

**VA Fixed Rate Program Matrix**

<b>Purchase</b>				
<b>Doc Type</b>	<b>Occupancy</b>	<b>Units</b>	<b>FICO</b>	<b>LTV/CLTV</b>
Full	Primary Residence	1-4	620	100/100
<b>INTEREST RATE REDUCTION REFINANCE LOAN/IRRRL</b>				
Streamline	Primary Residence	1-4	620	105/105
Streamline	Second Home	1	620	105/105
Streamline	Investment Property	1-4	620	105/105
<b>REGULAR REFINANCE (RATE TERM/CASHOUT)</b>				
Full	Primary Residence	1-4	640	100/100 <sup>1</sup>
Full	Primary Residence	1-4	620	90/90

**Program Matrix Notes**

- LTV calculated using Base Loan Amount. The LTV may be exceeded by the financed funding fee.
1. On a Regular Refinance, when the LTV/CLTV > 90%, the following requirements apply:
    - Loan must receive an AUS Approve/Eligible
    - 0x30x6 if FICO > 660; 0x30x12 if FICO ≤ 660
    - Max \$100,000 cash in hand to the borrower

**VA ARM Program Matrix**

<b>Purchase</b>				
<b>Doc Type</b>	<b>Occupancy</b>	<b>Units</b>	<b>FICO</b>	<b>LTV/CLTV</b>
Full	Primary Residence	1-4	620	100/NA
<b>INTEREST RATE REDUCTION REFINANCE LOAN/IRRRL</b>				
Streamline	Primary Residence	1-4	620	105/NA
Streamline	Second Home	1	620	105/105
Streamline	Investment Property	1-4	620	105/105
<b>REGULAR REFINANCE (RATE TERM/CASHOUT)</b>				
Full	Primary Residence	1-4	640	100/NA <sup>1</sup>
Full	Primary Residence	1-4	620	90/NA

**Program Matrix Notes**

- LTV calculated using Base Loan Amount. The LTV may be exceeded by the financed funding fee.
  - New and existing secondary financing is not allowed.
1. On a Regular Refinance, when the LTV/CLTV > 90%, the following requirements apply:
    - Loan must receive an AUS Approve/Eligible
    - 0x30x6 if FICO > 660; 0x30x12 if FICO ≤ 660
    - Max \$100,000 cash in hand to the borrower

Note: All Product Revised on 02/08/2016.

5199 E. Pacific Coast Hwy. Suite 410,  
Long Beach, CA 90804

(855) 787-LOAN


(562) 719-2048


www.AmericanLendingInc.com


ACHIEVE YOUR AMERICAN DREAM WITH AMERICAN LENDING!

Closing Month	First Payment Date	Initial Interest Adjustment Date (must be at least 60 months, but no more than 66 months after the first payment date)	American Lending Purchase By Date
Nov-15	1/1/2016	4/1/2021	2/15/2016
Dec-15	2/1/2016	4/1/2021	2/15/2016
Jan-16	3/1/2016	4/1/2021	2/15/2016
Feb-16	4/1/2016	7/1/2021	5/15/2016
Mar-16	5/1/2016	7/1/2021	5/15/2016
Apr-16	6/1/2016	7/1/2021	5/15/2016
May-16	7/1/2016	10/1/2021	8/15/2016
Jun-16	8/1/2016	10/1/2021	8/15/2016
Jul-16	9/1/2016	10/1/2021	8/15/2016
Aug-16	10/1/2016	1/1/2022	11/15/2016
Sep-16	11/1/2016	1/1/2022	11/15/2016
Oct-16	12/1/2016	1/1/2022	11/15/2016

5199 E. Pacific Coast Hwy. Suite 410,  
Long Beach, CA 90804

 (855) 787-LOAN

 (562) 719-2048

 [www.AmericanLendingInc.com](http://www.AmericanLendingInc.com)

ACHIEVE YOUR AMERICAN DREAM WITH AMERICAN LENDING!

Product Detail	Product Guidelines
AUS	<ul style="list-style-type: none"> <li>• DU or LP Approve/Accept recommendations are allowed.</li> <li>• Manual downgrades are allowed; however, the Approve/Accept recommendation findings must be included in the file.</li> <li>• Manual underwrites are allowed. Loans must be ran through AUS first and receive a Refer recommendation. The Refer findings must be included in the file.</li> <li>• Manual underwriting is required on IRRRLs.</li> </ul>
ARM Qualification	<ul style="list-style-type: none"> <li>• Qualify at initial Note rate</li> </ul>
Ability to Repay/Qualified Mortgage Rule	<ul style="list-style-type: none"> <li>• American Lending will purchase only Safe Harbor Qualified Mortgages as defined under HUD and the Dodd-Frank Wall Street Reform and Consumer Protection Act.</li> </ul>
Age of Docs	<ul style="list-style-type: none"> <li>• 120 days for existing construction from the date the note is signed.</li> <li>• 180 days for new construction.</li> <li>• Preliminary Title Policies must be no more than 180 days old on the date the Note is signed.</li> </ul>
Amortization Type	Fixed and Adjustable
Appraisals	<ul style="list-style-type: none"> <li>• Appraisal transfers are allowed.</li> <li>• All appraisals must be ordered through VA's TAS (The Appraisal System), which will assign the order to a VA approved Appraiser               <ul style="list-style-type: none"> <li>◦ include an interior and exterior inspection of the subject property</li> </ul> </li> <li>• A notice of value for property appraised as existing or new construction is valid for six months. Rapidly fluctuating real estate market conditions may temporarily dictate the use of a shorter validity period.</li> <li>• No new Appraisal can be requested on a property which already has a valid VA value determination (No duplicate appraisals)</li> </ul> <p><b>Unpermitted Property Additions</b> Properties with “unpermitted” structural additions are allowed under the following conditions:</p> <ul style="list-style-type: none"> <li>• The subject addition complies with all investor guidelines;</li> <li>• The quality of the work is described in the appraisal and deemed acceptable (“workmanlike quality”) by the appraiser;</li> <li>• The addition does not result in a change in the number of units comprising the subject property (e.g. a 1 unit converted into a 2 unit).</li> <li>• If the appraiser gives the unpermitted addition value, the appraiser must be able to demonstrate market acceptance by the use of comparable sales with similar additions and state the following in the appraisal:               <ul style="list-style-type: none"> <li>◦ Non-Permitted additions are typical for the market area and a typical buyer would consider the "unpermitted" additional square footage to be part of the overall square footage of the property.</li> <li>◦ The appraiser has no reason to believe the addition would not pass inspection for a permit.</li> </ul> </li> </ul>

Product Detail	Product Guidelines
<b>Assignment of Mortgages</b>	All loans must be registered with MERS at time of delivery and a MERS transfer of beneficial rights and transfer of servicing right must be initiated by the Seller, within 24-hours of purchase.
<b>Assumability</b>	<ul style="list-style-type: none"> <li>• Government programs are assumable.</li> </ul>
<b>Borrowers</b>	<ul style="list-style-type: none"> <li>• Must be a veteran with eligibility documented with a Certificate of Eligibility (COE), which will also indicate the Veteran's Entitlement.</li> <li>• Resident Alien permitted as long as primary borrower is a veteran.</li> <li>• Joint loans are not allowed. A veteran borrower plus spouse co-borrower is not considered a joint loan.</li> </ul>
<b>Buy downs</b>	<ul style="list-style-type: none"> <li>• No Temp Buy downs</li> </ul>
<b>Caps</b>	<ul style="list-style-type: none"> <li>• 1/1/5</li> </ul>
<b>Condominiums</b>	<ul style="list-style-type: none"> <li>• Condos must be approved by VA. The approval condo list is available on TAS.</li> <li>• IRRRLs do not require a condo approval.</li> </ul>
<b>Credit</b>	<ul style="list-style-type: none"> <li>• All borrowers must return at least 1 credit score via three-in-file merged credit report.</li> <li>• A full tri-merge credit report is required for all borrowers on all transactions. For VA Interest Rate Reduction Refinance Loan (IRRRL) transactions, a tri-merge credit report is required to verify a 12-month mortgage history and credit score for each borrower.</li> <li>• Non-traditional credit is not allowed.</li> <li>• If the subject property is located in a community property state and the borrower has a non-purchasing spouse, a credit report for the non-purchasing spouse must also be ordered.</li> <li>• Cannot be delinquent on any Federal Debt unless the delinquent account has been brought current or a satisfactory arrangement has been made - Check CAIVRS</li> <li>• Borrower must be 1x30 for the last 12 month's mortgage payments (if applicable).</li> <li>• Credit report inquiries dated within the previous 90 days: a letter from the creditor, or if such letter is unobtainable, a signed statement from the borrower may be used to determine whether additional credit was obtained.</li> </ul>
<b>Derogatory Credit</b>	<p><b>VA Fixed:</b></p> <ul style="list-style-type: none"> <li>• Bankruptcy, Foreclosure, Deed in Lieu/Short Sale: Per AUS or the VA Lender's Handbook for manually downgraded and manually underwritten loans.</li> <li>• All judgments must be paid in full or subject to a repayment plan with a history of timely payments.</li> <li>• VA IRRRLs: Bankruptcy and foreclosure waiting periods do not apply. VA guidelines may be followed.</li> </ul>
<b>Documentation</b>	<ul style="list-style-type: none"> <li>• Full</li> <li>• Streamline</li> <li>• As determined by AUS</li> </ul>

Product Detail	Product Guidelines												
<b>Down Payment Assistance</b>	<ul style="list-style-type: none"> <li>Mortgage Credit Certificates (MCCs) are not allowed.</li> </ul>												
<b>Employment / Income</b>	<ul style="list-style-type: none"> <li>Active Military income must be documented with a Leave and Earnings Statement (LES)</li> <li>Marijuana Related Business (MRB) employment and income is not permitted.</li> </ul>												
<b>Entitlement</b>	<ul style="list-style-type: none"> <li>Entitlement is the amount of VA Guaranty available to a Veteran for use on a loan. The amount of entitlement will be displayed near the center of the COE.</li> <li>On High Balance loan amounts, the VA guaranty plus cash down payment/equity must be equal to at least 25% of the purchase price or Notification of Value (NOV), whichever less.</li> <li>Veterans with partial entitlement are allowed provided both of the following conditions are met:               <ul style="list-style-type: none"> <li>The VA Guaranty covers at least 25% of the total loan amount, and</li> <li>There is no evidence VA has suffered a loss from the Veteran (such as a compromised entitlement on the COE or prior VA Loan foreclosure, deed-in-lieu or short sale).</li> </ul> </li> <li>The COE will never reflect any additional specific entitlement amount over \$36,000 for loans greater than \$144,000, but will reflect "Available"</li> </ul> <table border="1" data-bbox="423 926 1463 1255"> <thead> <tr> <th>Loan Amount</th> <th>Maximum Potential Guaranty</th> </tr> </thead> <tbody> <tr> <td>Up to \$45,000</td> <td>50% of the loan amount</td> </tr> <tr> <td>\$45,001 to \$56,250</td> <td>\$22,500</td> </tr> <tr> <td>\$56,251 to \$144,000</td> <td>40% of the loan amount with a maximum of \$36,000</td> </tr> <tr> <td>\$144,001 to \$417,000</td> <td>25% of the loan amount with a maximum of \$104,250</td> </tr> <tr> <td>Any loan amount on an IRRRL</td> <td>VA will automatically issue guaranty at 25% of the loan amount</td> </tr> </tbody> </table>	Loan Amount	Maximum Potential Guaranty	Up to \$45,000	50% of the loan amount	\$45,001 to \$56,250	\$22,500	\$56,251 to \$144,000	40% of the loan amount with a maximum of \$36,000	\$144,001 to \$417,000	25% of the loan amount with a maximum of \$104,250	Any loan amount on an IRRRL	VA will automatically issue guaranty at 25% of the loan amount
Loan Amount	Maximum Potential Guaranty												
Up to \$45,000	50% of the loan amount												
\$45,001 to \$56,250	\$22,500												
\$56,251 to \$144,000	40% of the loan amount with a maximum of \$36,000												
\$144,001 to \$417,000	25% of the loan amount with a maximum of \$104,250												
Any loan amount on an IRRRL	VA will automatically issue guaranty at 25% of the loan amount												
<b>Escrow Holdbacks</b>	<ul style="list-style-type: none"> <li>If adverse weather conditions prevent completion of the repairs, American Lending will permit escrow accounts established by the Seller for postponed improvements provided they comply with VA requirements. American Lending will leave the work of managing the escrow funds with the Seller at time of loan funding. It will be the Seller's responsibility to monitor and disburse the funds in escrow and provide American Lending with a clear final inspection.</li> <li>Additional requirements:               <ul style="list-style-type: none"> <li>American Lending will issue a post funding condition for 1004D confirming completion will be placed on loans where appraisal is "subject to" completion of improvements.</li> <li>American Lending will issue a post funding condition for a final title policy endorsement that ensures the priority of the first lien.</li> </ul> </li> </ul>												
<b>Escrow / Impounds</b>	An impound account for collection of taxes and insurance (or additional escrow items) is required.												
<b>Exclusionary Lists</b>	All borrowers must be screened by CAIVRS to determine there have been no late payments on Federal debt obligations												

Product Detail	Product Guidelines
<b>FICO</b>	Refer to the <a href="#">LTV Matrix</a>
<b>Funding Fee</b>	<ul style="list-style-type: none"> <li>• If the Veteran is required to pay the Funding Fee, confirmation of Funding Fee payment must be included in the file.</li> <li>• The Funding Fee may be financed in the loan.</li> <li>• The following Veterans are exempt from paying the funding fee:               <ul style="list-style-type: none"> <li>○ Veterans receiving VA compensation for service connected disabilities</li> <li>○ Veterans who would be entitled to receive compensation for service connected disabilities if they did not receive retirement pay</li> <li>○ Veterans who are rated by VA as eligible to receive compensation as a result of pre- discharge disability exam and rating</li> <li>○ Veterans with a memorandum rating based on a pre-discharge review of existing medical evidence</li> <li>○ Veterans entitled to receive compensation, but who are not presently in receipt of the compensation because they are on active duty</li> <li>○ Surviving spouses of veterans who died in service or from service-connected disabilities, whether or not such surviving spouses are veterans with their own entitlement and whether or not they are using their own entitlement on the loan</li> </ul> </li> </ul>
<b>High Cost / High Priced</b>	Not allowed
<b>Index</b>	1 Year Treasury
<b>IRRRL</b>	<ul style="list-style-type: none"> <li>• Owner-Occupied Only</li> <li>• Maximum LTV/CLTV: Refer to the LTV Matrix</li> <li>• LTV/CLTV based upon Total Loan Amount (Base loan amount plus financed VA Funding Fee.</li> <li>• Value must be supported by an AVM or an exterior appraisal on all (non-American Lending serviced) second home or investment property IRRRLS. AVMs are not required on primary residences.               <ul style="list-style-type: none"> <li>○ AVM must support the calculated total loan amount, including cost/fees and funding fee.</li> <li>○ If using a 2055/1075, it must be changed to an interior and exterior report if any of the following conditions exist:                   <ul style="list-style-type: none"> <li>- The property does not conform to the neighborhood; or</li> <li>- Adverse physical deficiencies or environmental conditions are observed; or</li> <li>- Data sources do not provide sufficient information about the property.</li> <li>- Appraiser noted repairs impacting safety, health, and hazard must be completed.</li> <li>- Property condition rating must be “average” or better.</li> <li>- Appraised value must be “equal to” or “better than” the total loan amount including VA Funding Fee.</li> </ul> </li> <li>○ When the loan is currently serviced by American Lending, an AVM/exterior appraisal is not required.</li> <li>○ When an AVM is not required, the original loan amount should be used as the appraised value.</li> </ul> </li> <li>• 0x30x6 if FICO &gt; 660 and 0x30x12 if FICO ≤ 660</li> <li>• The borrower must be the same except:               <ul style="list-style-type: none"> <li>○ for the removal of a non-veteran spouse due to death or divorce (provide supporting documentation indicating event occurred at least 12 months before the time of application).</li> </ul> </li> </ul>

Product Detail	Product Guidelines
	<p>There will be no exceptions granted to this requirement.</p> <ul style="list-style-type: none"> <li>○ only new spouses can be added</li> <li>• The veteran can receive up to \$500 due to changes in final payoff figures, minor computational errors, or reimbursement of out-of-pocket expense (i.e. credit report). It is not acceptable to calculate the loan amount with the intention of returning cash to the veteran. \$0 in Texas</li> <li>• DTI is not calculated</li> <li>• Source of funds to close are not required on an IRRRL</li> <li>• In order for an IRRRL to be considered a safe harbor qualified mortgage, the loan must meet all of the following requirements per 38 CFR 36.4300(c)(1): <ul style="list-style-type: none"> <li>○ The loan being refinanced was originated at least 6 months before the new loan's closing date, and the veteran has not been more than 30 days past due during the 6 months preceding the new loan's closing date;</li> <li>○ the recoupment period for all allowable fees and charges (see 38 CFR 36.4313) financed as part of the loan or paid at closing does not exceed thirty-six (36) months; and</li> <li>○ all other VA requirements for guaranteeing an IRRRL are met.</li> </ul> </li> </ul> <p><b>Benefit to Borrower requirements:</b></p> <ul style="list-style-type: none"> <li>• The interest rate on the new loan must be lower than the interest rate on the old loan unless the old loan is an ARM and the new loan is a fixed rate.</li> <li>• The maximum loan term is the original term of the old loan plus 10 years, with the maximum maturity date being 30 years and 32 days from date of closing.</li> <li>• The P &amp; I payment on the new loan must be less than the P &amp; I payment on the old loan unless one of these exceptions applies: <ul style="list-style-type: none"> <li>○ The old loan is an ARM and the new loan is a fixed rate, or</li> <li>○ The term of the new loan is shorter than the term of the old loan, or</li> <li>○ Allowable energy efficient improvements are included in the new loan</li> </ul> </li> </ul>
<b>Lien Position</b>	First
<b>Loan Limits</b>	<ul style="list-style-type: none"> <li>• VA Loan Limits by geographic region can be located at: <a href="http://www.benefits.va.gov/homeloans/loan_limits.asp">http://www.benefits.va.gov/homeloans/loan_limits.asp</a></li> </ul> <p>VA Fixed:</p> <ul style="list-style-type: none"> <li>• Maximum loan amount cannot exceed the lesser of the VA County Loan Limit or Notice of Value (NOV).</li> </ul>
<b>Margin</b>	2.00
<b>Maximum Loan Amount</b>	The base loan amount cannot exceed the conforming loan limit.
<b>Minimum Loan Amount</b>	\$100,000

Product Detail	Product Guidelines
<b>Occupancy</b>	<ul style="list-style-type: none"> <li>• Primary residence</li> <li>• Second Homes</li> <li>• Investment Properties</li> </ul>
<b>Pre-Payment Penalty</b>	Pre-payment Penalties are not permitted.
<b>Program Codes and Terms</b>	<p><b>Fixed:</b></p> <ul style="list-style-type: none"> <li>• VF15: 11 – 15 year terms</li> <li>• VF20: 16 – 20 year terms</li> <li>• VF25: 21 – 25 year terms</li> <li>• VF30: 26 – 30 year terms</li> </ul> <p><b>ARM:</b></p> <ul style="list-style-type: none"> <li>• VT5: 30 year term</li> </ul> <p>Only whole year terms allowed.</p>
<b>Property; Eligible Types</b>	<ul style="list-style-type: none"> <li>• Single Family (Detached, Attached)</li> <li>• PUD (Detached, Attached)</li> <li>• VA-approved Condominium (Detached, Attached)</li> <li>• Modular Home</li> <li>• 2-4 Units</li> </ul>
<b>Property; Ineligible Types</b>	<p>In addition to the ineligible property types identified in VA Lender's Handbook, the following property types are ineligible:</p> <ul style="list-style-type: none"> <li>• Manufactured homes.</li> <li>• Mobile Homes</li> <li>• Cooperatives</li> <li>• Condotels</li> <li>• Hotel Condominiums</li> <li>• Timeshares</li> <li>• Geodesic Domes</li> <li>• Working Farms and Ranches</li> <li>• Unimproved Land and property currently in litigation</li> <li>• Commercial Enterprises (e.g. Bed and Breakfast, Boarding House, Hotel)</li> <li>• Section 8 Housing</li> </ul>
<b>Ratio</b>	<ul style="list-style-type: none"> <li>• Determined by AUS Certification and/or VA Lender's Handbook.</li> <li>• Any allotments reflected on the LES or paystubs must be investigated, to determine if the allotment has an affiliated debt.</li> <li>• In community property states, the spouse's debts and obligations must be considered even if the veteran wishes to obtain the loan in his or her name only.</li> </ul>



Product Detail	Product Guidelines
<b>Recently listed properties</b>	<ul style="list-style-type: none"> <li>• VA IRRRL / Rate &amp; Term - The subject property must not be currently listed for sale. It must be taken off the market on or before the application date.</li> <li>• Cash-Out Transaction - the listing must have been expired or been withdrawn 180 days prior to the application date.</li> </ul>
<b>Reserves</b>	<ul style="list-style-type: none"> <li>• SFR, reserves are not required</li> <li>• Verify assets to close</li> <li>• If using rental income from the subject 2-4 unit property, 6 months reserves required for multi-unit properties.</li> <li>• Follow VA guidelines for all other reserve requirements.</li> </ul>
<b>Residual Income</b>	<ul style="list-style-type: none"> <li>• Residual Income is the borrower's net effective income minus monthly shelter expenses</li> <li>• Residual Income must be in accordance with regional table and is a required calculation in addition to DTI</li> <li>• Net Effective Income is taken from Line 41 of VA Form 26-6393</li> <li>• Monthly Shelter Expense is taken from Line 21 of VA Form 26-6393</li> </ul>
<b>Sales Concessions</b>	<ul style="list-style-type: none"> <li>• Sales concessions cannot exceed 4% of the established reasonable value of the property (NOV).</li> <li>• Does not include normal discount points and payment of the buyer's closing costs.</li> </ul>
<b>Seasoned Loans</b>	<ul style="list-style-type: none"> <li>• Please refer to the American Lending's Seasoned Loan Policy located in the American Lending Seller Guide for requirements and loan-level price adjustments (if applicable).</li> </ul>
<b>Secondary Financing</b>	<p><b>VA Fixed:</b> Allowed per VA Lender's Handbook.  <b>VA ARM:</b> Allowed per VA Lender's Handbook.</p>
<b>State Restrictions</b>	<ul style="list-style-type: none"> <li>• Loans for properties in Hawaii are not eligible.</li> <li>• Texas 50 (a)(6) loans are not allowed.</li> </ul>
<b>Tax Transcripts</b>	<ul style="list-style-type: none"> <li>• Tax transcripts are required for the most recent year of income submitted in the file. W2 transcripts are allowed for salaried borrowers.</li> <li>• Generally, when the documentation used to verify income is from the same calendar period as the tax transcript, the information must match exactly. However, if the income documentation is from the current calendar year and the transcript is from a prior year, there can be acceptable variances. If this variance exceeds 20%, document the rationale for using current income.</li> <li>• If tax transcripts are not available (due to a recent filing) a copy of the IRS notice showing "No record of return filed" is required along with documented acknowledgement receipt (such as IRS officially stamped tax returns or evidence that the return was electronically received) from the IRS and the previous year's tax transcript.</li> </ul>

Product Detail	Product Guidelines
	<ul style="list-style-type: none"> <li>• A 4506-T, signed at application and closing, is required for all transactions per AUS findings (except for IRRRLs).</li> </ul>
<b>Title Insurance</b>	<ul style="list-style-type: none"> <li>• Required</li> </ul>
<b>Transaction Types</b>	<ul style="list-style-type: none"> <li>• Purchase</li> <li>• VA IRRRL / Rate &amp; Term of an existing non-VA loan               <ul style="list-style-type: none"> <li>◦ The veteran can receive up to \$500 due to changes in final payoff figures, minor computational errors, or reimbursement of out-of-pocket expense (i.e. credit report). It is not acceptable to calculate the loan amount with the intention of returning cash to the veteran.</li> </ul> </li> <li>• Cash-out allowed</li> <li>• No Construction to Perm Loans</li> <li>• No Energy Efficient Mortgage Loans</li> <li>• No Graduated Payment Mortgages</li> <li>• Restructured loans or short payoff refinances are not eligible.</li> <li>• NY CEMA transactions not allowed.</li> </ul>

5199 E. Pacific Coast Hwy. Suite 410,  
Long Beach, CA 90804

☎ (855) 787-LOAN

📠 (562) 719-2048

🌐 [www.AmericanLendingInc.com](http://www.AmericanLendingInc.com)

*ACHIEVE YOUR AMERICAN DREAM WITH AMERICAN LENDING!*