

## ditech BUSINESS LENDING FREDDIE MAC ENHANCED RELIEF REFI PRODUCT

### FIXED RATE

<b>1. Product Description</b>	The Enhanced Relief Refinance option provides refinance opportunities to borrowers with existing Freddie Mac loans who are making their mortgage payments on time but whose LTV ratio for the new loan exceeds the maximum allowed for standard rate and term refinance transactions.
<b>2. Loan Term</b>	10 to 30 year term in annual increments
<b>3. Product Codes</b>	<ul style="list-style-type: none"> <li>• MM1 Freddie High LTV 15 Yr Fixed</li> <li>• MM2 Freddie High LTV 30 Yr Fixed</li> <li>• MM3 Freddie High LTV SC 15 Yr Fixed</li> <li>• MM4 Freddie High LTV SC 30 Yr Fixed</li> </ul>
<b>4. Existing First Mortgage Eligibility</b>	<ul style="list-style-type: none"> <li>• Freddie Mac must be the investor of the existing first mortgage. LPA or the Freddie Mac <a href="#">Loan Lookup</a> tool may be used to determine if Freddie Mac is the current investor.</li> <li>• LPA will determine if the existing first mortgage is eligible, regardless of underwriting method.</li> <li>• Existing first mortgage note must be dated on or after October 1, 2017</li> <li>• At least 15 months have passed from the note date of the existing loan to the note date of the new loan.</li> </ul>
<b>5. Ineligible Existing Mortgages</b>	<ul style="list-style-type: none"> <li>• Relief Refinance loan</li> <li>• Loans subject to outstanding repurchase as determined by LPA</li> <li>• Loans subject to recourse, repurchase agreement, indemnification, or another negotiated credit enhancement required at origination for eligibility purposes are not eligible, unless                             <ul style="list-style-type: none"> <li>• The new loan is also subject to recourse or indemnification. If life of loan, must remain life of loan. If not life of loan, must extend at least three years from note date</li> <li>• Must be Ditech serviced</li> <li>• Eligibility determined by LPA</li> </ul> </li> </ul>
<b>6. Temporary Buydowns</b>	Not permitted
<b>7. Qualifying Rate</b>	Qualify at note rate
<b>8. Types Of Financing</b>	<p><b>Rate &amp; Term Refinance</b></p> <ul style="list-style-type: none"> <li>• Loan amount may include                             <ul style="list-style-type: none"> <li>• Payoff of the outstanding principal balance of existing first loan, plus any required per diem interest</li> <li>• Closing costs and prepaids not to exceed \$5,000</li> <li>• Delinquent taxes, escrow shortage, late fees, and forbearance <b>cannot</b> be included in the loan amount</li> <li>• The borrower may receive up to \$250 cash back at closing. If the amount exceeds \$250, a principal curtailment of 2% or \$2500, whichever is less is permitted. The principal curtailment must be reflected on the Closing Disclosure.</li> </ul> </li> <li>• Properties listed for sale are eligible</li> <li>• Owner occupied properties located in Texas subject to 50(a)(6) or those loans converted to 50a4 are not permitted</li> </ul>

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<b>9. QM Rebuttable Presumption</b>	<ul style="list-style-type: none"> <li>• QM Rebuttable Presumption exists when the APR is greater than Average Prime Offer Rate (APOR) + 1.5%, which can be categorized as Higher Priced Covered Transaction (HPCT)</li> <li>• Must be underwritten using Additional Underwriting Requirements for Certain Manual Underwrites</li> <li>• See the Escrow Waiver section above for Escrow Waiver Restrictions</li> </ul>				
<b>10. Loan Amount</b>	<b>UNITS</b>	<b>CONFORMING LOAN LIMITS</b>		<b>HIGH BALANCE LOAN LIMITS</b>	
		<b>CONTINENTAL US</b>	<b>ALASKA &amp; HAWAII</b>	<b>CONTINENTAL US</b>	<b>ALASKA &amp; HAWAII</b>
				<b>Minimum Loan Amount</b>	<b>Permanent High Cost</b>
	1	\$484,350	\$726,525	\$484,351	\$726,525
	2	\$620,200	\$930,300	\$620,201	\$930,300
	3	\$749,650	\$1,124,475	\$749,651	\$1,124,475
	4	\$931,600	\$1,397,400	\$931,601	\$1,397,400
	<ul style="list-style-type: none"> <li>• No minimum loan amount</li> <li>• High-Balance Loan Amounts: These amounts are the maximum loan amount that may apply; the limit may be lower for a specific high-cost area. See Federal Housing Finance Agency website for <a href="#">Super Conforming Loan Amounts</a></li> </ul>				
<b>11. LTV/CLTV</b>	<b>Units</b>	<b>Min LTV</b>		<b>Max LTV</b>	
	<b>Primary Residence</b>				
	1	97.01%		105%	
	2	85.01%		105%	
	3-4	80.01%		105%	
	<b>Second Home</b>				
	1	90.01%		105%	
	<b>Investment Property</b>				
	1	85.01%		105%	
	2-4	75.01%		105%	
	No maximum CLTV/HCLTV				
<b>12. Secondary Financing</b>	<ul style="list-style-type: none"> <li>• Existing secondary financing may:                             <ul style="list-style-type: none"> <li>• Not be satisfied with proceeds of new loan</li> <li>• Remain in place as a subordinate lien</li> </ul> </li> </ul>				

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- Not be used to pay any costs associated with the first mortgage or pay down the first mortgage balance
- The subordinate financing terms must be documented and meet subordinate financing guidelines
- New secondary financing is not permitted including new Affordable Seconds
- The simultaneous refinance of a second lien is eligible when
  - Delegated Client underwrites and closes loan in own name
  - New subordinate lien loan amount does not exceed the existing unpaid principal balance
  - Reduction in interest rate
  - Replace an ARM, an interest-only or balloon with a fixed rate
  - Reduced term
  - Reduced monthly payment
  - Fixed rate to an ARM not permitted

#### 13. Property Types

##### Eligible Property Types

- 1-4 units
- PUD
  - Project Code = E
  - Project review and project insurance not required
  - Nevada: HOA dues for the subject unit must be current prior to closing
- Condo
  - Project Code = V/III
  - Project review not required; must not be a condo hotel
  - Insurance
    - Detached: Property insurance coverage for a 1-unit property
    - Attached: Master insurance dec page must include coverage based on 100% replacement cost and HO-6 if master policy does not reflect "all in" insurance or betterments
  - Nevada: HOA dues for the subject unit must be current prior to closing
- Leasehold Estates must comply with all leasehold estate guidelines
- Manufactured Home.
  - Must meet all manufactured home requirements per the Guide
  - A manufactured home must be secured by a perfected lien (or liens) on real property consisting of the manufactured home and the land and be legally classified as real property under applicable state law. See the Procedures Manual for manufactured homes where the motor vehicle title has not been surrendered at time of application.
  - ALTA 7 or state specific equivalent Title Endorsement required
- Ineligible
  - Manufactured homes built prior to June 15, 1976
  - Manufactured homes located in a condo project

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	<ul style="list-style-type: none"> <li>Single-wide manufactured homes</li> <li>Manufactured homes on a leasehold</li> <li>Manufactured homes located in Rhode Island</li> </ul> <ul style="list-style-type: none"> <li>Modular, Precut, Panelized Housing</li> </ul> <p><b>Ineligible Property Types</b></p> <ul style="list-style-type: none"> <li>Condo Hotel</li> <li>Co-op</li> </ul>				
<b>14. Occupancy</b>	<ul style="list-style-type: none"> <li>Primary Residence</li> <li>Second Homes</li> <li>Investment Properties</li> </ul> <p>Occupancy of existing loan does not need to be the same as new loan.</p>				
<b>15. State Restrictions</b>	<ul style="list-style-type: none"> <li>New York: Permitted only for Delegated Clients and Conditional Delegated Clients who underwrite and close loans in their own name.</li> <li>West Virginia ineligible</li> </ul>				
<b>16. Assumptions</b>	Not permitted				
<b>17. Escrow Waiver</b>	<b>Primary Residence</b>	<b>Second Home</b>	<b>Investment Property</b>		
	<ul style="list-style-type: none"> <li>Taxes and insurance may be waived for Ditech serviced loans where existing taxes and insurance is waived or in CA with an LTV &lt; 90%</li> <li>HPML must maintain an escrow account for a minimum of 5 years.</li> </ul>	<ul style="list-style-type: none"> <li>Taxes and insurance may be waived for Ditech serviced loans where existing taxes and insurance is waived</li> </ul>	<ul style="list-style-type: none"> <li>Taxes and insurance may be waived for Ditech serviced loans where existing taxes and insurance is waived.</li> </ul>		
	<ul style="list-style-type: none"> <li>Flood insurance and mortgage insurance must always be held in escrow.</li> <li>Must be compliant with applicable state regulation.</li> </ul>				
<b>18. Prepayment Penalty</b>	None				
<b>19. Documentation Types</b>	Standard				
<b>20. Underwriting</b>	<ul style="list-style-type: none"> <li>All loans must be submitted to LPA to determine eligibility.</li> <li>Completion of the loan application is required with all information including borrower income, employment and assets</li> </ul> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p><b>LPA Accept and Manual Underwrite</b> permitted when the P&amp;I is not increasing more than 20% or is decreasing:</p> <ul style="list-style-type: none"> <li>No maximum DTI</li> <li>No minimum credit score; credit report required</li> <li>Mortgage payment history as determined by LPA                             <ul style="list-style-type: none"> <li>Existing mortgage must be current</li> </ul> </li> </ul> </td> <td style="width: 50%; vertical-align: top;"> <p>After submission to LPA, <b>Additional Underwriting Requirements for Certain Manual Underwrites</b> must be met when any of the following exist:</p> <ul style="list-style-type: none"> <li>P&amp;I increase is greater than 20%</li> <li>HPML loans</li> <li>One of the following cannot be documented when removing a borrower from the existing loan:</li> </ul> </td> </tr> </table>			<p><b>LPA Accept and Manual Underwrite</b> permitted when the P&amp;I is not increasing more than 20% or is decreasing:</p> <ul style="list-style-type: none"> <li>No maximum DTI</li> <li>No minimum credit score; credit report required</li> <li>Mortgage payment history as determined by LPA                             <ul style="list-style-type: none"> <li>Existing mortgage must be current</li> </ul> </li> </ul>	<p>After submission to LPA, <b>Additional Underwriting Requirements for Certain Manual Underwrites</b> must be met when any of the following exist:</p> <ul style="list-style-type: none"> <li>P&amp;I increase is greater than 20%</li> <li>HPML loans</li> <li>One of the following cannot be documented when removing a borrower from the existing loan:</li> </ul>
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	<ul style="list-style-type: none"> <li>• 12-month mortgage payment history is required                             <ul style="list-style-type: none"> <li>• 0x30 in the most recent 6 months</li> <li>• 1x30 in months 7-12</li> <li>• 0x60 in most recent 12 months</li> </ul> </li> <li>• Income and Employment: See Employment and Income Documentation at end of matrix for LPA and Manual Underwrite</li> <li>• Verification of assets not required</li> <li>• Signed 4506-T is not required</li> </ul>	<ul style="list-style-type: none"> <li>• the remaining borrowers cannot evidence making payments on their own for prior 12 months, or</li> <li>• due to death of the borrower</li> </ul> <p>Comply with the following:</p> <ul style="list-style-type: none"> <li>• 620 credit score</li> <li>• 45% DTI</li> <li>• Mortgage payment history                             <ul style="list-style-type: none"> <li>• Existing mortgage must be current</li> <li>• 12-month mortgage payment history is required                                     <ul style="list-style-type: none"> <li>• 0x30 in the most recent 6 months</li> <li>• 1x30 in months 7-12</li> <li>• 0x60 in most recent 12 months</li> </ul> </li> </ul> </li> <li>• Income and Employment: See Employment and Income Documentation at end of matrix for Additional Underwriting Requirements for Certain Manual Underwrites</li> <li>• Verification of assets required; explanation and source of large deposits not required                             <ul style="list-style-type: none"> <li>• Most recent monthly, quarterly or annual account statement</li> <li>• Proof of liquidation of assets (e.g., sale of stock) is not required even if those assets are being used to pay closing costs</li> </ul> </li> <li>• 4506-T for each borrower whose income is used to qualify (regardless of income type) must be signed at closing</li> </ul>
<b>21. Borrower Benefit</b>	<ul style="list-style-type: none"> <li>• The borrower must receive one of the following benefits is met from the refinance:                             <ul style="list-style-type: none"> <li>• Monthly P&amp;I decreases</li> <li>• Loan term is shortened</li> <li>• Interest rate is reduced</li> <li>• ARM to Fixed Rate</li> </ul> </li> <li>• Modified Mortgage: Use the current contractually obligated payment terms under the note, including the most recent modification of the note</li> <li>• LPA does not make the determination that the refinance will benefit the borrower</li> </ul>	
<b>22. Change in Borrowers</b>	<ul style="list-style-type: none"> <li>• Provide copy of the note to determine that the borrowers on the existing loan are the same borrowers on the new loan.</li> <li>• The borrowers on the existing note (or current borrowers if the existing mortgage was assumed) must be the same as the borrowers on the new note unless one of the following is met:</li> </ul>	

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	<ul style="list-style-type: none"> <li>The remaining borrower(s) provides evidence that they have been making the mortgage payments on the existing loan, including any secondary financing, from their own funds for the most recent 12 months prior to the application date.</li> <li>Evidence of death, if a borrower is being removed due to death</li> <li>If one of the above cannot be met, the loan must underwritten according to the <b>Additional Underwriting Requirements for Certain Manual Underwrites</b></li> </ul> <ul style="list-style-type: none"> <li>A borrower may not be added to the new loan</li> </ul>
<b>23. Borrower Eligibility</b>	<p><b>Eligible Borrowers</b></p> <ul style="list-style-type: none"> <li>U.S. citizen</li> <li>Permanent resident aliens</li> <li>Non-permanent resident aliens</li> <li>Inter Vivos Revocable Trust</li> </ul> <p>Must document in accordance with requirements in Guide.</p> <p><b>Ineligible Borrowers</b></p> <ul style="list-style-type: none"> <li>Foreign Nationals</li> </ul>
<b>24. Non -Occupant Co-Borrowers</b>	<ul style="list-style-type: none"> <li>Non-occupant borrower is permitted if they were on the existing loan</li> <li>New non-occupant co-borrowers may not be added</li> </ul>
<b>25. Significant Derogatory Credit</b>	<ul style="list-style-type: none"> <li>Declarations must be completed on the application but are not required to be reviewed or considered</li> <li>Payoff or satisfaction of a judgement shown on the credit report not required</li> <li>The waiting period and re-establishment of credit requirements for significant derogatory credit are not required</li> <li>Borrowers in an active bankruptcy not eligible</li> </ul>
<b>26. Limitations On Other R.E Owned</b>	<p><b>Multiple Loans to the Same Borrower</b></p> <ul style="list-style-type: none"> <li>No limit</li> </ul>
<b>27. Appraisal Requirements</b>	<ul style="list-style-type: none"> <li>Home Value Explorer (HVE)             <ul style="list-style-type: none"> <li>1-2 units</li> <li>The HVE value must be obtained</li> <li>The HVE value must not be more than <b>120</b> days of the Note Date</li> <li>A Valuation disclosure is required</li> <li>HVE point value estimate must have a Forecast Standard Deviation not greater than 0.20 (Confidence Score high or medium)</li> </ul> </li> <li>Ineligible for HVE             <ul style="list-style-type: none"> <li>Owner occupied properties in Kansas with an LTV &gt;100%</li> <li>When an appraisal inspection has been obtained</li> <li>Manufactured homes</li> <li>Leasehold estates</li> <li>Subject to resale restrictions</li> </ul> </li> <li>An Interior and Exterior Appraisal Report</li> </ul>

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	<ul style="list-style-type: none"> <li>• Required for all manually underwritten loans</li> <li>• Condition ratings C1 through C6 permitted</li> <li>• Quality ratings Q1 through Q6 permitted</li> <li>• Owner occupied properties in Kansas with an LTV &gt;100%</li> <li>• Appraisal Update and/or Completion Report Form 442 is not required when the appraisal is "subject to repairs."</li> </ul> <p><b>FEMA Major Disaster Declaration Policy</b></p> <ul style="list-style-type: none"> <li>• Ditech Serviced             <ul style="list-style-type: none"> <li>• A re-inspection is not required</li> </ul> </li> <li>• Not Serviced by Ditech             <ul style="list-style-type: none"> <li>• A re-inspection is required after a Major Disaster Declaration</li> <li>• If damage is noted, an Interior and Exterior Inspection is required and repairs indicated by the appraiser must be completed prior to closing</li> <li>• See the Conforming chapter of the Client Guide for complete disaster requirements</li> </ul> </li> </ul>
<b>28. Mortgage Insurance</b>	<ul style="list-style-type: none"> <li>• If the existing mortgage has mortgage insurance, the existing mortgage insurance coverage must be transferred and continued with the new loan.</li> <li>• If the existing mortgage does not have mortgage, then no mortgage insurance is required</li> </ul>
<b>29. MI Transfer Eligibility</b>	<ul style="list-style-type: none"> <li>• Borrower Paid MI             <ul style="list-style-type: none"> <li>• The provider, coverage, type and frequency remain the same</li> <li>• Zero monthly</li> <li>• Single premium</li> <li>• Level annual</li> <li>• Standard annual</li> <li>• Split premium</li> </ul> </li> <li>• Lender Paid MI (Broker Clients only)             <ul style="list-style-type: none"> <li>• Single Premium</li> <li>• Monthly premium must be converted to BPML. Must request from MI provider an email or certificate confirming eligibility to convert LPML to BPML monthly prior to closing</li> <li>• Annual not eligible for transfer</li> </ul> </li> </ul>

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ALL NON-TAXABLE INCOME MUST BE GROSSED UP IF NEEDED TO QUALIFY

INCOME TYPES	LPA AND MANUAL UNDERWRITE	ADDITIONAL UNDERWRITING REQUIREMENTS FOR CERTAIN MANUAL UNDERWRITES
	<ul style="list-style-type: none"> <li>Documentation is required to confirm one source from one borrower.</li> <li>Documentation is not required to confirm receipt, history of receipt or continuity of income.</li> <li>Standard age of documentation requirements apply.</li> </ul>	<ul style="list-style-type: none"> <li>Documentation is required to confirm the amount and receipt of all income sources for all borrowers.</li> <li>Documentation source must evidence at least 30 days of income.</li> <li>Documentation is not required to confirm history of receipt or continuity of income.</li> <li>Standard age of documentation requirements apply.</li> </ul>
<b>Base Pay (Salary Or Hourly)</b>	<ul style="list-style-type: none"> <li>Verbal VOE</li> </ul>	<ul style="list-style-type: none"> <li>Verbal VOE, and</li> <li>Most recent paystub or written VOE</li> </ul>
<b>Bonus</b>	<ul style="list-style-type: none"> <li>Verbal VOE</li> </ul>	<ul style="list-style-type: none"> <li>Verbal VOE, and</li> <li>Most recent paystub or written VOE</li> </ul> <p>Bonus income calculation must be annualized. If borrower does not qualify based on annualizing income, additional income documentation may be required.</p>
<b>Commission</b>	<ul style="list-style-type: none"> <li>Verbal VOE</li> </ul>	<ul style="list-style-type: none"> <li>Verbal VOE, and</li> <li>Most recent paystub, individual tax return, or written VOE, regardless of percentage of commission earnings</li> </ul> <p>Commission income calculation must be averaged based on the year-to-date earnings. If borrower does not qualify, additional income documentation may be required.</p>
<b>Employment By A Relative, Property Seller Or Real Estate Broker</b>	<ul style="list-style-type: none"> <li>Verbal VOE</li> </ul>	<ul style="list-style-type: none"> <li>Verbal VOE, and</li> <li>Most recent paystub</li> </ul>
<b>Foreign Income</b>	<ul style="list-style-type: none"> <li>Most recent individual tax return that includes foreign income</li> </ul>	<ul style="list-style-type: none"> <li>All of the following                             <ul style="list-style-type: none"> <li>Verbal VOE</li> <li>Most recent paystub</li> <li>Most recent year individual tax return that includes foreign income</li> </ul> </li> </ul>
<b>Military Or Military Reserve</b>	<ul style="list-style-type: none"> <li>Verbal VOE</li> </ul>	<ul style="list-style-type: none"> <li>Verbal VOE, and</li> <li>Most recent Leave and Earnings Statement (LES) or written VOE</li> </ul>

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INCOME TYPES	LPA AND MANUAL UNDERWRITE	ADDITIONAL UNDERWRITING REQUIREMENTS FOR CERTAIN MANUAL UNDERWRITES
		In lieu of Verbal VOE, an LES dated no more than 30 days prior to the note date is permitted.
<b>Overtime</b>	<ul style="list-style-type: none"> <li>Verbal VOE</li> </ul>	<ul style="list-style-type: none"> <li>Verbal VOE, and</li> <li>Most recent paystub or written VOE</li> </ul> <p>Overtime income calculation must be averaged using the year-to-date earnings. If borrower does not qualify, additional income documentation may be required</p>
<b>Seasonal Income</b>	<ul style="list-style-type: none"> <li>Verbal VOE</li> </ul>	<ul style="list-style-type: none"> <li>Verbal VOE and</li> <li>Most recent paystub, written VOE or evidence of current receipt and amount of unemployment, if applicable</li> </ul>
<b>Secondary Employment</b>	<ul style="list-style-type: none"> <li>Verbal VOE</li> </ul>	<p>Employed and Self-Employed Income</p> <ul style="list-style-type: none"> <li>Document per income type</li> </ul>
<b>Self-Employment</b>	<ul style="list-style-type: none"> <li>Verification of existence of business</li> </ul>	<ul style="list-style-type: none"> <li>Verification of existence of business, and</li> <li>Most recent individual tax return</li> </ul>
<b>Temporary Leave Income</b>	<p>All of the following:</p> <ul style="list-style-type: none"> <li>Verbal VOE</li> <li>Borrower's written confirmation of intent to return to work and no evidence or information from employer indicating that the borrower does not have the right to return to work after the leave period.</li> <li>Use pre-leave income</li> </ul>	<p>All of the following:</p> <ul style="list-style-type: none"> <li>Borrower's written confirmation of intent to return to work and no evidence or information from employer indicating that the borrower does not have the right to return to work after the leave period.</li> <li>Most recent paystub or written VOE documenting pre-leave income</li> </ul>
<b>Tip Income</b>	<ul style="list-style-type: none"> <li>Verbal VOE</li> </ul>	<ul style="list-style-type: none"> <li>Verbal VOE, and</li> <li>Most recent paystub or written VOE</li> </ul>
<b>Union Member</b>	<ul style="list-style-type: none"> <li>Verbal VOE</li> </ul>	<p>All of the following:</p> <ul style="list-style-type: none"> <li>Written VOE or most recent paystub</li> <li>Final paystub from each employer worked during the current year, if multiple employers</li> <li>Most recent W2s from all employers worked during the year or individual tax return</li> </ul>

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## NON-EMPLOYMENT INCOME DOCUMENTATION REQUIREMENTS

ALL NON-TAXABLE INCOME MUST BE GROSSED UP IF NEEDED TO QUALIFY

INCOME TYPES	LPA AND MANUAL UNDERWRITE	ADDITIONAL REQUIREMENTS FOR CERTAIN MANUAL UNDERWRITE
<ul style="list-style-type: none"> <li>• Documentation is required to confirm income source and receipt of income.</li> <li>• Documentation is not required to confirm receipt, history of receipt or continuity of income.</li> <li>• There is no defined expiration date for non-employed income documentation therefore, the documentation is not required to be updated prior to closing</li> </ul>		
<b>Alimony And Child Support Payments</b>	One month documentation of receipt of income and one of the following: <ul style="list-style-type: none"> <li>• Divorce decree</li> <li>• Separation agreement</li> <li>• Court order</li> <li>• Equivalent documentation</li> </ul>	
<b>Alternative To Income Verification</b>	<ul style="list-style-type: none"> <li>• 12 months liquid PITIA reserves required. Provide one recent monthly, quarterly or annual statement from one of the following sources:                             <ul style="list-style-type: none"> <li>• Checking, savings account, certificate of deposit or money market</li> <li>• Stocks, bonds, mutual funds</li> <li>• Retirement account</li> <li>• Large deposits do not require investigation</li> </ul> </li> </ul> <p>The "Other Income" section of the application must reflect an income source. Enter the verified monthly amount of assets (total verified assets divided by 12) into the "Other Income" field and indicate as "Other Type of Income."</p>	Not permitted
<b>Automobile Allowance/Expense Account Payments</b>	<ul style="list-style-type: none"> <li>• Most recent paystub, or</li> <li>• Most recent individual tax return</li> </ul>	
<b>Boarder Income</b>	<ul style="list-style-type: none"> <li>• Most recent account statement reflecting deposit and</li> <li>• Evidence live-in aide for borrower with a disability resides in primary residence</li> </ul>	
<b>Capital Gains</b>	<ul style="list-style-type: none"> <li>• Most recent individual tax return and</li> <li>• Most recent account statement, which indicates borrower owns the assets</li> </ul>	
<b>Income Derived From Severance And Lump Sum Retirement Package Or Retirement Accounts</b>	<ul style="list-style-type: none"> <li>• Most recent monthly, quarterly, or annual statement</li> </ul>	See Client Guide

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<b>Foster Care Income</b>	<ul style="list-style-type: none"> <li>• One of the following:                             <ul style="list-style-type: none"> <li>• Letter from organization providing income</li> <li>• Most recent individual tax return</li> <li>• Most recent 1099</li> <li>• Most recent account statement reflecting direct deposit</li> </ul> </li> </ul>	
<b>Housing Or Parsonage Allowance</b>	<ul style="list-style-type: none"> <li>• One of the following:                             <ul style="list-style-type: none"> <li>• Written VOE or letter from employer reflecting the amount of the housing allowance and terms paid</li> <li>• Most recent paystub</li> <li>• Evidence of one month receipt of housing allowance</li> </ul> </li> </ul>	
<b>Interest And Dividend Income</b>	<ul style="list-style-type: none"> <li>• Most recent account statement to identify ownership of asset, and</li> <li>• Most recent individual tax return</li> </ul>	
<b>Long Term Disability</b>	Most recent account statement reflecting direct deposit and one of the following: <ul style="list-style-type: none"> <li>• Disability policy</li> <li>• Statement from benefits payer, insurance company or employer</li> <li>• Most recent individual tax returns</li> <li>• Most recent 1099</li> </ul>	
<b>Notes Receivable</b>	<ul style="list-style-type: none"> <li>• Copy of Note, and</li> <li>• Most recent account statement or equivalent evidence receipt</li> </ul>	
<b>Public Assistance Programs</b>	One of the following: <ul style="list-style-type: none"> <li>• Award letter</li> <li>• Most recent individual tax return</li> <li>• Most recent 1099</li> <li>• Most recent account statement reflecting direct deposit</li> </ul>	
<b>Rental Income</b>	<ul style="list-style-type: none"> <li>• Current lease, or</li> <li>• Most recent individual tax returns, including Schedule E</li> </ul>	
<b>Gross Market Rental Data</b>	Rental Income is being used to qualify, use one of the following: <ul style="list-style-type: none"> <li>• Current lease</li> <li>• Most recent individual tax return</li> <li>• Single Family Comparable Rent Schedule</li> </ul> <p>Rental Income is not being used to qualify or property not rented, use one of the following:</p> <ul style="list-style-type: none"> <li>• Copy of screen print from HUD <a href="http://HUD.gov">Fair Market Rents</a> on HUD.gov</li> </ul>	

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INCOME TYPES	LPA AND MANUAL UNDERWRITE	ADDITIONAL REQUIREMENTS FOR CERTAIN MANUAL UNDERWRITE
	<ul style="list-style-type: none"> <li>• Signed statement from borrower of the gross monthly rent</li> <li>• Verbal statement from borrower, the final executed 1003 must reflect gross monthly rent</li> </ul>	
<b>Retirement And Pension/Government Annuity/Ira</b>	One of the following is required <ul style="list-style-type: none"> <li>• Award letter</li> <li>• Most recent individual tax return</li> <li>• Most recent W-2 or 1099</li> <li>• Most recent account statement reflecting direct deposit</li> </ul>	
<b>Royalty Payments</b>	Most recent account statement reflecting deposit and one of the following: <ul style="list-style-type: none"> <li>• Royalty contract or agreement</li> <li>• Most recent individual tax return</li> </ul>	
<b>Social Security</b>	One of the following is required: <ul style="list-style-type: none"> <li>• Award letter</li> <li>• Most recent individual tax returns</li> <li>• Most recent SSA-1099</li> <li>• Most recent account statement reflecting direct deposit</li> </ul>	
<b>Trust</b>	<ul style="list-style-type: none"> <li>• Trustee agreement or trustee letter and</li> <li>• Most recent account statement reflecting direct deposit</li> </ul>	
<b>Unemployment</b>	<ul style="list-style-type: none"> <li>• Unemployment Insurance Benefit Approval or</li> <li>• Most recent account statement reflecting direct deposit</li> </ul>	
<b>Va Benefits</b>	Letter or distribution form from the Veteran's Administration	

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