cash Out	<ul style="list-style-type: none"> • Not Available

Refinance – Rate & Term	<ul style="list-style-type: none"> Not Available
Residual Income	<ul style="list-style-type: none"> Required when DTI is over 43% Residual Income is the amount of monthly income remaining once a borrower has paid all monthly debt obligations. Residual Income = Gross Monthly Income minus total monthly debt. Add \$250 for the first dependent and \$125 for each additional dependent. Not required for non-owner occupied properties
Reserves	Loan amount up to \$1MM: 6 months' PITIA
Seller Concessions & Interested Party Contributions	<p>Seller Concessions</p> <ul style="list-style-type: none"> LTV equal to or less than 75%: Max is 3% LTV greater than 75%: Max is 2% <p>All seller concessions must be properly disclosed in the sales contract, appraisal and HUD-1 and be compliant with applicable federal, state and local law.</p> <p>Interested Party Contributions</p> <p>Interested party contributions include funds contributed by the property seller, builder, real estate agent/broker, mortgage lender, or their affiliates, or any other party with an interest in the real estate transaction.</p> <p>Interested party contributions may only be used for closing costs and prepaid expenses, and may never be applied to any portion of the down payment or contributed to the borrower's financial reserve requirements. If a seller concession is present, both the appraised value and sales price must be reduced by the concession amount for LTV/CLTV calculations.</p>



Vesting	<p>Ownership must be fee simple.</p> <p>Acceptable forms of vesting are:</p> <ul style="list-style-type: none">• Individuals• Joint tenants• Tenants in common• Limited Liability Companies, Partnerships, Corporations, and S Corporations <p>To vest a loan in an Entity, the following apply:</p> <ul style="list-style-type: none">○ Purpose of the LLC is for the ownership and management of real estate○ Loan must be disclosed to all owners of the LLC (no more than 4)○ Members who own more 10% interest must provide personal guarantees of the Entity in a form satisfactory to GreenBox○ The following LLC documentation must be provided: Articles of Incorporation, Operating Agreement, Tax Identification Number and Certificate of Good Standing
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INVESTOR PROPERTY \$1,000,000 MAX LOAN AMOUNT • NON-OWNER OCCUPIED • QUALIFY ON RENTAL SURVEY				
Investment				
DSCR	=> 1.0			Maximum Loan Amount
FICO	Purchase	R/T	Cash Out	
See Credit section	60%	N/A	N/A	\$750,000

Notes	
Debt Service Coverage Ratio (DSCR)	Gross Income / PITIA (PI using the note rate rather than fully indexed). Business Purpose Only
Gross Income	Lower of Estimated Market Rent from Form 1007 and monthly rent from an existing lease.(proof of last two payments otherwise treated as unleased property
First Time Investor	Reduce LTV by 5%
Interest Only	Available at 60% LTV
2-4 Units	Reduce LTV by 5%
GFE ONLY	



Age of Documents	Credit Report/Credit Documentation: 90 days old at the time of closing Income and Asset Documentation: Dated within 90 days of closing Title Report/Title Commitment: Dated no later than 90 days prior to closing
Appraisal	<p>Full Interior / Exterior appraisal required. Fannie Mae/Freddie Mac Forms 1004/70, 1025/72, 1073/465 or 2090 must be used. All Fannie Guidelines apply to appraisal process and value determination, in addition an Appraisal Management Company must be utilized for appraiser selection.</p> <p>The Appraisal should be dated no more than 120 days prior to the Note Date. After a 120 Days period, a recertification of value is acceptable up to 180 days. After a 180-day period, a new appraisal is required. Re-certification of value is not acceptable. Minimum Square Footage 800 Sq. Feet</p> <p>Not eligible: Properties for which the appraisal indicates condition ratings of C4, C5 or C6 or a quality rating of Q6, each as determined under the Uniform Appraisal Dataset (UAD) guidelines. GreenBox will consider if issue has been corrected prior to loan funding with proper documentation.</p> <p>APPRAISAL REVIEW PRODUCTS: An enhanced desk review product, (such as an ARR from ProTeck or CDA from Clear Capital), from a GreenBox Approved AMC is required on all transactions.</p> <p>In lieu of an enhanced desk review product, a field review or second appraisal from a GreenBox's AMC is acceptable.</p> <p>If the Appraisal Review Product value is more than 10% below the appraised value a second appraisal is required.</p> <p>When a second appraisal is provided, the transactions "Appraised Value" will be the lower of the two appraisals.</p> <p>A second appraisal is required on loan amounts > \$1,500,000</p>



<p>Assets Foreign National - US Assets See also Foreign National section</p>	<p>Down payment funds should be documented for 60 days per the Fannie Mae Verification of Deposits and Assets guidelines with the documentation included in the loan file.</p> <p>In addition to documenting the down payment, closing costs, and minimum PITIA reserve requirements, all borrowers must disclose and verify all other liquid assets.</p> <ul style="list-style-type: none">• Use 100% of cash and cash equivalents• Use 70% of face value of for non-retirement asset accounts• Use 60% of retirement assets if Applicant is under 59.5, 70% if over• If Applicant is liquidating funds from non-retirement sources, document liquidation If Applicant is liquidating from retirement accounts, document the liquidation• 1031 exchanges eligible for investment properties• Business funds may be used provided the Applicant(s) own(s) a minimum of 51% combined ownership of the business. The amount of funds that may be utilized is based on the Applicant's percentage of ownership. Applicant(s) must provide either:<ul style="list-style-type: none">○ 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; or○ A letter from the Applicant(s) stating that they may access the business funds and Cash Flow Analysis to document that the withdrawal will have no adverse impact.• Cash out proceeds may NOT be used to meet the reserve requirement.
<p>Borrower Eligibility</p>	<p>Eligible Borrowers: • Foreign Nationals, see Foreign National section</p> <p>Ineligible Borrowers - Any forms of Trust</p>
<p>Cash Out Amount Limit</p>	<p>Not available</p>



Collections And Charge-Offs

- Individual collection and non-mortgage charge-off accounts equal to or greater than \$250 and accounts that total more than \$1,000 must be paid in full prior to or at closing.
- Medical collections may remain open with a max cumulative balance of \$10,000
- Collections and charge-offs that have expired under the state statute of limitations on debts may be excluded. Evidence of expiration must be documented.
- All open judgments, garnishments, and all outstanding liens must be paid off prior to or at loan closing.
- Disputed accounts are treated as collections

Charge-offs and collections not excluded by the above bullet points must be paid or may stay open if using one or a combination of both of the following:

- Payments for open charge-offs or collections are included in the DTI (Subject to program DTI restrictions). If no payment plan, payment calculated at 5% of balance of remaining unpaid collections and charge-offs.
- Reserves are sufficient to cover the balance of the charge-offs or collections and meet reserve requirements.



	Qualifying on US Credit :Credit Matrix	
	Credit Score	620 if available; qualifying score is the middle of 3 or lower of 2 scores
	Trades	2 trade lines within the last 24 months that show a 12 month history
	Mortgage History	0 x 30 last 12 months
	Bankruptcy/Foreclosure	None within 2 years
	Judgment/Tax Lien/Collections/Charge-Offs	Must be paid. New non-medical items with a cumulative total > \$5,000 in the last 24 months will exclude the borrower from this program.
Credit Foreign National – w/ US Credit	<ul style="list-style-type: none"> • Credit lines on which the borrower is not obligated to make payments are not acceptable for establishing a minimum history. Examples of unacceptable tradelines include loans in a deferment period, collection or charged-off accounts, accounts discharged through bankruptcy, and authorized user accounts. Student loans can be counted as tradelines as long as they are in repayment and are not deferred. • Any active non-mortgage account can be no more than 30-days delinquent at time of application. Any delinquent account must either be brought current or paid off at closing 	
	<p>Housing History</p> <ul style="list-style-type: none"> • Mortgage/rental history is required for all properties. If a borrower's mortgage or rental history is not reported on the credit report, alternative documentation showing the most recent 12 months' history (cancelled checks, mortgage/rental statements including payment history, verification of mortgage/rental, etc.) must be provided. A VOM/VOR completed by an individual must be supported by cancelled checks. A combined total of all late mortgage and rental payments in the past 12 months must be used to determine the housing history. • A combined total of all mortgage and housing payments in the past 12 months must be used to determine the housing history eligibility. For borrower's owning <u>4 or more properties</u>, the following criteria will apply: <ul style="list-style-type: none"> ○ A mortgage history will be required on (3) investment properties, including the subject property (unless subject transaction is a purchase). In addition, the borrower's primary residence housing history is required to be verified. ○ VOM – Private Lender – When investment properties are financed by a Private Lender, only 3-months of cancelled checks or bank statements (reflecting the ACH payment) verifying timely payments will be required. In addition, the payoff statement for the subject property can reflect no more than 30-days of accrued interest. • For borrower's owning <u>fewer than 4 properties</u>, the payment history for all financed properties must be verified for the most recent 12 month period. • For properties owned free and clear, a property profile report or similar document, showing no liens against the property, should be included in the credit file. • All mortgages payments should be current at time of closing. If the credit report or VOM reflects a past-due status, updated documentation is required to verify account is current. 	



<p>Credit Foreign National – Non-U.S. Credit</p>	<p>Foreign National Borrowers without Qualifying U.S. Credit (Including borrowers without a valid Social Security Number and borrowers with or without an Individual Tax Identification Number) must provide evidence of two (2) trade lines within the last 24 months that show a 12 month history. ANY combination of the following is acceptable to arrive at the trade line requirement:</p> <ul style="list-style-type: none">• Trade lines evidenced via a U.S. credit report; AND/OR• Trade lines evidenced via international credit report if a U.S. credit report cannot be produced, or does not provide a sufficient number of trade lines; AND/OR• Trade lines evidenced via credit reference letters from verified financial institutions in the borrower's country of origin, if a U.S. credit report and/or international credit report is not available, or the combination of the credit reports does not provide a sufficient number of tradelines.<ul style="list-style-type: none">○ A minimum of 1 reference letter must be from an internationally known financial institution.○ Each letter of reference must state the type and length of the relationship, how the account is held, payment amount, outstanding balance and status of account including a minimum 12 month payment history.○ Can include non-traditional credit sources, i.e. utility company○ A single reference source may provide verification of multiple accounts. Individual account detail must be provided.○ The letter must mention the borrower by name.○ Name, title & contact information of the person signing the letter must be included. <p>• All documents must be translated into English All Foreign National borrowers are required to complete an ACH Form from a U.S. Bank for auto withdrawal of mortgage.</p>
<p>Credit Scores</p>	<p>The applicable credit score is the middle of three scores provided for any borrower. If only two credit score are obtained, the lesser of two will be used. When there are multiple borrowers/guarantors, the lowest applicable score from the group of borrowers/guarantors is the representative credit score for qualifying.</p>



Debt Service Coverage Ratio	<p>Debt Service Coverage Ratio is the Monthly Gross Income divided by the PITIA of the subject property.</p> <p>Gross Income is the lower of gross rents indicated on the lease agreement(s) and Form 1007. For purchase transactions without an existing lease, the gross rents indicated on the 1007 may be used without the lease agreement(s).</p> <p>Single Family Purchase Money Transaction Monthly PITIA = \$650 Estimated Monthly Market Rent (Form 1007) = \$850 Existing Lease Monthly Rent = Not Available</p> <p>Gross Market Rent = \$850 (Estimated Monthly Market Rent when a lease is not available for a purchase transaction) Gross Income = \$850 ÷ PITIA = \$650 DSCR = 1.30</p>
Disclosure of Employment and Income	<p>The borrower must disclose their employment information on the application (Form 1003). However, only rental income for the subject property is used in qualifying. Therefore, income derived from regular employment, retirement or other investments should not be disclosed. The application should otherwise be completed including the Schedule of Real Estate Owned listing all properties financed under this program.</p>
Eligible States	<p>See GreenBox Loans, Inc.'s "Location" on web page; NJ & CT max LTV 70%</p>
Escrow Holdbacks	<p>Escrow holdbacks are not permitted.</p>
Escrows	<p>Impounds are required.</p>
First Time Home Buyer (FTHB)	<p>Not Allowed</p>
First Time Investor / Experienced Investor	<p>At least one Applicant must be able to demonstrate a 12 month history of ownership and management of rental properties. It does not need to be have been in the most recent 3 year period. Commercial properties are acceptable for this purpose, as long as the Applicant was a majority owner of the property.</p>



<p>Foreign National Assets</p>	<p><u>Assets Held in U.S. Bank</u> Verification of assets is required for purchase or refinance transactions to evidence sufficient funds to close. Seasoning of funds and reserves are not required. See also Asset section</p> <p><u>Assets Held in Foreign Accounts</u> Assets held in foreign accounts may be used as a source of funds to close. These funds must be transferred to a U.S. domiciled account in the borrower's name at least ten (10) days prior to closing.</p> <ul style="list-style-type: none">• Documenting Assets Held in Foreign Accounts:<ul style="list-style-type: none">○ Assets must be verified in U.S. Dollar equivalency at the current exchange rate via either www.xe.com or the Wall Street Journal conversion table.○ A copy of the two (2) most recent statements of that account. If the funds are not seasoned a minimum of sixty (60) days, a letter of explanation is required along with the information to comprise a sixty (60) day chain of funds.• UK (United Kingdom) Borrowers Only: Use of specific foreign exchange services such as MoneyCorp https://www.moneycorp.com/uk/, Halo Financial https://www.halofinancial.com/, Currencies Direct http://www.currenciesdirect.com/en/us or TransferWise https://transferwise.com/us/ in order to transfer funds directly to the closing agent directly. Borrower must have and maintain a US Bank Account regardless of transferring closing funds directly to the closing agent.
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Foreign National - Borrower Eligibility	<p>FOREIGN NATIONAL PROGRAM SPECIFIC DOCUMENTATION REQUIREMENTS</p> <ul style="list-style-type: none">• Visa types allowed: A-1, A-2, A-3, B-1, B-2, H-2, H-3, I, J-1, J-2, O-2, P-1, P-2, TN NAFTA, Laser Visa• The following are required as evidence the borrower is in the U.S legally<ul style="list-style-type: none">○ Copy of the borrowers valid and unexpired passport (including photograph)○ Copy of the borrower's valid and unexpired visa (including photograph) OR an I-797 form with valid extension dates and I-94. Borrowers from Countries participating in the State Department's Visa Waiver Program (VWP) or Citizens of Canada and Bermuda are not required to provide a valid visa. Participating countries can be found at https://travel.state.gov/content/travel/en/us-visas/tourism-visit/visa-waiver-program.html or https://travel.state.gov/content/travel/en/us-visas/tourism-visit/citizens-of-canada-and-bermuda.html <p>If a non-U.S. citizen is borrowing with a U.S. citizen, Foreign National documentation requirements still apply.</p> <ul style="list-style-type: none">• All parties involved on transaction must be screened through exclusionary lists, must be cleared through OFAC's SND list, search of Specially Designated Nationals & Blocked Persons List may be completed via US Department of Treasury: http://sdnsearch.ofac.treas.gov/.• Borrowers from OFAC sanctioned countries are ineligible http://www.treasury.gov/resource-center/sanctions/Programs/Pages/Programs.aspx• Individuals with Diplomatic immunity not eligible http://www.state.gov/s/cpr/rls• All borrowers must complete IRS form W-8BEN• If vesting in LLC, LLC must be Domestic Domiciled.
Gift Funds	<ul style="list-style-type: none">• Gift funds are allowed for funds to close. A 5% contribution from Applicant's own funds is required.• Gifts must be documented in compliance with FNMA requirements and be from immediate family members.• Gifts of equity are allowed. The Applicant must contribute 5% of their own funds to the transaction
Listing Seasoning	<p>For all cash-out refinances, properties previously listed for sale should be seasoned at least 6 months from the listing contract expiration date. Listing expiration dates of less than 6 months are permitted with a prepayment penalty.</p>
Minimum Loan Size	\$150,000
Multiple Properties	Maximum of ten (10) properties financed with any GB program • No limit on the number of financed properties the borrower may own.



Non-Arm's Length Transactions	<p>A non-arm's length transaction occurs when the borrower has a direct relationship or business affiliation with subject property Builder, Developer, or Seller. Examples of non-arm's length transactions include family sales, property in an estate, employer/employee sales and flip transactions.</p> <p>When the property seller is a corporation, partnership, or any other business entity, it must be ensured that the borrower is not an owner of the business entity selling the property.</p> <p>A non-arm's length transaction is not intended to bail out a family member who has had difficulties making their mortgage payment. A thorough review of the title report, in these cases, is required; as well as the payment history pattern</p>
Occupancy	Non-owner occupied only
Permanent Resident Alien	<p>An alien admitted to the United States as a lawful permanent resident. Lawful permanent residents are legally accorded the privilege of residing permanently in the United States.</p> <ul style="list-style-type: none">• Acceptable evidence of permanent residency include the following:<ul style="list-style-type: none">○ Alien Registration Receipt Card I-151 (referred to as a green card).○ Alien Registration Receipt Card I-551 (Resident Alien Card) that does not have an expiration date on the back (also known as a green card).○ Alien Registration Receipt Card I-551 (Conditional Resident Alien Card) that has an expiration date on the back, and is accompanied by a copy of the filed INS Form I-751 (petition to remove conditions).○ Non-expired foreign passport that contains a non-expired stamp (valid for a minimum of three years) reading "Processed for I-551 Temporary Evidence of Lawful Admission for Permanent Residence. Valid until [mm-dd-yy]. Employment Authorized."
Points and Fees	Total points and fees must be less than 5%
Prepayment Penalty	Investment Properties may have a prepayment penalty. The prepayment charge will be equal to 6 months of interest on the amount of the prepayment that exceeds 20% of the original principal balance. The charge applies to loans that payoff due to sale or refinance, or curtailments that exceed 20% of original principal balance in a given 12 month time period.



Property Flipping	<p>For properties acquired by the seller of the property within 6 months of application date where the contract price exceeds the sellers acquisition price by the following:</p> <ul style="list-style-type: none">• More than a 10% price increase if the seller acquired the property in the past 90-days;• More than a 20% price increase if the seller acquired the property in the past 91-180 days <p>The Following additional requirements apply:</p> <ul style="list-style-type: none">• Second appraisal required from GreenBox Loan's AMC, (The second appraisal must be provided to the borrower in accordance with either the ECOA or HPML requirements, whichever applies)• Second appraisal must be dated/delivered prior to the loan consummation/note date;• Property seller on the purchase contract must be the owner of record;• Increases in value should be documented with commentary from the appraiser and recent comparable sales.• Sufficient documentation to validate actual cost to construct or renovate (e.g., purchase contracts, plans and specifications, receipts, invoices, lien waivers, etc.)
Property Ownership / GB Exposure	<p>There is no limit on the number of financed properties a borrower can own. Greenbox Loans, Inc. will not finance more than an aggregate of \$2,000,000 or a more than 10 Properties at any one time to the same borrower/guarantor. Exceptions to this policy will be reviewed on a case-by-case basis.</p>
Property Types	<p>Eligible: Single Family Residences 1-4 Units, PUDs, Townhouses, Condominiums (warrantable), Non-warrantable Condominiums max LTV 65%</p> <p>Ineligible: • Acreage greater than 10 acres (appraisal must include total acreage) • Agricultural zoned property • Condo hotel • Co-ops • Hobby Farms • Income producing properties with acreage • Leaseholds • Log Homes • Manufactured housing • Mixed use properties • Modular homes • Properties subject to oil and/or gas leases • Unique properties • Working farms, ranches or orchards.</p>
Property Types – All Condos	<p>Fannie Mae eligible projects and Non-Warrantable projects allowed • Greenbox Loans, Inc. project exposure maximum shall be \$3,000,000 or 15% of the project whichever is lower • Borrower project/Unit concentration limit: two (2) units • Project meets all FNMA Insurance requirements for property, liability and fidelity coverage • Borrower must carry H06 coverage for replacement of such items as flooring, wall covering, cabinets, fixtures, built-ins and any improvements made to the unit • The Condo Project Questionnaire must be completed, including all the required documentation from the questionnaire including: CCR, Articles of Incorporation, By-Laws, Master Insurance Policy, Budget / Balance Sheet & HOA questionnaire • All projects are subject to full review and approval</p>



Qualifying Rate	<p>Qualifying Rate and Ratios</p> <ul style="list-style-type: none"> • ARMs & Fixed – Qualify at Note Rate (Business Purpose) <p>Fully Amortizing – Qualifying Ratios are based on PITIA with the principal and interest payments amortized over the loan term</p> <p>Interest Only – Qualifying Ratios are based on the PITIA payment (Business Purpose) over the 20 year remaining term.</p> <ul style="list-style-type: none"> • I/O Term: 10 years • Total Term: 30 years • Amortizing Term 20 years
Refinance - Cash Out	<ul style="list-style-type: none"> • Not available
Refinance – Rate & Term	<ul style="list-style-type: none"> • Not available
Rent Loss Insurance	<p>Rent loss insurance with coverage equal to at least six (6) months of gross monthly rent must be obtained and maintained on each investment property financed under this program. All other insurance per Fannie Mae guidelines.</p>
Reserves	<ul style="list-style-type: none"> • Loan amount up to \$1MM: 6 months' PITIA
Seller Concessions & Interested Party Contributions	<p>Seller Concessions May not exceed 3%</p> <p>All seller concessions must be properly disclosed in the sales contract, appraisal and HUD-1 and be compliant with applicable federal, state and local law.</p> <p>Interested Party Contributions Interested party contributions include funds contributed by the property seller, builder, real estate agent/broker, mortgage lender, or their affiliates, or any other party with an interest in the real estate transaction.</p> <p>Interested party contributions may only be used for closing costs and prepaid expenses, and may never be applied to any portion of the down payment or contributed to the borrower's financial reserve requirements. If a seller concession is present, both the appraised value and sales price must be reduced by the concession amount for LTV/CLTV calculations.</p>



Tax Liens	<p>All income tax liens (federal, state, local) must be paid off prior to or at loan closing. Tax liens that do not impact title may remain open provided the following are met;</p> <ul style="list-style-type: none">• The file must contain a copy of the repayment agreement• A minimum of 6-payments has been made under the plan with all payments made on time• The balance of the lien must be included when determining the maximum CLTV for the program• Refinance transactions require a subordination agreement from the taxing authority
Vesting	<p>Ownership must be fee simple.</p> <p>Acceptable forms of vesting are:</p> <ul style="list-style-type: none">• Individuals• Joint tenants• Tenants in common• Limited Liability Companies, Partnerships, Corporations, and S Corporations <p>To vest a loan in an Entity, the following apply:</p> <ul style="list-style-type: none">○ Purpose of the LLC is for the ownership and management of real estate○ Loan must be disclosed to all owners of the LLC (no more than 4)○ Members who own more 10% interest must provide personal guarantees of the Entity in a form satisfactory to GreenBox○ The following LLC documentation must be provided: Articles of Incorporation, Operating Agreement, Tax Identification Number and Certificate of Good Standing