



REDWOOD TRUST

Select 90 QM

Program Eligibility Guide

Version 2.1
Effective 4.08.2019

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Select 90 QM Eligibility Matrix				
Fixed Rate (20, 25, 30 year)				
Primary Residence Purchase, Rate and Term Refinance				
Transaction Type	Units	FICO	Maximum LTV	Maximum Loan Amount
Purchase or Rate and Term Refinance	1	720 ¹	90%	\$1,500,000 ¹

Select 90 QM Loan Notes:

- ¹First-Time Homebuyers are subject to a maximum loan amount of \$1,000,000. Loan amounts up to \$1,500,000 allowed in CA, NJ, NY and CT for First-Time Homebuyers. Minimum FICO score for FTHB is 740. See Eligible Borrower section for specific requirements for First-Time Homebuyers
- Minimum LTV is 80.01%
- MI not required
- Secondary financing not allowed
- Non-permanent resident aliens not allowed
- Gift funds not allowed
- Minimum loan amount is \$1 over the current conforming/high balance limit set by FHFA. Agency high balance loan amounts are ineligible
- Escrow/impound accounts required for LTVs greater than 80% unless prohibited by applicable laws
- 20, 25, 30-year fixed rate only
- Exceptions may be granted on a case-by-case basis by Redwood (at its sole determination) for loans with terms or characteristics that are outside of Redwood’s Select 90 QM eligibility requirements. Approval of the exception must be granted by Redwood prior to the delivery of the loan

Select 90 QM Underwriting Guidelines	
Eligible Products	Fixed Rate: 20, 25, 30-year term
Ineligible Products	<ul style="list-style-type: none"> • Higher-Priced Mortgage Loans (HPML) • Non-Standard to Standard Refinance Transactions (ATR Exempt) • Balloons • Graduated Payments • Interest Only Products • Temporary Buy Downs • Loans with Prepayment Penalties • Convertible ARMs
Underwriting	<ul style="list-style-type: none"> • Manual underwrite is required. • AUS findings are not considered; no documentation waivers are considered. • Unless otherwise noted in Redwood guidelines, the more restrictive of the Fannie Mae Selling Guide or Appendix Q (to part 1026 to 12 CFR Chapter X-Truth-in-Lending Regulation Z) should be followed. • In all cases, the loan file must document the eight (8) ATR rules. • In some cases, exceptions to program eligibility requirements may be acceptable when strong compensating factors exist to offset the risk. Prior exception approval required from Redwood.
Eligible Borrowers	<ul style="list-style-type: none"> • First-Time Homebuyer is defined as a borrower who has not owned a home in the last three (3) years. For loans with more than one (1) borrower, where at least one (1) borrower has owned a home in the last three (3) years, first-time homebuyer requirements do not apply. <ul style="list-style-type: none"> ➤ 740 Minimum FICO score. ➤ Maximum DTI 38%. ➤ Maximum loan amount is \$1,000,000; Maximum loan amount is \$1,500,000 for transactions located in CA, NJ, NY or CT. ➤ Reserve requirements met for FTTHB as specified in the Asset section • US Citizens • Permanent Resident Aliens with evidence of lawful residency <ul style="list-style-type: none"> ➤ Must be employed in the US for the past twenty-four (24) months. ➤ Documentation evidencing lawful residency must be met (see Jumbo Program Eligibility Supplement for requirements). • Illinois Land Trust (see Jumbo Program Eligibility Supplement for requirements). • Inter Vivos Revocable Trust (see Jumbo Program Eligibility Supplement for requirements). • All borrowers must have a valid Social Security Number.

Select 90 QM Underwriting Guidelines	
Ineligible Borrowers	<ul style="list-style-type: none"> • Non-Permanent Resident Aliens • Non-Occupant Co-Borrowers • Foreign Nationals • Borrowers with diplomatic status • Life Estates • Non-Revocable Trusts • Guardianships • LLCs, Corporations or Partnerships • Land Trusts, except for Illinois Land Trust • Borrowers with any ownership in a business that is federally illegal, regardless if the income is not being considered for qualifying
Eligible Occupancy Types	<ul style="list-style-type: none"> • Primary residences – 1 Unit
Documentation	<ul style="list-style-type: none"> • All loans must be manually underwritten and fully documented. No documentation waivers based on AUS recommendations permitted. • Income calculation worksheet or 1008 with income calculation. Current Fannie Mae Form 1084, Freddie Mac Form 91 or equivalent is required for self-employment income analysis. • Full income and asset verification required. • All credit documents, including title commitment must be no older than ninety (90) days from the Note date. • QM designation must be provided in the loan file. For the Select 90 QM program; <ul style="list-style-type: none"> ➤ QM designation is QM Safe Harbor if the loan is not a Higher- Priced Covered Transaction (HPCT). ➤ QM designation is QM Rebuttable Presumption if the loan is a Higher-Priced Covered Transaction (HPCT). • Loan file must document the eight (8) Ability to Repay (ATR) rules identified in Part 1026-Truth-in-Lending (Regulation Z). • Residual income calculation must be provided and meet the residual income requirements indicated in the Income/Employment section of this guide. • If subject transaction is paying off a HELOC that is not included in the CLTV/HCLTV calculation, the loan file must contain evidence the HELOC has been closed. Select 90 QM does not allow secondary financing. • If the 1003, title commitment or credit documents indicate the borrower is a party to a lawsuit, additional documentation must be obtained to determine no negative impact on the borrower’s ability to repay, assets or collateral.
Debt-to-Income Ratio (DTI)	<ul style="list-style-type: none"> • 38% for First-Time Homebuyers • 43% for Non-First-Time Homebuyers • Additional reserves are required for DTIs between 38.01% and 43.00%, please see Asset section for additional reserve requirements.

Select 90 QM Underwriting Guidelines	
LTV Calculation for Refinances	<ul style="list-style-type: none"> • If subject property is owned more than twelve (12) months, the LTV is based on the current appraised value. The twelve (12) month time frame may be based on subject transaction Note date. • If subject property is owned less than twelve (12) months, the LTV is based on the lesser of the original purchase price plus documented improvements made after the purchase of the property, or the appraised value. Documented improvements must be supported with receipts. The twelve (12) month time frame may be based on subject transaction Note date.
Refinance Transactions	<p>Rate and Term Refinance:</p> <ul style="list-style-type: none"> • The new loan amount is limited to pay off the current first lien mortgage, any seasoned non-first lien mortgages, closing costs and prepaid items. <ul style="list-style-type: none"> ➤ If the first mortgage is a HELOC, evidence it was a purchase money HELOC or it is a seasoned HELOC that has been in place for twelve (12) months and total draws do not exceed \$2000 in the most recent twelve (12) months. ➤ A seasoned non-first lien mortgage is a purchase money mortgage or a mortgage that has been in place for twelve (12) months. ➤ A seasoned equity line is defined as not having draws totaling over \$2000 in the most recent twelve (12) months. Withdrawal activity must be documented with a transaction history. ➤ Max cash back at closing is limited to 1% of the new loan amount. • Properties inherited less than twelve (12) months prior to application date can be considered for a Rate and Term refinance transaction if the following requirements are met: <ul style="list-style-type: none"> ➤ Must have clear title or copy of probate evidencing borrower was awarded the property. ➤ A copy of the will or probate document must be provided, along with the buy-out agreement signed by all beneficiaries. ➤ Borrower retains sole ownership of the property after the pay out of the other beneficiaries. ➤ Cash back to borrower not to exceed 1% of loan amount. <p>Delayed Purchase Refinancing is allowed with the following requirements:</p> <ul style="list-style-type: none"> • Property was purchased by borrower for cash within six (6) months of the loan application. • HUD-1/CD from purchase reflecting no financing obtained for the purchase of the property. • Preliminary title reflects the borrower as the owner and no liens. • Funds used to purchase the property are fully documented and sourced and must be the borrower’s own funds (no gift funds or business funds). • Funds drawn from a HELOC on another property owned by the borrower, funds borrowed against a margin account or funds from a 401(k) loan are acceptable if the following requirements are met: <ul style="list-style-type: none"> ➤ The borrowed funds are fully documented ➤ The borrowed funds are reflected on the Closing Disclosure (CD) as a

Select 90 QM Underwriting Guidelines	
Refinance Transactions	<p style="text-align: center;">payoff on the new refinance transaction</p> <ul style="list-style-type: none"> • LTV for Rate and Term refinances must be met. The loan is treated as a Rate and Term refinance except for primary residence transactions in Texas. <p>Continuity of Obligation: When at least one (1) borrower on the existing mortgage is also a borrower on the new refinance transaction, continuity of obligation requirements have been met. If continuity of obligation is not met, the following permissible exceptions are allowed for the new refinance to be eligible:</p> <ul style="list-style-type: none"> • The borrower has been on title for at least twelve (12) months but is not obligated on the existing mortgage that is being refinanced and the borrower meets the following requirements: <ul style="list-style-type: none"> ➤ Has been making the mortgage payments (including any secondary financing) for the most recent twelve (12) months, or ➤ Is related to the borrower on the mortgage being refinanced. • The borrower on the new refinance transaction was added to title twenty-four (24) months or more prior to the disbursement date of the new refinance transaction. • The borrower on the refinance inherited or was legally awarded the property by a court in the case of divorce, separation or dissolution of a domestic partnership. • The borrower on the new refinance transaction has been added to title through a transfer from a trust, LLC or partnership. The following requirements apply: <ul style="list-style-type: none"> ➤ Borrower must have been a beneficiary/creator (trust) or 25% or more owner of the LLC or partnership prior to the transfer. ➤ The transferring entity and/or borrower has had a consecutive ownership (on title) for at least the most recent six (6) months prior to the disbursement of the new loan. <p>NOTE: Transfer of ownership from a corporation to an individual does not meet the continuity of obligation requirement.</p>
Texas 50 (a) (6) Refinance (Texas Equity Loans)	<ul style="list-style-type: none"> • Not Allowed on Select 90 QM
Construction-To-Permanent Financing	<ul style="list-style-type: none"> • The borrower must hold title to the lot which may have been previously acquired or purchased as part of the transaction. • LTV is determined based on the length of time the borrower has owned the lot. The time frame is defined as the date the lot was purchased to the Note date of the subject transaction. <ul style="list-style-type: none"> ➤ For lots owned twelve (12) months or more, the appraised value can be used to calculate the LTV. ➤ For lots owned less than twelve (12) months, the LTV is based on the lesser of the current appraised value of the property or the total acquisition costs (documented construction costs plus documented purchase price of lot).

Select 90 QM Underwriting Guidelines	
Credit	<p>Tradelines Requirements:</p> <ul style="list-style-type: none"> • Minimum three (3) tradelines are required. The following requirements apply: <ul style="list-style-type: none"> ➤ One (1) tradeline must be open for twenty-four (24) months and active within the most recent six (6) months. ➤ Two (2) remaining tradelines must be rated for twelve (12) months and may be opened or closed. <p style="text-align: center;">--OR--</p> <ul style="list-style-type: none"> • Minimum two (2) tradelines are acceptable if the borrower has a satisfactory mortgage rating for at least twelve (12) months (opened or closed) within the last twenty-four (24) months and one (1) additional open tradeline. • Each borrower contributing income for qualifying must meet the minimum tradeline requirements; however, borrowers not contributing income for qualifying purposes are not subject to minimum tradeline requirements. • Authorized user accounts are not allowed as an acceptable tradeline. • Non-traditional credit is not allowed as an acceptable tradeline. <p>Disputed Tradelines:</p> <ul style="list-style-type: none"> • All disputed tradelines must be included in the DTI if the account belongs to the borrower unless documentation can be provided that authenticates the dispute. • Derogatory accounts must be considered in analyzing the borrower's willingness to repay. However, if a disputed account has a zero balance and no late payments, it can be disregarded. <p>Mortgage History Requirements:</p> <ul style="list-style-type: none"> • If the borrower(s) has a mortgage in the most recent twenty-four (24) months, a mortgage rating must be obtained reflecting OX30 in the last twenty-four (24) months. The mortgage rating may be on the credit report or VOM. Applies to all borrowers on the loan. • If the mortgage holder is a party to the transaction or relative of the borrower, cancelled checks or bank statements to verify satisfactory mortgage history is required. <p>Rental History Requirements:</p> <ul style="list-style-type: none"> • If the borrower(s) has a rental history in the most recent twelve (12) months, a VOR must be obtained reflecting OX30 in the last twelve (12) months. Applies to all borrowers on the loan. • If the landlord is a party to the transaction or relative of the borrower, cancelled checks or bank statements to verify satisfactory rent history is required; otherwise if not related or a party to the transaction a satisfactory VOR can be provided.

Select 90 QM Underwriting Guidelines	
Credit	<p>Derogatory Credit:</p> <ul style="list-style-type: none"> • Bankruptcy, Chapter 7, 11, 13 - Not Allowed. • Foreclosure/Notice of Default - Not Allowed. • Short Sale/Deed-in-Lieu - Not Allowed. • Mortgage accounts that were settled for less, negotiated or short payoffs - Not Allowed. • Loan Modification - Not allowed unless the modification is unrelated to hardship and there is no debt forgiveness as evidenced by supporting documentation. • Medical collections - allowed to remain outstanding if the balance is less than \$10,000 in aggregate. <p>Outstanding Judgments/Tax Liens/Charge-offs/Past-Due Accounts:</p> <ul style="list-style-type: none"> • Tax liens, judgments, charge-offs and past-due accounts must be satisfied or brought current prior to or at closing. Cash-out proceeds from the subject transaction may not be used to satisfy judgments, tax liens, charge-offs or past-due accounts. • Payment plans on prior year tax liens/liabilities are not allowed, must be paid in full. <p>Credit Inquiries:</p> <ul style="list-style-type: none"> • If the credit report indicates inquiries within the most recent 120 days of the credit report, the seller must confirm the borrower did not obtain additional credit that is not reflected in the credit report or mortgage application. In these instances, the borrower must explain the reason for the credit inquiry. • If additional credit was obtained, a verification of that debt must be provided, and the borrower must be qualified with the monthly payment. • Confirmation of no new debt may be in the form of a new credit report, pre-close credit report or gap credit report. <p>Credit Reports-Frozen Bureaus:</p> <ul style="list-style-type: none"> • Credit reports with bureaus identified as “frozen” are required to be unfrozen and a current credit report with all bureaus unfrozen is required.
Liabilities	<p>Liability Requirements:</p> <ul style="list-style-type: none"> • The monthly payment on revolving accounts with a balance must be included in the borrower’s DTI, regardless of the number of months remaining. If the credit report does not reflect a payment and the actual payment cannot be determined, a minimum payment may be calculated using the greater of \$10 or 5%. • If the credit report reflects an open-end or net thirty (30) day account, the balance owing must be subtracted from liquid assets. • Loans secured by financial assets (life insurance policies, 401(k), IRAs, CDs, etc.) do not require a payment to be included in the DTI if documentation is provided to show the borrower’s financial asset as collateral for the loan.

Select 90 QM Underwriting Guidelines	
Liabilities	<ul style="list-style-type: none"> • For all student loans, whether deferred, in forbearance, or in repayment, a monthly payment must be included in the borrower's monthly debt obligation. <ul style="list-style-type: none"> ➤ If a monthly payment is provided on the credit report, the amount indicated for the monthly payment may be used in qualifying ➤ If the credit report does not provide a monthly payment or if it shows \$0 as the monthly payment, the monthly payment may be one of the options below: <ul style="list-style-type: none"> ○ Loan payment indicated on student loan documentation indicating monthly payment is based on an income-driven plan. ○ For deferred loans or loans in forbearance: <ul style="list-style-type: none"> ▪ 1% of the outstanding loan balance (even if this amount is lower than the actual fully amortizing payment) or ▪ A fully amortizing payment using the documented loan repayment terms • HELOCs with a current outstanding balance with no payment reflected on the credit report may have the payment documented with a current billing statement. HELOCs with a current \$0 balance do not need a payment included in the DTI unless using for down payment or closing costs. • Lease payments, regardless of the number of payments remaining must be included in the DTI. • Installment debts lasting ten (10) months or more must be included in the DTI. • Alimony payments may be deducted from income rather than included as a liability in the DTI for divorces prior to 1/1/2019. For borrowers with a divorce on or after 1/1/2019, the alimony payment must be treated as a liability. • If the most recent tax return or tax extension indicate a borrower owes money to the IRS or State Tax Authority, evidence of sufficient liquid assets to pay the debt must be documented if the amount due is within ninety (90) days of loan application date. <p>Contingent Liabilities:</p> <ul style="list-style-type: none"> • Co-Signed Loans: The monthly payment on a co-signed loan may be excluded from the DTI if evidence of timely payments made by the primary obligor (other than the borrower) is provided for the most recent twelve (12) months and there are no late payments reporting on the account. • Court Order: If the obligation to make payments on a debt has been assigned to another person by court order, the payment may be excluded from the DTI if the following documents are provided. <ul style="list-style-type: none"> ➤ Copy of court order. ➤ For mortgage debt, a copy of the document transferring ownership of property. ➤ If transfer of ownership has not taken place, any late payments

Select 90 QM Underwriting Guidelines	
Liabilities	<p>associated with the repayment of the debt owing on the mortgage property should be considered when reviewing the borrower’s credit profile.</p> <ul style="list-style-type: none"> • Assumption with No Release of Liability: The debt on a previous mortgage may be excluded from DTI with evidence the borrower no longer owns the property. The following requirements apply: <ul style="list-style-type: none"> ➤ Payment history showing the mortgage on the assumed property has been current during the previous twelve (12) months or ➤ The value on the property, as established by an appraisal or sales price on the HUD-1/CD results in an LTV of 75% or less. <p>Departure Residence Pending Sale: To exclude the payment for a borrower’s primary residence that is pending sale but will close after the subject transaction, the following requirements must be met:</p> <ul style="list-style-type: none"> • A copy of an executed sales contract for the property pending sale and confirmation all contingencies have been cleared/satisfied. The pending sale transaction must be arm’s length. • The closing date for the departure residence must be within thirty (30) days of the subject transaction Note date. • Six (6) months liquid reserves must be verified for the PITIA of the departure residence. <p>Departure Residence Subject to Guaranteed Buy-out with Corporation Relocation: To exclude the payment for a borrower’s primary residence that is part of a Corporate Relocation the following requirements must be met:</p> <ul style="list-style-type: none"> • Copy of the executed buy-out agreement verifying the borrower has no additional financial responsibility toward the departing residence once the property has been transferred to the third party. • Guaranteed buy-out by the third party must occur within four (4) months of the fully executed guaranteed buy-out agreement. • Evidence of receipt of equity advance if funds will be used for down payment or closing costs. • Verification of an additional six (6) months PITIA of the departure residence.
Assets	<p>Asset Requirements: Beyond the minimum reserve requirements and to fully document the borrowers’ ability to meet their obligations, borrowers should disclose all liquid assets.</p> <p>Large deposits inconsistent with monthly income or deposits must be verified if using for down payment, reserves or closing costs. Lender is responsible for verifying large deposits did not result in any new undisclosed debt.</p> <p>Asset verification by a Fannie Mae approved asset validation provider is allowed in lieu of 2 months statements provided by the borrower. The asset verification must provide 60 days of account activity and include all items normally indicated on bank statements.</p>

Select 90 QM Underwriting Guidelines			
Assets	Asset Type	% Eligible for Calculation of Funds	Additional Requirements
	Checking/ Savings/Money Market/CDs	100%	Two (2) months most recent statements.
	Publicly Traded Stocks/Bonds/ Mutual Funds	100%	Two (2) months most recent statements. Non-vested stock is ineligible. Margin account and/or pledged asset balances must be deducted.
	Retirement Accounts (401(k), IRAs etc.)	If borrower is >59 ½, then 70% of the vested value after the reduction of any outstanding loans.	<ul style="list-style-type: none"> • Most recent statement(s) covering a two (2) month period. • Evidence of liquidation if using for down payment or closing costs. • Evidence of access to funds required for employer-sponsored retirement accounts. • Retirement accounts that do not allow for any type of withdrawal are ineligible for reserves.
		If borrower is <59 ½, then 60% of the vested value after the reduction of any outstanding loans.	
	Cash Value of Life Insurance / Annuities	100% of value unless subject to penalties.	Most recent statement(s) covering a two (2) month period.
	Business Funds	<ul style="list-style-type: none"> • Allowed for down payment / closing costs. • Cannot be used for reserves. 	<ul style="list-style-type: none"> • Cash flow analysis required using most recent three (3) months business bank statements to determine no negative impact to business. • Business bank statements must not reflect any NSF's (non-sufficient funds) or overdrafts. • Borrower must be 100% owner of the business.
	Gift Funds	<ul style="list-style-type: none"> • Not allowed on Select 90 QM 	<ul style="list-style-type: none"> • Not allowed on Select 90 QM

Select 90 QM Underwriting Guidelines			
Assets	Reserve Requirements (# of Months of PITIA)**		
	Transaction	DTI	# of Months
	First-Time Homebuyer	DTI ≤38.00%	15
	Non-First-Time Homebuyer	DTI ≤38%	12
		DTI 38.01%-43.00%	18
	Additional 1-4 Unit Financed REO	Additional six (6) months reserves PITIA for each property is required based on the PITIA of the additional REO. If eligible to be excluded from the count of multiple financed properties, reserves are not required. Max of two (2) financed properties may be owned.	
**Borrowed funds (secured or unsecured) are not allowed for reserves.			
Financing Concessions	<ul style="list-style-type: none"> Interested party contributions include funds contributed by the property seller, builder, real estate agent/broker, mortgage lender or their affiliates and/or any other party with an interest in the real estate transaction. The following restrictions for interested party contributions apply: <ul style="list-style-type: none"> ➤ May only be used for closing costs and prepaid expenses and may not be used for down payment or reserves. ➤ Maximum interested party contribution is limited 3%. 		
Seller Concessions	<ul style="list-style-type: none"> All seller concessions must be addressed in the sales contract, appraisal and HUD-1/CD. A seller concession is defined as any interested party contribution beyond the stated limits (as shown in the prior section, financing concessions) or any amounts not being used for closing costs or prepaid expenses. If a seller concession is present, both the appraised value and the sales price must be reduced by the concession amount for the purposes of calculating LTV. 		
Personal Property	<ul style="list-style-type: none"> Any personal property transferred with a property sale must be deemed to have zero transfer value as indicated by the sales contract and appraisal. If any value is associated with the personal property, the sales price and the appraised value must be reduced by the personal property value for purposes of calculating the LTV. 		
Income / Employment	<p>Stable monthly income must meet the following requirements to be considered for qualifying:</p> <ul style="list-style-type: none"> Stable - two (2) year history of receiving the income Verifiable High probability of continuing for at least three (3) years <p><i>When the borrower has less than a two (2) year history of receiving income, the lender must provide a written analysis to justify the determination that the income used to qualify the borrower is stable.</i></p>		

Select 90 QM Underwriting Guidelines													
Income / Employment	<p>Declining Income: When the borrower has declining income, the most recent twelve (12) months should be used. In certain cases, an average of income for a longer period may be used when the decline is related to a one-time capital expenditure and proper documentation is provided.</p> <p>In all cases, the decline in income must be analyzed to determine if the rate of decline would have a negative impact on the continuance of income and the borrower’s ability to repay.</p> <p>The employer or the borrower should provide an explanation for the decline and the underwriter should provide a written justification for including the declining income in qualifying.</p> <p>Gaps in Employment: A minimum of two (2) years employment and income history is required to be documented.</p> <ul style="list-style-type: none"> • Select 90 QM: Gaps more than thirty (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 include as qualifying income. <ul style="list-style-type: none"> ➤ Extended gaps of employment (six (6) months or greater) require a documented two (2) year work history prior to the absence. ➤ Exceptions may be considered on a case-by-case basis when the borrower is on the job less than six (6) months, and the gap is less than six (6) months. <p>General Documentation Requirements: Residual Income Calculation required. All Select 90 QM loans must meet the residual income requirements below. Residual income equals Gross Qualifying Income less Monthly Debt (as included in the debt-to-income ratio).</p> <table border="1" style="width: 100%; text-align: center;"> <thead> <tr> <th># in Household</th> <th>1</th> <th>2</th> <th>3</th> <th>4</th> <th>5</th> </tr> </thead> <tbody> <tr> <td>Required Residual</td> <td>\$1550</td> <td>\$2600</td> <td>\$3150</td> <td>\$3550</td> <td>\$3700</td> </tr> </tbody> </table> <p style="text-align: center;"><i>Add \$150 for additional family members</i></p> <ul style="list-style-type: none"> • Tax transcripts for personal tax returns for two (2) years are required when tax returns are used to document borrower’s income or any loss and must match the documentation in the loan file. <ul style="list-style-type: none"> ➤ For Tax Payer Identity Theft instructions, see Jumbo Program Eligibility Supplement. For cases where the IRS indicates “No Record Found” see Jumbo Program Eligibility Supplement. • W-2 transcripts for two (2) years are required to validate W-2 wages if tax transcripts are not provided and the borrower does not have any other income source or loss. The following W-2 type earnings will require tax transcripts: <ul style="list-style-type: none"> ➤ Borrower with commission-based income that is greater than 25% of borrower’s total pay. 	# in Household	1	2	3	4	5	Required Residual	\$1550	\$2600	\$3150	\$3550	\$3700
# in Household	1	2	3	4	5								
Required Residual	\$1550	\$2600	\$3150	\$3550	\$3700								

Select 90 QM Underwriting Guidelines	
<p>Income / Employment</p>	<ul style="list-style-type: none"> ➤ Borrower with 2106 expenses (unreimbursed business expenses). ➤ Borrower employed by family. ➤ Borrower with ownership in company. • 4506-T must be signed and completed for all borrowers. <ul style="list-style-type: none"> ➤ A signatory attestation box has been added to the signature section of the 4506-T. The IRS will require the latest form with the check box and require it be marked. (4506-T Rev. 7-2017 Form) <i>Required on all loans closed on or after 01/01/2018.</i> • Income calculation worksheet or 1008 with income calculation. The Fannie Mae 1084, or Freddie Mac Form 91 or equivalent is required for self-employment analysis. The most recent Form 1084 or Form 91 should be used based on application date. Instructions per Form 1084 or Form 91 must be followed. <ul style="list-style-type: none"> ➤ Copy of liquidity analysis must be included in the loan file if the income analysis includes income from boxes 1, 2 or 3 on the K-1 that is greater than distributions indicated on the K-1. ➤ If a liquidity analysis is required and the borrower is using business funds for down payment or closing costs, the liquidity analysis must consider the reduction of those assets. • Paystubs must meet the following requirements: <ul style="list-style-type: none"> ➤ Clearly identify the employee/borrower and the employer. ➤ Reflect the current pay period and year-to-date earnings. ➤ Computer generated. ➤ Paystubs issued electronically via email or internet, must show the URL address, date and time printed and identifying information. ➤ Year-to-date pay with most recent pay period at the time of application and no earlier than ninety (90) days prior to the Note date. • W-2 forms must be complete and be a copy provided by the employer. • Verification of Employment Requirements: <p style="margin-left: 20px;">Requirements below apply when income is positive and included in qualifying income:</p> <ul style="list-style-type: none"> ➤ Verbal Verification of Employment (VVOE) must be performed no more than ten (10) business days prior to the Note date. The Verbal VOE should include the following information for the borrower: <ul style="list-style-type: none"> ○ Date of contact ○ Name and title of person contacting the employer ○ Name of employer ○ Start date of employment ○ Employment status and job title ○ Name, phone #, and title of contact person at employer ○ Independent source used to obtain employer phone number ➤ Verification of the existence of borrower’s self-employment must be verified through a third-party source and no more than thirty (30)

Select 90 QM Underwriting Guidelines	
<p>Income / Employment</p>	<p>calendar days prior to the Note date.</p> <ul style="list-style-type: none"> ○ Third-party verification can be from a CPA, regulatory agency or applicable licensing bureau. A borrower’s website is not acceptable third-party source. ○ Listing and address of the borrower’s business ○ Name and title of person completing the verification and date of verification. <p>➤ Written Verification of Employment may be required for a borrower’s income sourced from commissions, overtime and or other income when the income detail is not clearly documented on W-2 forms or paystubs.</p> <p style="text-align: center;"><i>Written VOEs cannot be used as a sole source for verification of employment, paystubs and W-2s are still required.</i></p> <p>Tax Returns must meet the following requirements when used for qualifying:</p> <ul style="list-style-type: none"> ● Personal income tax returns (if applicable) must be complete with all schedules (W-2 forms, K-1s etc.) and must be signed and dated on or before the closing date. In lieu of a signature, personal tax transcripts for the corresponding year may be provided on or before the closing date. ● Business income tax returns (if applicable) must be complete with all schedules and must be signed. In lieu of a signature, business transcripts for the corresponding year may be provided on or before the closing date. ● For unfiled tax returns for the prior year’s tax return, please see the Jumbo Program Eligibility Supplement. ● Tax transcripts must be provided to support tax returns. <p>Unacceptable Sources of Income:</p> <ul style="list-style-type: none"> ● Any unverified source ● Deferred compensation ● Temporary or one-time occurrence income ● Rental income from primary residence or second home ● Retained earnings ● Education benefits ● Trailing spouse income ● 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.

Select 90 QM Underwriting Guidelines	
Income / Employment	Specific Income Documentation Requirements
	Non-Self Employment Documentation Requirements:
	Salaried Income
	<ul style="list-style-type: none"> • YTD paystub • W-2s or personal tax returns – two (2) years • W-2 transcripts or tax transcripts. See specific requirements under General Documentation Requirements in Income/Employment section. • VVOE
	Hourly and Part-Time Income
	<ul style="list-style-type: none"> • YTD paystub • W-2s or personal tax returns – two (2) years • W-2 transcripts or tax transcripts. See specific requirements under General Documentation Requirements in Income/Employment section. • VVOE • Stable to increasing income should be averaged over a two (2) year period.
	Commission Income
	<ul style="list-style-type: none"> • YTD paystub • Two (2) years W-2s if commissions are less than 25% of total income or • Two (2) years tax returns and W-2 forms required if commissions are \geq 25% of the total income. • W-2 transcripts or tax transcripts. See specific requirements under General Documentation Requirements in Income/Employment section. • VVOE • Stable to increasing income should be averaged for the two (2) years.
	Overtime and Bonus Income
	<ul style="list-style-type: none"> • YTD paystub • W-2s or personal tax returns –two (2) years • W-2 transcripts or tax transcripts. See specific requirements under General Documentation Requirements in Income/Employment section. • VVOE • Stable to increasing income should be averaged for the two (2) years.
2106 Expenses	
<ul style="list-style-type: none"> • Employee business expenses must be deducted from the adjusted gross income regardless of the income type. • Two (2) years tax returns are required. If 2017 tax returns reflect 2106 expenses and 2018 tax returns show no expenses (due to tax law change), a 12-month average of expenses must be based on 2017 tax return and deducted from qualifying income. • Two (2) years tax transcripts. 	

Select 90 QM Underwriting Guidelines	
Income / Employment	Alimony/Child Support/Separate Maintenance
	<ul style="list-style-type: none"> • Considered with a divorce decree, court ordered separation agreement, or other legal agreement provided the income will continue for at least three (3) years. • If the income is the borrower’s primary income source and there is a defined expiration date (even if beyond three (3) years) the income may not be acceptable for qualifying purposes. • Evidence of receipt of full, regular and timely payments for the most recent twelve (12) months. • Two (2) years tax transcripts.
	Asset Depletion
	<ul style="list-style-type: none"> • Not allowed. Please see Select Non-QM and Choice Non-QM programs for asset depletion allowed as qualifying income.
	Borrowers Employed by Family
	<ul style="list-style-type: none"> • YTD paystub • Two (2) years W-2s and • Two (2) years personal tax returns with two (2) years tax transcripts. • VVOE • Borrower’s potential ownership in the business must be addressed.
	Capital Gains
<ul style="list-style-type: none"> • Must be gains from similar assets for three (3) continuous years to be considered qualifying income. • If the trend results in a gain it may be added as income. • If the trend results in a loss, the loss must be deducted from total income. • Personal tax returns – three (3) years with a consistent history of gains from similar assets. Three (3) years tax transcripts to support tax returns. • Document assets similar to the assets reported as capital gains to support the continuation of the capital gain income. 	
Disability Income – Long Term (Private policy or employer-sponsored policy)	
<ul style="list-style-type: none"> • Copy of the policy or benefits statement must be provided to determine current eligibility for disability payments, amount of payments, frequency of payments, and if there is an established termination date. • Termination date may not be within 3 years of Note date; please note reaching a specific age may trigger a termination date depending on the policy. 	

Select 90 QM Underwriting Guidelines	
Income / Employment	Dividends and Interest Income
	<ul style="list-style-type: none"> • Personal tax returns – two (2) years with two (2) years tax transcripts. • Documented assets to support the continuation of the interest and dividend income.
	Foreign Income
	<ul style="list-style-type: none"> • YTD paystub • W-2 forms or the equivalent and personal tax returns reflecting the foreign earned income. Income must be reported on two (2) years US tax returns with two (2) years tax transcripts. • VVOE • All income must be converted to US Currency.
	K-1 Income/Loss on Schedule E
	<ul style="list-style-type: none"> • If the income is positive, stable and not used for qualifying, the K-1 is not required. • If less than 25% ownership with income used in qualifying: <ul style="list-style-type: none"> ➤ Verification of Employment Requirements apply (see Income/Employment General Documentation Requirements). ➤ Year-to-date income must be verified if the most recent K-1 is more than 90 days aged prior to Note date. • If 25% or greater ownership with income used in qualifying: <ul style="list-style-type: none"> ➤ Verification of Employment Requirements apply (see Income/Employment General Documentation Requirements). ➤ Partnership/S-Corp and Self-Employment requirements apply. • If the income is negative, the K-1s for the applicable years are required and if ownership is 25% or greater, see self-employment requirements below. • Two (2) years tax transcripts.
	Non-Taxable Income (Child support, military rations / quarters, disability, foster care, etc.)
	<ul style="list-style-type: none"> • Documentation must be provided to support continuation for three (3) years. • Income may be grossed up by applicable tax amount. Tax returns must be provided to confirm income is non-taxable. Two (2) years tax transcripts to support tax returns. • If the borrower is not required to file a federal tax return, gross-up to 25%.
Note Income	
<ul style="list-style-type: none"> • Copy of the Note must document the amount, frequency and duration of the payment. • Evidence of receipt for the past twelve (12) months and evidence of the Note income must be reflected on personal tax returns. Tax transcripts to support tax returns. • Note income must have a three (3) year continuance. 	

Select 90 QM Underwriting Guidelines	
Income / Employment	Projected Income
	<ul style="list-style-type: none"> • Not allowed on Select QM. May consider on an exception basis if borrower has a non-revocable contract and employment starts within sixty (60) days of closing.
	Rental Income
	<p>All properties (except departing primary residence)</p> <ul style="list-style-type: none"> • Lease agreements must be provided if rental income is used for qualifying purposes. <ul style="list-style-type: none"> ➤ Current lease for each rental property, including commercial properties listed in Part 1 of Schedule E of the 1040s. Rent rolls are not allowed. ➤ If the current lease amount is less than the rental income reported on the tax returns, justification for using the income from the tax returns must be provided and warrant the use of the higher income. If there is no justification, the lease amount less expenses will be considered for rental income/loss. ➤ For leases that have a roll over clause, or the property is in a state where all leases roll over, the following requirements must be met: <ul style="list-style-type: none"> ○ Copy of most recent lease ○ Current documentation to evidence receipt of rent (copy of check or deposit into bank account) must be consistent with most recent lease. • Personal tax returns – Two (2) years <ul style="list-style-type: none"> ➤ For properties listed on Schedule E, rental income should be calculated using net rental income + depreciation + interest + taxes + insurance + HOA divided by applicable months minus PITIA. ➤ If rental income is not available on the borrower’s tax returns, net rental income should be calculated using gross rents X75% minus PITIA. ➤ Two (2) years tax transcripts. • Net rental income may be added to the borrower’s total monthly income. Net rental losses must be added to borrower’s total monthly obligations. • If the subject property is the borrower’s primary residence and generating rental income, the full PITIA should be included in the borrower’s total monthly obligations.
	Rental Income - Departing Primary Residence
<ul style="list-style-type: none"> • If the borrower is converting their current primary residence to a rental property and using rental income to qualify or offset the payment the following requirements apply: <ul style="list-style-type: none"> ➤ Borrower must have documented equity in departure residence of 25%. ➤ Documented equity may be evidenced by an exterior or full appraisal 	

Select 90 QM Underwriting Guidelines	
Income / Employment	<p style="text-align: center;">dated within six (6) months of subject transaction OR</p> <ul style="list-style-type: none"> ➤ Documented equity may be evidenced by the original sales price and the current unpaid principal balance. ➤ Copy of current lease agreement. ➤ Copy of security deposit and evidence of deposit to borrower's account.
	Restricted Stock and Stock Options
	<ul style="list-style-type: none"> • May only be used as qualifying income if the income has been consistently received for two (2) years and is identified on the paystubs, W-2s and tax returns as income and the vesting schedule indicates the income will continue for a minimum of two (2) years at a similar level as prior two (2) years. • A two (2) year average of prior income received from RSUs or stock options should be used to calculate the income, with the continuance based on the vesting schedule using a stock price based on the lower of the current stock price or the 52-week average for the most recent twelve (12) months reporting at the time of application. The income used for qualifying must be supported by future vesting based on the stock price used for qualifying and vesting schedule. • Additional awards must be similar to the qualifying income and awarded on a consistent basis. • There must be no indication the borrower will not continue to receive future awards consistent with historical awards received. • Borrower must be currently employed by the employer issuing the RSUs/stock options for the RSUs/stock options to be considered in qualifying income. • Stock must be a publicly traded stock. • Vested restricted stock units and stock options cannot be used for reserves if using for income to qualify.
	Retirement Income (Pension, Annuity, 401(k), IRA Distributions)
	<ul style="list-style-type: none"> • Existing distribution of assets from an IRA, 401(k) or similar retirement asset must be sufficient to continue for a minimum of three (3) years. <ul style="list-style-type: none"> ➤ Distribution must have been set up at least six (6) months prior to Note date if there is no prior history of receipt OR ➤ Two (2) year history of receipt evidenced. ➤ Distributions cannot be set up or changed solely for loan qualification purposes. • Document regular and continued receipt of income as verified by any of the following: <ul style="list-style-type: none"> ➤ Letters from the organizations providing the income.

Select 90 QM Underwriting Guidelines	
Income / Employment	<ul style="list-style-type: none"> ➤ Copies of retirement award letters. ➤ Copies of federal income tax returns (signed and dated on or before the closing date). In lieu of a signature, personal tax transcripts for the corresponding year may be provided on or before the closing date. ➤ Most recent IRS W-2 or 1099 forms. ➤ Proof of current receipt with (2) months bank statements. <ul style="list-style-type: none"> • Two (2) years tax transcripts. <p><i>If any retirement income will cease within the first three (3) years of the loan, the income may not be used.</i></p>
	Social Security Income
	<ul style="list-style-type: none"> • Social Security income must be verified by a Social Security Administration benefit verification letter. If benefits expire within the first three (3) years of the loan, the income may not be used. • Benefits (children or surviving spouse) with a defined expiration date must have a remaining term of at least three (3) years.
	Trust Income
	<ul style="list-style-type: none"> • Income from trusts may be used if guaranteed and regular payments will continue for at least three (3) years. • Regular receipt of trust income for the past twelve (12) months must be documented. • Copy of trust agreement or trustee statement showing: <ul style="list-style-type: none"> ➤ Total amount of borrower designated trust funds ➤ Terms of payment ➤ Duration of trust ➤ Evidence trust is irrevocable • If trust fund assets are being used for down payment or closing costs, the loan file must contain adequate documentation to indicate the withdrawal of the assets will not negatively affect the income.
	Self-Employment
<p>Self-Employed borrowers are defined as having 25% or greater ownership or receive 1099 statement to document income.</p> <p>The requirements below apply for Self-Employed borrowers.</p> <ul style="list-style-type: none"> ➤ Income calculations should be based on the Fannie Mae Form 1084 or Freddie Mac Form 91 or equivalent income calculation form. ➤ Year-to-date is defined as the period ending as of the most recent tax return through the most recent quarter ending one (1) month prior to the Note date. For tax returns on extension the entire unfiled year is also required. 	

Select 90 QM Underwriting Guidelines	
Income / Employment	<p>➤ Year-to-date financials (profit and loss statement and balance sheet) are not required if the income reporting is positive, not declining and not counted in qualifying income.</p> <p><i>For example: 2018 returns in file and Note date is 7/14/2019 would require 2019 YTD documentation through Q1 or through March 31, 2019. Note date of 8/14/2019 would require YTD documentation covering Q1 and Q2 or through June 30, 2019.</i></p>
	<p>Sole Proprietorship (Includes Schedule C and Schedule F)</p>
	<ul style="list-style-type: none"> • Two (2) years personal tax returns, signed on or before the closing date. In lieu of a signature, personal tax transcripts for the corresponding year may be provided on or before the closing date. • Two (2) years tax transcripts to support. • YTD profit and loss statement. • YTD balance sheet. Tax returns for prior year is not a substitute for balance sheet. • Stable to increasing income should be averaged for two (2) years. <p>NOTE: YTD P&L and YTD Balance Sheet may be waived if the borrower is a 1099 paid borrower who does not actually own a business if all the following requirements are met:</p> <ul style="list-style-type: none"> ➤ Schedule C in Block 28 (Total Expenses) must be analyzed in relation to income in Block 7 (Gross Income). Expenses are less than 5% of income. ➤ Analysis of Blocks 8 (Advertising), 11 (Contract Labor), 16a (Mortgage Interest, 20 (Rent/Lease) 26 (Wages) must indicate the borrower does not have expenses in these categories. ➤ Analysis of Blocks 17 (Legal and Professional Services) and Block 18 (Office Expense) indicate nominal or \$0 expense. ➤ Block C (Business Name) does not have a separate business name entity. ➤ Year-to-date income in the form of a written VOE or pay history is provided by the employer paying the 1099. YTD income must support prior year’s income.
	<p>Partnership/S-Corporation</p>
<ul style="list-style-type: none"> • Two (2) years personal tax returns, signed on or before the closing date. In lieu of a signature, personal tax transcripts for the corresponding year may be provided on or before the closing date. • Two (2) years tax transcripts to support. • Two (2) years K-1s reflecting ownership percentage if counting any income from this source in qualifying (K-1 income, W-2 income, capital gains or 	

Select 90 QM Underwriting Guidelines	
Income / Employment	<p>interest/dividends) or if Schedule E reflects a loss.</p> <ul style="list-style-type: none"> • Two (2) years business tax returns (1065s or 1120s) signed if 25% or greater ownership. In lieu of a signature, business tax transcripts for the corresponding year may be provided on or before the closing date. • Due date for business returns for Partnerships and S-Corporations is typically March 15 with an extension for six (6) months or typically September 15. After the extension date, the loan is not eligible without the filed tax return. • Business returns and YTD financials are not required if the income reporting is positive, not declining and not counted as qualifying income. • YTD profit and loss statement if 25% or greater ownership. • YTD balance sheet if 25% or greater ownership. • Stable to increasing income should be averaged for two (2) years.
	Corporation
	<ul style="list-style-type: none"> • Two (2) years personal tax returns, signed on or before the closing date. In lieu of a signature, personal tax transcripts for the corresponding year may be provided on or before the closing date. • Two (2) years tax transcripts to support. • Two (2) years business returns (1120) signed if 25% or greater ownership. In lieu of a signature, business tax transcripts for the corresponding year may be provided on or before the closing date. • Business returns must reflect % of ownership for borrower. • YTD profit and loss statement if 25% or greater ownership. • YTD balance sheet if 25% or greater ownership. • Stable to increasing income should be averaged for two (2) years.
Multiple Financed Properties	<ul style="list-style-type: none"> • The borrower(s) may own a total of two (2) financed, 1-4 unit residential properties including the subject property on the Select 90 QM program. • All financed 1-4 unit residential properties require an additional six (6) months reserves for each property, unless the exclusions below apply. • 1-4 unit residential financed properties held in the name of an LLC or other corporation can be excluded from the number of financed properties only when the borrower is not personally obligated for the mortgage. • Ownership of commercial or multifamily (five (5) or more units) real estate is not included in this limitation.
Properties Listed For Sale	<ul style="list-style-type: none"> • Properties currently listed for sale (at the time of application) are not eligible for refinance transactions. • Properties listed for sale within six (6) months of the application date are acceptable if the following requirements are met. <ul style="list-style-type: none"> ➤ Rate and Term refinance only. ➤ Primary residence only. ➤ Documentation provided to show cancellation of listing. ➤ Acceptable letter of explanation from the borrower detailing the rationale for cancelling the listing.

Select 90 QM Underwriting Guidelines	
<p>Eligible Properties</p>	<ul style="list-style-type: none"> • 1 Unit Owner Occupied Properties • Condominiums – Attached – Warrantable <ul style="list-style-type: none"> ➤ Limited review allowed for attached units in established condominium projects: <ul style="list-style-type: none"> ○ Eligible transactions as per Fannie Mae guidelines. ○ Projects located in Florida are not eligible for limited review. ➤ CPM or PERS allowed ➤ Full Review allowed. Warranty to Fannie Mae full review guidelines ➤ Projects with 2-4 units – no condominium review or condominium warranty is required. Fannie Mae basic requirements apply. ➤ Condominium documents to support condominium eligibility review must be no older than 120 days from Note date. • Condominiums – Detached (including site condominiums) <ul style="list-style-type: none"> ➤ No condominium review or condominium warranty is required. Fannie Mae basic requirements apply. • Cooperatives <ul style="list-style-type: none"> ➤ Must meet Fannie Mae project standards ➤ Underlying Blanket Mortgage - Any underlying/blanket mortgage for the project may be a balloon mortgage with a remaining term of less than three (3) years, but not less than six (6) months. If the balloon incorporates an adjustable rate feature, the current interest rate may not be subject to an interest rate adjustment prior to the maturity date. • Modular homes • Planned Unit Developments (PUDs) • Properties with ≤20 Acres <ul style="list-style-type: none"> ➤ Properties >10 acres ≤20 acres must meet the following: <ul style="list-style-type: none"> ○ Maximum land value 35% ○ No income producing attributes • Properties Subject to Existing Oil/Gas Leases must meet the following: <ul style="list-style-type: none"> ➤ Title endorsement providing coverage to the lender against damage to existing improvements resulting from the exercise of the right to use the surface of the land which is subject to an oil and/or gas lease. ➤ No active drilling. Appraiser to comment or current survey to show no active drilling. ➤ No lease recorded after the home construction date. Re-recording of a lease after the home was constructed is permitted. ➤ Must be connected to public water. <p>NOTE: Properties that fall outside these parameters can be considered on an exception basis.</p> <p>Miscellaneous: Properties with leased solar panels must meet Fannie Mae requirements.</p>

Select 90 QM Underwriting Guidelines	
Eligible Properties	<p>Acceptable Forms of Ownership:</p> <ul style="list-style-type: none"> • Fee Simple with title vesting as: <ul style="list-style-type: none"> ➤ Individual ➤ Joint Tenants ➤ Tenants in Common • Leaseholds must meet Fannie Mae requirements. • Deed/Resale Restrictions must meet Fannie Mae requirements.
Ineligible Properties	<ul style="list-style-type: none"> • 2-4 unit owner occupied properties • Second home properties • Investment properties • Condotels / Condo Hotels • Manufactured Homes/Mobile Homes • Mixed-Use Properties • Model Home Leasebacks • Non-Warrantable Condominiums • Properties with condition rating of C5/C6 • Properties with construction rating of Q6 • Properties located in Hawaii in lava zones 1 & 2 • Properties located in areas where a valid security interest in the property cannot be obtained • Properties >20 acres • Properties with a private transfer fee covenant unless the covenant is excluded under 12CFR 1228 as an excepted transfer fee covenant • Tenants-in-Common projects (TICs) • Unique properties • Working farms, ranches or orchards
Non-Arm's Length Transactions	<p>A non-arm's length transaction exists whenever the borrower has a personal or business relationship with parties to the transaction which may include the seller, builder, real estate agent, appraiser, lender, title company or other interested party. The following non-arm's length transactions are eligible:</p> <ul style="list-style-type: none"> • Family Sales or Transfers • Property seller acting as their own real estate agent • Relative of the property seller acting as the seller's real estate agent • Borrower acting as their own real estate agent • Relative of the borrower acting as the borrower's real estate agent • Borrower is the employee of the originating lender and the lender has an established employee loan program. Evidence of employee program to be included in loan file. • Originator is related to the borrower • Borrower purchasing from their landlord (cancelled checks or bank statements required to verify satisfactory pay history between borrower and landlord).

Select 90 QM Underwriting Guidelines	
Non-Arm's Length Transactions	<p>Gifts from relatives that are interested parties to the transaction are not allowed, unless it is a gift of equity. Real estate agents may apply their commission towards closing costs and/or prepaids if the amounts are within the interested party contribution limitations.</p> <p>Other non-arm's length transactions may be acceptable on an exception basis.</p>
Disaster Policy	See Jumbo Program Eligibility Supplement for requirements.
Escrow Holdbacks	Not allowed unless the holdback has been disbursed and a certification of completion has been issued prior to purchase by Redwood.
Appraisal Requirements	<ul style="list-style-type: none"> • Transferred appraisals are not allowed. • Appraisals must be completed for the subject transaction. Use of a prior appraisal, regardless of the date of the prior appraisal, is not allowed. • Appraisal Update (Form 1004D) is allowed for appraisals that are over 120 days aged but less than 180 days aged from Note date. <ul style="list-style-type: none"> ➤ The appraiser must inspect the exterior of the property and provide a photo. ➤ Appraiser must review current market data to determine whether the property has declined in value since the date of the original appraisal. If the value has declined since the original appraisal, a new full appraisal is required. ➤ The Appraisal Update (1004D) must be dated within 120 days of the Note date. • Collateral Desktop Analysis (CDA) with accompanying MLS sheets ordered from Clear Capital is required to support the value of the appraisal. The Seller is responsible for ordering the CDA. <ul style="list-style-type: none"> ➤ If the CDA returns a value that is "Indeterminate" or if the CDA indicates a lower value than the appraised value that exceeds a 10% tolerance, then one (1) of the following requirements must be met: <ul style="list-style-type: none"> ○ A Clear Capital BPO (Broker Price Opinion) and a Clear Capital Value Reconciliation of Three Reports is required. The Value Reconciliation will be used for the appraised value of the property. The Seller is responsible for ordering the BPO and Value Reconciliation through Clear Capital. ○ A field review or 2nd full appraisal may be provided. The lower of the two values will be used as the appraised value of the property. The Seller is responsible for providing the field review or 2nd full appraisal. ➤ If two (2) full appraisals are provided, a CDA is not required.

Select 90 QM Underwriting Guidelines

Appraisal Requirements

- For properties purchased by the seller of the property within ninety (90) days of the fully executed purchase contract the following requirements apply:
 - Second full appraisal is required.
 - Property seller on the purchase contract is the owner of record.
 - Increases in value should be documented with commentary from the appraiser and recent paired sales.

The above requirements do not apply if the property seller is a bank that received the property as a result of foreclosure or deed-in lieu.

Appraisal requirements based on transaction type:

Transaction Type	
Purchase	1 Full Appraisal
Rate and Term Refinance	2 Full Appraisals

- When two (2) appraisals are required, the following applies:
 - Appraisals must be completed by two (2) independent companies.
 - The LTV will be determined by the lower of the two (2) appraised values if the lower appraisal supports the value conclusion.
 - Both appraisal reports must be reviewed and address any inconsistencies between the two (2) reports and all discrepancies must be reconciled.
 - If the two (2) appraisals are done “subject to” and 1004Ds are required, it is allowable to provide one (1) 1004D. If only one (1) 1004D is provided, it should be for the appraisal that the value of the transaction is being based upon.

Version History

Version Number	Date	Description of Change
1.0	10.03.2016	New Guide
1.1	12.01.2016	<ul style="list-style-type: none"> Added requirements if borrower is party to a lawsuit, documentation must be obtained to determine no negative impact to borrower's ability to repay, assets or collateral. (Select 90 QM / Underwriting Guidelines / <i>Documentation</i>) Clarification added "loan is treated as rate and term refinance except for primary residences in Texas". (Select 90 QM / Underwriting Guidelines / Refinance Transactions / <i>Delayed Purchase Refinance</i>) Co-signed loans –added language to include "the most recent 12 months" for evidence of account paid by the primary obligor. (Select 90 QM / Underwriting Guidelines / <i>Liabilities</i>) Added Model Home Leasebacks as ineligible property. (Select 90 QM / Underwriting Guidelines / <i>Ineligible Properties</i>)
1.2	3.01.2017	<ul style="list-style-type: none"> Added minimum LTV 80.01%. (Select 90 QM / Eligibility Matrix / <i>Select 90 QM Notes</i>) Added site condos meeting Fannie Mae's requirements do not require a limited review. (Select 90 QM / Eligible Properties / <i>Condominiums</i>)
1.3	5.08.2017	<ul style="list-style-type: none"> Added allowable source of funds used to purchase the subject property include funds drawn on a HELOC from another property owned by the borrower, funds borrowed against a margin account or funds from a 401(k) loan. (Select 90 QM / Underwriting Guidelines / Refinance

Version Number	Date	Description of Change
		<p>Transactions / <i>Delayed Purchase Refinancing</i>)</p> <ul style="list-style-type: none"> • Added the additional acceptable relationships for non-arm's length transactions, relative of seller acting as seller's real estate agent, relative of borrower acting as borrower's real estate agent, originator related to borrower. (Select 90 QM / Underwriting Guidelines / <i>Non-Arm's Length Transactions</i>) • Added gifts from relatives that are interested parties to the transaction are not allowed. Real estate agents may apply their commission towards closing costs/prepays within the IPC limits. (Select 90 QM / Underwriting Guidelines / <i>Non-Arm's Length Transactions</i>) • Added requirement for RSU/Stock Option awards must be similar to the qualifying income and awarded on a consistent basis and borrower must be currently employed by the employer issuing the RSU/Stock Options in order to use for qualifying income. (Select 90 QM / Underwriting Guidelines / <i>Income/Employment / Restricted Stock and Stock Options</i>) • Added requirement for trust income to be documented to indicate it is irrevocable and if using trust fund assets file must contain evidence the trust income will not be negatively affected. (Select 90 QM / Underwriting Guidelines / <i>Income/Employment / Trust Income</i>)
1.4	7.03.2017	<ul style="list-style-type: none"> • Added borrowers with ownership in a federally illegal business are ineligible borrowers (Select 90 QM / Underwriting Guidelines / <i>Ineligible Borrowers</i>) • Aligned student loan payments with the new Fannie Mae requirements allowing 1% of the outstanding balance or fully

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		amortizing payment if a payment is not indicated on the credit report (Select 90 QM / Underwriting / Liabilities / <i>Student Loans</i>)
1.5	8.21.2017	<ul style="list-style-type: none"> Revised VOR history requirement from 24 months to 12 months. (Select 90 QM / Underwriting Guidelines / Credit / <i>Rental History</i>)
1.6	1.02.2018	<ul style="list-style-type: none"> Revised the version date for the 4506-T form (Select 90 QM / Underwriting Guidelines / Income/Employment / <i>General Documentation</i>) Revised the language for ineligible properties from “Properties located on Indian/Native American tribal land” to “Properties located in areas where a valid security interest in the property cannot be obtained.” (Select 90 QM / Underwriting Guidelines / <i>Ineligible Properties</i>)
1.7	3.26.2018	<ul style="list-style-type: none"> Revised the monthly payment calculation for student loans. The update mirrors Fannie Mae’s current approach to student loan payments (Select 90 QM / Underwriting Guidelines / <i>Liabilities</i>) Revised requirements for tax transcripts. W-2 transcripts allowed for borrowers with income that is strictly W-2 wages. Updated specific income sections to indicate when tax transcripts are required. (Select 90 QM / Underwriting Guidelines / Income/Employment / <i>General Documentation</i>) Added requirement for liquidity analysis if using income on K-1 boxes 1, 2 or 3 that is greater than distributions. Liquidity analysis must also take into account any business funds for down payment or closing costs (Select 90 QM / Underwriting Guidelines / Income/Employment / <i>Documentation</i>)

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		<ul style="list-style-type: none"> • Added requirement for long term disability from private policy or employer-sponsored policy to include a copy of the policy or benefits statement to determine eligibility terms (Select 90 QM / Underwriting Guidelines / Income/Employment / <i>Long-Term Disability</i>) • Changed time for existing distributions for IRA/401(k) or similar retirement assets to be 6 months from Note date, prior guideline was 6 months prior to applications (Select 90 QM / Underwriting Guidelines / Income/Employment / <i>Retirement Income</i>) • Updated detached condominiums no longer require project review or project warranty (Select 90 QM / Underwriting Guidelines / Eligible Properties / <i>Condominiums</i>)
1.8		<ul style="list-style-type: none"> • Added “publicly traded” to stocks as an allowable asset since privately held stock is not allowed. Added requirement for employer-sponsored retirement accounts to have evidence of access to funds. (Select 90 QM / Underwriting Guidelines / Assets / <i>Asset Types</i>) • Added requirement for ytd K-1 income to be verified if the most recent K-1 is more than 90 days aged from Note date. Employment verification requirements also apply. (Select 90 QM / Underwriting Guidelines / Income/Employment / <i>K-1 Income</i>) • Added requirements for rental properties with leases that roll over or property is in a state where all leases roll over. (Select 90 QM/ Underwriting Guidelines / Income/Employment / <i>Rental Income</i>)

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		<ul style="list-style-type: none"> Revised the RSU requirements. Continuance on vesting schedule reduced from 36 months to 24 months. 52-week low replaced with lower of 52-week average or current stock price and is based on application date instead of closing date. (Select 90 QM / Underwriting Guidelines / Income/Employment / <i>RSU Income</i>) Updated condominium requirements for limited review to align with Fannie Mae update. (Select 90 QM / Underwriting Guidelines / Eligible Properties / <i>Condominiums</i>) Added Tenants-in-Common projects (TICs) as an ineligible property type. (Select 90 QM / Underwriting Guidelines / <i>Ineligible Properties</i>)
1.9	10.08.2018	<ul style="list-style-type: none"> Added asset verification by approved Fannie Mae asset validation providers is allowed in lieu of bank statements (Select 90 QM / Underwriting Guidelines / Assets / <i>Asset Requirements</i>) Stock accounts with margin accounts or pledged assets must have those amounts deducted from available assets (Select 90 QM / Underwriting Guidelines / Assets / <i>Asset Requirements</i>) Added requirement for 2 years tax transcripts for retirement income (Select 90 QM / Underwriting Guidelines / Income/Employment / <i>Retirement Income</i>)
2.0	1.02.2019	<ul style="list-style-type: none"> Added requirement for divorces on or after 1/1/2019, alimony payments paid by a borrower must be treated as a liability. (Select 90 QM / Underwriting Guidelines / <i>Liabilities</i>) Added allowance of tax transcripts (personal and business) in lieu of a signature on the corresponding tax

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		return (Select 90 QM / Underwriting Guidelines / Income/Employment / Retirement Income / <i>Self-Employment</i>)
2.1	4.8.2019	<ul style="list-style-type: none"> • Added restriction for borrowed funds not allowed for reserves (Select 90 QM / Underwriting Guidelines / Assets / <i>Reserve Requirements</i>) • Revised 2106 expenses (due to tax law change), An average must be taken from 2017 expenses on tax returns for 12 months when the 2018 return reflect no 2106 expenses and deducted from qualifying income. (Select 90 QM / Underwriting Guidelines / Income/Employment / <i>2106 Expenses</i>) • Clarification added for 1120S and Partnership returns for the due date with the IRS of March 15 and end date for extension of September 15 due to tax law changes in 2016. (Select 90 QM / Underwriting Guidelines / Income/Employment / <i>Partnerships/S-Corps</i>) • Added Appraisal Update allowed for appraisals aged between 120 days and 180 days from appraisal date. (Select 90 QM / Underwriting Guidelines / <i>Appraisal Requirements</i>)