



Announcement 2018 - 31^{revised}

Planet Home Lending's Non-QM Program

Planet Home Lending is pleased to announce the release of its Non-QM Product effective July 9, 2018. Please take a moment and review some key product highlights below.

- Non-QM –Full Documentation**

Purchase & Rate Term Refinance - No/Season Credit Event

Occupancy		Maximum Loan Amount	Minimum Credit Score	Maximum LTV
Primary	1-2 unit	\$2.5MM	680	90%
Second Home	1 unit	\$1.5MM	680	80%
Investment	1-4 unit	\$1.5MM	680	75%

Note: Manual pricing required on 90% LTVs; contact your SSR.

Purchase & Rate Term Refinance – Recent Credit Event

Occupancy		Maximum Loan Amount	Minimum Credit Score	Maximum LTV
Primary	1-2 unit	\$2MM	640	80%

Cash-Out Refinance - No/Season Credit Events

Occupancy		Maximum Loan Amount	Minimum Credit Score	Maximum LTV
Primary	1-2 unit	\$2MM	660	80%
Investment	1-4 unit	\$1MM	680	65%
Debt Consolidation				
Primary	1-2 unit	\$1MM	640	80%
Second Home	1 unit	\$1MM	660	70%

- Non-QM –Bank Statement**

Purchase & Rate Term Refinance - No/Season Credit Event

Occupancy		Maximum Loan Amount	Minimum Credit Score	Maximum LTV
Primary	1-2 unit	\$2.5MM	680	85%
Second Home	1 unit	\$1.5MM	680	75%
Investment	1-4 unit	\$1.5MM	680	70%

Purchase & Rate Term Refinance – Recent Credit Event

Occupancy		Maximum Loan Amount	Minimum Credit Score	Maximum LTV
Primary	1-2 unit	\$2MM	660	80%

Cash-Out Refinance - No/Season Credit Events

Occupancy		Maximum Loan Amount	Minimum Credit Score	Maximum LTV
Primary	1-2 unit	\$2MM	660	75%
Investment	1-4 unit	\$1MM	700	60%
Debt Consolidation				
Primary	1-2 unit	\$1MM	660	80%
Second Home	1 unit	\$1MM	660	65%

• **Additional Program highlights:**

- **Products**
 - Fixed Rate: up to 30-year terms
 - ARM: 5/1 (2/2/5 caps), 7/1 (5/2/5 caps); 1 year LIBOR; Margin/Floor 5.00%
 - *Must be qualified at the greater of the note rate or the Fully Indexed rate.
- **Debt-to-Income (DTI)**
 - Up to 55% on Primary Residence only.
 - Program Compensating Factors allow:
 - FICO score above minimum by 20 points or higher.
 - DTI below maximum by 5% or greater.
 - PITIA reserves above minimum by 6 months or higher.
 - 0x30 24 month housing history.
 - Residual Income greater than 3X the VA.
- **First Time Home Buyer**
 - Primary Residence only
 - Maximum Loan Amount \$2MM
 - FICO < 700 up to 75% LTV/CLTV
 - FICO ≥ 700 up to 80% LTV/CLTV
 - FICO ≥ 720 up to 85% LTV/CLTV
 - 6 months PITIA reserves required.
- **Principal Curtailment**
 - Allowed on Lender paid purchase and refinance transactions.
- **Subordinate financing**
 - Allowed for purchase transactions only.

The Seller Guide and all other documentation have been updated as applicable.

Please distribute this information to the appropriate individuals within your organization.

If you have any questions, please contact your Regional Sales Manager.