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Planet Home Lending Home Equity Loan 2 <sup>nd</sup> Lien (HELOAN)			
Occupancy	Maximum LTV <sup>1</sup>	Maximum CLTV <sup>2</sup>	Credit Score
Primary Residence	80%	85%	700+
			680-699
			640-679
Second Home	80%	85%	700+
		80%	680-699
	N/A	N/A	640-679
Investment Property	75%	75%	700+
	N/A	N/A	680-699
	N/A	N/A	640-679

**Reference:**

- The maximum LTV for the first lien is based on the first lien loan amount.
- See "Available Markets" for LTV restrictions based on state and minimum FICO.

This matrix is only a guide and does not represent full underwriting guidelines. Additional Requirements may apply.  
 Refer to the Planet Home Lending HELOAN 2nd Lien Guidelines for any item not addressed by this matrix.

<b>1<sup>st</sup> Lien Eligibility</b>	<ul style="list-style-type: none"> <li>The 1st lien mortgage must be fully amortizing or interest only. 1st lien mortgages with negative amortization, balloon payment, reverse mortgages, and loans in forbearance are ineligible.</li> <li>1st liens with ARM adjustments must be underwritten to fully amortized rate for determining ATR.</li> <li>Free and clear properties are ineligible.</li> </ul>
<b>Appraisals</b>	<ul style="list-style-type: none"> <li>The original appraisal must be ordered from a Planet Approved provider.</li> <li>New appraisals/AVMs must be ordered through a Planet Approved AMC or AVM provider. Reference the guidelines for a complete list.</li> <li>Loan amount &lt;\$150,000 and not HPML, one of the following is required:               <ul style="list-style-type: none"> <li>Automated Valuation ("AVM"): ≥ 90% confidence score</li> <li>An interior only Residential Evaluation through Ascibe.</li> <li>A Restricted Desktop Appraisal with Inspection Interior (ADII) from Stewart Valuation Intelligence</li> <li>A Restricted Desktop Appraisal with ValPRAZE Interior from Valligent.</li> </ul> </li> <li>Loan amount ≥\$150,000 and/or HPML:               <ul style="list-style-type: none"> <li>A full appraisal (1004, 1073, or 1004C) must be attained; and include</li> <li>Adequate support for the value of the Mortgaged Property</li> <li>Present and future marketability of the Mortgaged Property</li> <li>Completeness and correctness of the appraisal forms and exhibits</li> <li>Applicability and timeliness of data used to determine marketability</li> <li>Consistency, logic and accuracy of the appraisal.</li> </ul> </li> <li>SSRs are required for the original appraisal when being used.</li> <li>Appraisals must be delivered to Planet with Fannie Mae and Freddie Mac SSRs.</li> </ul>
<b>AUS</b>	Manual underwrite only. All loans must be submitted to Planet for prior approval underwriting.

<p><b>Available Markets</b></p>	<ul style="list-style-type: none"> <li>▪ The Seller must be expressly authorized by Planet to submit loans under the Home Equity Loan 2nd Lien (HELOAN) Program. Loans may only be underwritten on a non-delegated basis.</li> <li>▪ Planet will purchase prior approved loans submitted to Planet for underwriting and closed by the Seller. The following states and U.S. territories are ineligible:             <ul style="list-style-type: none"> <li>○ District of Columbia (D.C.)</li> <li>○ Hawaii</li> <li>○ Iowa</li> <li>○ Maryland</li> <li>○ Massachusetts</li> <li>○ New Jersey</li> <li>○ New York</li> <li>○ Puerto Rico</li> <li>○ Rhode Island</li> <li>○ Tennessee</li> </ul> </li> <li>▪ The following states and state specific transactions are eligible with the following limitations:             <ul style="list-style-type: none"> <li>○ California:                 <ul style="list-style-type: none"> <li>▪ Loan amount must be ≥\$50,000 for a primary residence. No restriction for second home and investment.</li> <li>▪ Minimum 660 FICO.</li> <li>▪ Maximum 80% CLTV if FICO &lt;720.</li> </ul> </li> <li>○ Colorado:                 <ul style="list-style-type: none"> <li>▪ Minimum 660 FICO</li> <li>▪ Maximum 80% CLTV if FICO &lt;720.</li> </ul> </li> <li>○ Illinois:                 <ul style="list-style-type: none"> <li>▪ Loan amount must be ≥\$50,000 for a primary residence. No restriction for second home and investment.</li> <li>▪ Minimum 660 FICO</li> <li>▪ Maximum 80% CLTV if FICO &lt;720.</li> </ul> </li> <li>○ Minnesota                 <ul style="list-style-type: none"> <li>▪ Loan amount must be ≥\$100,000.</li> </ul> </li> <li>○ Ohio                 <ul style="list-style-type: none"> <li>▪ Loan amount must be ≥\$35,000.</li> <li>▪ Minimum 660 FICO.</li> <li>▪ Maximum 80% CLTV if FICO &lt;720.</li> </ul> </li> <li>○ Oregon                 <ul style="list-style-type: none"> <li>▪ Loan amount must be ≥\$50,000.</li> </ul> </li> <li>○ Texas                 <ul style="list-style-type: none"> <li>▪ Loan amount must be ≥\$50,000.</li> <li>▪ Loan amounts &lt;\$50,000 may be acceptable if the allowable fees do not exceed 2% and the loan receives a Mavent pass.</li> <li>▪ Texas homestead properties are eligible provided the transactions comply with Texas 50(a)(6) requirements.</li> </ul> </li> </ul> </li> </ul>
<p><b>Borrower Eligibility- Eligible</b></p>	<ul style="list-style-type: none"> <li>• All borrowers must have a valid Social Security Number</li> <li>• Inter Vivos Trust</li> <li>• Non-permanent residents</li> <li>• Permanent residents</li> <li>• U.S. citizens</li> </ul>

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<p><b>Borrower Eligibility- Ineligible</b></p>	<ul style="list-style-type: none"> <li>• Borrowers possessing diplomatic status.</li> <li>• Borrowers possessing deferred enforced departure</li> <li>• Borrowers possessing humanitarian parole</li> <li>• Borrowers possessing temporary protected status</li> <li>• Borrowers without a Social Security Number.</li> <li>• Corporations, General and Limited Partnerships</li> <li>• Doing Business As (DBA).</li> <li>• Employees, including employees of Planet Home Lending and its affiliates, and the Seller</li> <li>• Foreign Nationals.</li> <li>• Investment trusts</li> <li>• Land Trusts (other than Illinois Land Trusts).</li> <li>• Life Estates.</li> <li>• Non-occupying co-borrower, guarantor, or co-signer</li> <li>• Power of attorney</li> <li>• Real estate syndications</li> <li>• Religious / Non-Profit Organization</li> </ul>
<p><b>Credit</b></p>	<ul style="list-style-type: none"> <li>• Minimum 640 FICO</li> <li>• A tri-merged credit report is required for all borrowers.</li> <li>• The lowest middle credit score among all borrowers must be used as the qualifying score.</li> <li>• A credit refresh report within 10 business days of the Note date is required for all loans.</li> </ul>
<p><b>Credit- Derogatory Credit</b></p>	<ul style="list-style-type: none"> <li>• Foreclosure - 7 years</li> <li>• Charge-off of a mortgage account, deed-in-lieu, pre-foreclosure sale, or short sale - 7 years</li> <li>• Modified, restructured, or short payoff of a mortgage secured by a property other than the subject property - 4 years</li> <li>• Chapter 7, chapter 11, or chapter 13 bankruptcy- four years from discharge or four years from dismissal             <ul style="list-style-type: none"> <li>▪ Multiple events are not permitted.</li> </ul> </li> <li>• Disputed tradelines must be resolved by the borrower and a new credit report must be obtained. The updated credit scores reflected on the credit report must be utilized for qualifying.</li> </ul>
<p><b>Credit- Housing History</b></p>	<ul style="list-style-type: none"> <li>• Maximum 0x30x24 mortgage payment history is required for all real estate owned by the borrowers on the transaction.</li> <li>• A minimum of 12 months seasoning is required when the 1st lien has had a modification as a result of participating in the CARES ACT Forbearance Plan.</li> <li>• One of the following credit history requirements must be met:             <ul style="list-style-type: none"> <li>▪ Minimum of three tradelines. At least one tradeline must be open and active for the past 12 months, or</li> <li>▪ 36 months housing history, including all mortgages and rental payments.                 <ul style="list-style-type: none"> <li>○ A credit report reflecting housing payment or a third party VOR is acceptable.</li> <li>○ If the borrower was living rent free, a letter from the borrower's landlord reflecting the rent-free status must be obtained.</li> </ul> </li> </ul> </li> </ul>
<p><b>DTI</b></p>	<ul style="list-style-type: none"> <li>• Maximum 50%</li> </ul>

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<b>Employment and Income</b>	<p>The following documentation must be obtained:</p> <ul style="list-style-type: none"> <li>For Wage Earner: <ul style="list-style-type: none"> <li>Most recent two YTD paystub(s) covering the most recent 30-days for the borrower's current employment(one paystub is acceptable if it covers the most recent 30 days),</li> <li>Most recent two years W-2s, and</li> <li>Verbal verification of employment.</li> </ul> </li> <li>For Self-Employed Borrowers: <ul style="list-style-type: none"> <li>Two years business and personal tax returns, including YTD P&amp;L statement, and tax transcripts are required.</li> </ul> </li> </ul>
<b>Escrows</b>	An escrow account for the second lien is not permitted. An escrow account for the first lien is permitted, but not required
<b>Financed Properties</b>	<ul style="list-style-type: none"> <li>Each borrower is limited to no more than 5 financed properties.</li> <li><b>Planet will purchase a maximum of five loans to one borrower, and up to a combined total of \$2.5M.</b></li> </ul>
<b>Loan Amount</b>	<ul style="list-style-type: none"> <li><b>Minimum loan amount:</b> \$25,000</li> <li><b>Maximum loan amount:</b> \$350,000</li> </ul>
<b>Occupancy</b>	<ul style="list-style-type: none"> <li>Primary residence</li> <li>Second home</li> <li>Investment property</li> </ul>
<b>Pre-Payment Penalty</b>	<ul style="list-style-type: none"> <li>Not permitted.</li> </ul>
<b>Product</b>	<ul style="list-style-type: none"> <li><b>Fixed Rate:</b> 15- and 30-year fully amortizing</li> </ul>
<b>Property Eligibility-Eligible</b>	<ul style="list-style-type: none"> <li>1-unit</li> <li>Fannie Mae warrantable condominiums- established condominium projects only.</li> <li>Factory Built / Modular / Site Built</li> <li>PUDs- attached and detached</li> </ul>
<b>Property Eligibility-Ineligible</b>	<ul style="list-style-type: none"> <li>2-4 units</li> <li>Condotel</li> <li>Condo rental</li> <li>Cooperatives</li> <li>Free and clear properties</li> <li>Manufactured homes</li> <li>Mobile homes</li> <li>Properties listed for sale within the most recent 12 months</li> </ul>
<b>Transaction Types-Eligible</b>	<ul style="list-style-type: none"> <li>Stand-alone 2<sup>nd</sup> lien</li> <li>The borrower must have purchased the home at least six months prior to the note date of the 2<sup>nd</sup> lien.</li> </ul>
<b>Transaction Types-Ineligible</b>	<ul style="list-style-type: none"> <li>Purchase transactions</li> <li>Interest Only HELOANS</li> <li>Second mortgages with a simultaneous 1<sup>st</sup> lien transaction.</li> <li>Employee loans, including employees of Sage, Planet Home Lending, and the Seller.</li> <li>1st lien mortgages with the following terms: <ul style="list-style-type: none"> <li>Tax and judgement liens <ul style="list-style-type: none"> <li>Proceeds from the subject transaction cannot be used to satisfy a tax or judgement lien.</li> </ul> </li> <li>Mortgages with balloon terms</li> <li>Subordinate mortgages that allow negative amortization (this does not include language in the mortgage note warning borrowers that the lack of payment may result in negative equity and negative amortization is not a feature of the product).</li> </ul> </li> </ul>

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