

ditech BUSINESS LENDING FREDDIE MAC ELIGIBLE FIXED RATE TEXAS 50(A)(6) HOME EQUITY PRODUCT

1. PRODUCT DESCRIPTION	<ul style="list-style-type: none"> • Conventional Conforming fixed rate mortgage • Servicing retained • 10 to 30 year term in annual increments • Fully amortizing • Qualified Mortgage (QM) Safe Harbor loans are permitted • Qualified Mortgage (QM) Rebuttable Presumption loans are permitted –see the Qualified Mortgage (QM) Rebuttable Presumption section for requirements. <p>Product is specific to single-family primary residences located in Texas subject to the provisions of Texas Section 50(a)(6), Article XVI of the Texas Constitution</p>
2. PRODUCT CODES	<ul style="list-style-type: none"> • FF4 10 Yr Freddie Mac Eligible Fixed Texas Home Equity • FF5 15 Yr Freddie Mac Eligible Fixed Texas Home Equity • FF6 20 Yr Freddie Mac Eligible Fixed Texas Home Equity • FF7 30 Yr Freddie Mac Eligible Fixed Texas Home Equity
3. INDEX	N/A
4. MARGIN	N/A
5. ANNUAL ADJUSTMENT CAP	N/A
6. LIFE CAP	N/A
7. RATE AT ADJUSTMENT	N/A
8. TEMPORARY BUYDOWNS	Not permitted
9. QUALIFYING RATE AND RATIOS	<p>Qualifying Rate</p> <ul style="list-style-type: none"> • Qualify using the note rate <p>Ratios</p> <ul style="list-style-type: none"> • LPA Accept –Follow LPA • DU Approve/Eligible – 50%DTI
10. TEXAS HOME EQUITY RESTRICTIONS	<ul style="list-style-type: none"> • A copy of the current mortgage or note is required to determine the previous terms are not subject to Texas Section 50(a)(6) (also known as Home Equity Deed of Trust, Home Equity Installment Contract or Residential Home Loan Deed of Trust) • Payoff of an existing Texas Section 50(a)(6) loan (either first or second mortgage) may be refinanced as a Texas non-Home Equity Section 50(a)(4) loan if there is no cash out from the first mortgage transaction and the LTV/CLTV does not exceed 80%. Refer to the Texas Home Equity Refinance Eligibility Matrix to determine product eligibility. • There can only be one outstanding Texas Section 50(a)(6) loan on a property at any given time. <ul style="list-style-type: none"> • If the borrower has an existing Texas Section 50(a)(6) second lien and is getting cash out from the first mortgage, that lien must be paid off. • 12-month seasoning for any Texas Section 50(a)(6) loan (first or second). • Total fees paid by the borrower (excluding prepaids) cannot exceed 2% of the loan amount. The 2% cap includes fees paid to the lender, broker or any third party, excluding appraisal, property survey, title insurance premiums, and title examination. If closing costs are greater than 2%, reduce fees prior

Please note that this is not a client offer or solicitation for all loan products listed. All loans submitted for purchase by ditech must be eligible for purchase by ditech and be in full compliance with the ditech Loan Product Matrix and Client Contract for each approved client.

Product Matrices contain eligibility guidelines only.
Consult the Client Guide for full details.

ditech BUSINESS LENDING FREDDIE MAC ELIGIBLE FIXED RATE TEXAS 50(A)(6)HOME EQUITY PRODUCT

	<p>to closing. See the Compliance chapter of the Client Guide for guidance.</p> <ul style="list-style-type: none"> • Refunds to the borrower are permitted. See the Compliance chapter of the Client Guide for guidance • Premium pricing is permitted if disclosed to the borrower at time of initial application. • Power of Attorney not permitted, unless required by state law .
11. TYPES OF FINANCING	<p>Rate & Term Refinance</p> <ul style="list-style-type: none"> • Loan amount may include <ul style="list-style-type: none"> • Payoff of the outstanding principal balance of existing first loan subject to Texas 50(a)(6) plus any required per diem interest. • Pay off of the outstanding principal balance of an existing subordinate lien, not subject to Texas Section 50(a)(6), that was used in whole to acquire the subject property. • Closing costs, prepaid costs and discount points • Delinquent taxes/escrow shortage and late fees cannot be included in the loan amount; borrower must pay using own funds • Cash-out limited to the lesser of 2% of the principal amount of the new loan or \$2,000. • The subject loan is considered a cash-out refinance if the existing first mortgage transaction combined a first and non-purchase money subordinate lien into a new first within the last six months (note date to note date). A subsequent refinance of that lien within six months (note date to note date) is also considered a cash-out refinance. Provide Closing Disclosure from prior transaction. • Properties currently listed for sale (DU loans only) <ul style="list-style-type: none"> • Property must be taken off the market before the Note date • Borrower provides written confirmation of intent to occupy • See Conforming chapter of the Client Guide for Continuity of Obligation definition and guideline requirements (LPA loans only) <p>Cash-Out Requirements</p> <ul style="list-style-type: none"> • Ownership <ul style="list-style-type: none"> • One borrower must have held title to the subject property for at least 6 months, measured from previous note date to subject note date, with the following exceptions <ul style="list-style-type: none"> • Delayed Financing • Borrower legally awarded the property (divorce, separation, dissolution of a domestic partnership) • Inherited Property • See the Conforming chapter of the Client Guide for details • For a manufactured home, one borrower must have held title to both the manufactured home and land for at least 12 months, preceding the date of the loan application. No exceptions. • See the Conforming chapter of the Client Guide for Continuity of Obligation definition and guideline requirements (LPA loans only) • Properties currently listed for sale are eligible if the property has been taken off the market prior to the Note date (DU loans only) • Unsecured Correspondent lender affiliated debt may not be paid off at closing with loan proceeds unless borrower request is documented. <p>Single-Close Modification of Note</p> <ul style="list-style-type: none"> • Not permitted
12. LOAN AMOUNT	Maximum loan amount: \$484,350

Please note that this is not a client offer or solicitation for all loan products listed. All loans submitted for purchase by ditech must be eligible for purchase by ditech and be in full compliance with the ditech Loan Product Matrix and Client Contract for each approved client.

Product Matrices contain eligibility guidelines only.
Consult the Client Guide for full details.

ditech BUSINESS LENDING FREDDIE MAC ELIGIBLE FIXED RATE TEXAS 50(A)(6)HOME EQUITY PRODUCT

13. LTV/CLTV LIMITATIONS	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3" style="text-align: center;">LPA ACCEPT</th> </tr> <tr> <th style="text-align: center;">Units</th> <th style="text-align: center;">LTV/CLTV</th> <th style="text-align: center;">Credit Score</th> </tr> </thead> <tbody> <tr> <td colspan="3" style="text-align: center;">Rate & Term Refinance</td> </tr> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">80%</td> <td style="text-align: center;">LPA determines</td> </tr> <tr> <td colspan="3" style="text-align: center;">Cash-Out Refinance</td> </tr> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">80%</td> <td style="text-align: center;">LPA determines</td> </tr> </tbody> </table>	LPA ACCEPT			Units	LTV/CLTV	Credit Score	Rate & Term Refinance			1	80%	LPA determines	Cash-Out Refinance			1	80%	LPA determines	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3" style="text-align: center;">DU APPROVE/ELIGIBLE</th> </tr> <tr> <th style="text-align: center;">Units</th> <th style="text-align: center;">LTV/CLTV</th> <th style="text-align: center;">Credit Score</th> </tr> </thead> <tbody> <tr> <td colspan="3" style="text-align: center;">Rate & Term Refinance</td> </tr> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">80%</td> <td style="text-align: center;">620</td> </tr> <tr> <td colspan="3" style="text-align: center;">Cash-Out Refinance</td> </tr> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">80%</td> <td style="text-align: center;">620</td> </tr> </tbody> </table>	DU APPROVE/ELIGIBLE			Units	LTV/CLTV	Credit Score	Rate & Term Refinance			1	80%	620	Cash-Out Refinance			1	80%	620	
LPA ACCEPT																																							
Units	LTV/CLTV	Credit Score																																					
Rate & Term Refinance																																							
1	80%	LPA determines																																					
Cash-Out Refinance																																							
1	80%	LPA determines																																					
DU APPROVE/ELIGIBLE																																							
Units	LTV/CLTV	Credit Score																																					
Rate & Term Refinance																																							
1	80%	620																																					
Cash-Out Refinance																																							
1	80%	620																																					
14. LTV/CLTV LIMITATIONS MANUFACTURED HOUSING	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3" style="text-align: center;">MANUFACTURED HOMES</th> </tr> <tr> <th colspan="3" style="text-align: center;">LPA ACCEPT</th> </tr> <tr> <th style="text-align: center;">Units</th> <th style="text-align: center;">LTV/CLTV</th> <th style="text-align: center;">Credit Score</th> </tr> </thead> <tbody> <tr> <td colspan="3" style="text-align: center;">Rate & Term Refinance</td> </tr> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">80%</td> <td style="text-align: center;">LPA determines</td> </tr> <tr> <td colspan="3" style="text-align: center;">Cash-Out Refinance¹</td> </tr> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">65%</td> <td style="text-align: center;">LPA determines</td> </tr> <tr> <td colspan="3"> ¹Fixed Rate-Term <=20 years for cash-out refinance </td> </tr> </tbody> </table>			MANUFACTURED HOMES			LPA ACCEPT			Units	LTV/CLTV	Credit Score	Rate & Term Refinance			1	80%	LPA determines	Cash-Out Refinance¹			1	65%	LPA determines	¹ Fixed Rate-Term <=20 years for cash-out refinance														
MANUFACTURED HOMES																																							
LPA ACCEPT																																							
Units	LTV/CLTV	Credit Score																																					
Rate & Term Refinance																																							
1	80%	LPA determines																																					
Cash-Out Refinance¹																																							
1	65%	LPA determines																																					
¹ Fixed Rate-Term <=20 years for cash-out refinance																																							
15. SECONDARY FINANCING	<ul style="list-style-type: none"> • Existing subordinate financing not subject to Texas Section 50(a)(6) may be subordinated. See the Types of Financing section for second lien requirements subject to Texas Section 50(a)(6). • See the LTV/CLTV Limitations section <p>Ineligible Secondary Financing</p> <ul style="list-style-type: none"> • HELOC • New secondary financing • Third liens 																																						
16. PROPERTY TYPES	<p>Eligible Property Types</p> <ul style="list-style-type: none"> • 1-unit • Acreage requirements <ul style="list-style-type: none"> • If adjacent property is owned, the file must show that the subject property is a separate parcel and does not include the additional lot. • <u>Urban Property</u> <ul style="list-style-type: none"> • Maximum 10 acres, and • The municipality provides police and fire protection (paid or volunteer) and 3 of the following services <ul style="list-style-type: none"> • Electric • Natural gas • Sewer • Storm sewer • Water • <u>Rural Property</u> <ul style="list-style-type: none"> • Property is considered rural if the municipality does not provide police and fire protection or any of the above services 																																						

Please note that this is not a client offer or solicitation for all loan products listed. All loans submitted for purchase by ditech must be eligible for purchase by ditech and be in full compliance with the ditech Loan Product Matrix and Client Contract for each approved client.

Product Matrices contain eligibility guidelines only.
Consult the Client Guide for full details.

ditech BUSINESS LENDING FREDDIE MAC ELIGIBLE FIXED RATE TEXAS 50(A)(6)HOME EQUITY PRODUCT

	<ul style="list-style-type: none"> • Rural property for a single borrower – 100 acres or less • Rural property for a family – 200 acres or less • If the definition of a rural property cannot be met and there is an excess of 10 acres, all acreage exceeding 10 acres must be subdivided or the loan is ineligible • Condos (LPA loans only) <ul style="list-style-type: none"> • See the Conforming chapter of the Client Guide and Freddie Mac Condo-PUD Matrices for : <ul style="list-style-type: none"> • Appraisal and warranty requirements • LTV/CLTV for Streamlined Review established attached condos <ul style="list-style-type: none"> • LPA Accept: Streamlined Review for Primary Residences limited to LTV/CLTV <=80% • Leasehold Estates • Manufactured Homes (LPA loans only) <ul style="list-style-type: none"> • Primary residence only • Properties on a leasehold are not eligible • Singlewide manufactured homes must be located in a Fannie Mae PERS approved condo or PUD project • Proceeds may not be used to pay off a balance under a land contract or contract for deed • The borrower must have owned both the manufactured home and land for at least 12 months preceding the date of the loan application for cash-out refinance transactions. • The manufactured home must be classified and titled as real property. • ALTA 7 or state specific equivalent Title Endorsement is required. • Properties permanently installed on a site for less than 12 months are eligible only if borrower is the second purchaser of the property and the seller is not the builder-contractor or manufactured housing dealer who installed MH unit on site. • See the Conforming chapter of the Client Guide for complete LTV/CLTV calculations and other manufactured housing requirements • Off-frame Modular Housing • On-frame Modular Housing (LPA only) • Precut, Panelized Housing • PUD <p>Ineligible Property Types</p> <ul style="list-style-type: none"> • 2-4 units • Agricultural zoning • Condo Hotel • Co-op • On-frame Modular Housing (DU loans only) <p>See the Conforming chapter of the Client Guide for eligibility guidelines</p>
17. OCCUPANCY	Primary Residence
18. GEOGRAPHIC LOCATIONS/ RESTRICTIONS	Texas

Please note that this is not a client offer or solicitation for all loan products listed. All loans submitted for purchase by ditech must be eligible for purchase by ditech and be in full compliance with the ditech Loan Product Matrix and Client Contract for each approved client.

Product Matrices contain eligibility guidelines only.
Consult the Client Guide for full details.

ditech BUSINESS LENDING FREDDIE MAC ELIGIBLE FIXED RATE TEXAS 50(A)(6)HOME EQUITY PRODUCT

19. ASSUMPTIONS	Not permitted		
20. ESCROW WAIVERS	<ul style="list-style-type: none"> See Client Guide for escrow waiver eligibility Higher Priced Mortgage Loans(HPML): Primary residence loans must maintain an escrow account for a minimum of 5 years. 		
21. PREPAYMENT PENALTY	None		
22. APPROVAL AUTHORITY	Approval Authority		
	Delegated	Conditional Delegated	Non-Delegated and Broker
	Client has the following limited underwriting authority <ul style="list-style-type: none"> Individual loan amount <= \$1 million eligible ditech first and second liens: combined loan amount <= \$1 million eligible ditech first and other lender second liens: combined loan amount <= \$1.25 million eligible ditech total overall exposure with a borrower <= \$1.5 million. Total overall exposure includes all ditech liens on all properties owned by the borrower When a borrower has more than one pending transaction, all files must be underwritten together in order to consider the overall risk(s) and qualifying of the transactions. 	Client has the following limited underwriting authority <ul style="list-style-type: none"> LPA Accept or DU Approve required Individual loan amount <=\$650,000 eligible with the following exceptions <ul style="list-style-type: none"> High-Balance/Super Conforming loan products not eligible ditech first and second liens: combined loan amount <=\$650,000 eligible ditech first and other lender second liens: combined loan amount <= \$1 million eligible ditech total overall exposure with a borrower <= \$1 million. Total overall exposure includes all ditech liens on all properties owned by the borrower When a borrower has more than one pending transaction, all files must be underwritten together in order to consider the overall risk(s) and qualifying of the transactions. 	All loans must be submitted to ditech
	All loans must be submitted to Desktop Underwriter or Loan Product Advisor Manually underwritten loans are underwritten per Fannie Mae guidelines		
Acceptable			Unacceptable
23. UNDERWRITING /AUS DECISIONS			

Please note that this is not a client offer or solicitation for all loan products listed. All loans submitted for purchase by ditech must be eligible for purchase by ditech and be in full compliance with the ditech Loan Product Matrix and Client Contract for each approved client.

Product Matrices contain eligibility guidelines only. Consult the Client Guide for full details.

ditech BUSINESS LENDING FREDDIE MAC ELIGIBLE FIXED RATE TEXAS 50(A)(6)HOME EQUITY PRODUCT

		LPA Accept DU Approve/Eligible	DU Approve/Ineligible DU Refer with Caution LPA Caution Manual Underwriting Out of Scope	
		<ul style="list-style-type: none"> Manufactured homes must receive LPA Accept. DU Approve not eligible LPA – Maximum 5 borrowers for LPA transactions. Any loan with more than 5 borrowers must be manually underwritten in the Fannie Mae Eligible product. DU - Maximum 4 borrowers for DU transactions. Any loan with more than 4 borrowers must be manually underwritten in the Fannie Mae Eligible product. DU Validation Services: Transactions are eligible with Approve/Eligible. See the Conforming Chapter of the Client Guide for details. 		
24. DOCUMENTATION TYPE	Standard			
25. BORROWER ELIGIBILITY	<p>Eligible Borrowers</p> <ul style="list-style-type: none"> Permanent Resident Non-Permanent Resident <p>Ineligible Borrowers</p> <ul style="list-style-type: none"> Foreign Nationals Trusts 			
26. CO-BORROWERS	All borrowers must occupy subject property			
27. CREDIT	<p>Credit Score Requirements</p> <ul style="list-style-type: none"> LPA Accept and DU Approve/Eligible – See the LTV/CLTV Limitations section for minimum credit score requirements <p>Underwriting Borrowers without Traditional Credit (Freddie Mac only)</p> <ul style="list-style-type: none"> LPA Accept <ul style="list-style-type: none"> LPA will underwrite loans for the following: (No cash out only) <ul style="list-style-type: none"> No borrower has a credit score At least one borrower has no credit score and another borrower has a credit score Follow LPA Feedback Certificate for LPA Accept loans <p>Housing (Mortgage/Rental) Payment History (PITIA)</p> <ul style="list-style-type: none"> Inclusive of all liens regardless of position Applies to all mortgages on all financed properties LPA Accept and DU Approve/Eligible– Evaluated by LPA/DU 			

Please note that this is not a client offer or solicitation for all loan products listed. All loans submitted for purchase by ditech must be eligible for purchase by ditech and be in full compliance with the ditech Loan Product Matrix and Client Contract for each approved client.

Product Matrices contain eligibility guidelines only. Consult the Client Guide for full details.

ditech BUSINESS LENDING FREDDIE MAC ELIGIBLE FIXED RATE TEXAS 50(A)(6)HOME EQUITY PRODUCT

	<p>Significant Derogatory Credit</p> <ul style="list-style-type: none"> • See the Conforming chapter of the Client Guide for <ul style="list-style-type: none"> • Bankruptcy • Foreclosure • Preforeclosure • Deed-in-lieu • Short Payoff
28. ASSET/RESERVES	<p>Borrower Investment</p> <ul style="list-style-type: none"> • N/A <p>Seller Contributions</p> <ul style="list-style-type: none"> • N/A <p>Gifts</p> <ul style="list-style-type: none"> • N/A <p>Reserves</p> <ul style="list-style-type: none"> • LPA Accept-Follow LPA <ul style="list-style-type: none"> • Rate &Term Refinance and Cash-Out Refinance – The cash out may not be used to meet the reserve requirements • DU Approve Eligible – Follow DU <ul style="list-style-type: none"> • Cash-Out Refinance – The cash out may not be used to meet the reserve requirements
29. EMPLOYMENT/ INCOME	<ul style="list-style-type: none"> • Follow LPA/DU for income documentation • See the Conforming chapter of the Client Guide <p>Form 4506-T</p> <ul style="list-style-type: none"> • Prior to Underw riting (for loans underw ritten by ditech only) <ul style="list-style-type: none"> • 4506-T must be signed for each borrow er w hose income must be documented w ith tax returns and used for qualification (self-employment, rental income, income earned from commission, etc.). • At Closing(for all loans) <ul style="list-style-type: none"> • 4506-T for each borrow er w hose income is used to qualify (regardless of income type) must be signed at closing even if DU Validation Service w aives the requirement. • 4506 –T for the business tax return transcript(s) must be signed at closing w hen the business returns are used for qualification even if DU Validation Service w aives the requirement. • See the Conforming chapter of the Client Guide for complete guidelines.
30. LIMITATIONS ON OTHER R.E OWNED	<p>Multiple Loans to the Same Borrower</p> <ul style="list-style-type: none"> • New multiple loans must be underw ritten simultaneously. See the Approval Authority section. • See the Conforming chapter of the Client Guide for eligibility guidelines
31. FREDDIE MAC REO	<p>Resale Restrictions</p> <ul style="list-style-type: none"> • Freddie Mac REO resale restriction (property resold w ithin 3 months of purchase) is eligible. An exception must be submitted w ith the loan file for

Please note that this is not a client offer or solicitation for all loan products listed. All loans submitted for purchase by ditech must be eligible for purchase by ditech and be in full compliance with the ditech Loan Product Matrix and Client Contract for each approved client.

Product Matrices contain eligibility guidelines only.
Consult the Client Guide for full details.

ditech BUSINESS LENDING FREDDIE MAC ELIGIBLE FIXED RATE TEXAS 50(A)(6)HOME EQUITY PRODUCT

	delivery purposes.	
32. APPRAISAL REQUIREMENTS	<ul style="list-style-type: none"> • An Interior and Exterior Appraisal Report (Form 1004 or 1073) is required • The reuse of an appraisal is not permitted • DU Approve/Eligible <ul style="list-style-type: none"> • Condition rating C5 not permitted 	
33. MORTGAGE INSURANCE	NA	
34. OVERLAYS	<p>The following LPA Accept loans are <u>NOT</u> eligible in the Freddie Mac Eligible product</p> <ul style="list-style-type: none"> • Manual underwriting • Affordable Housing mortgage <p>The following DU Approve/Eligible loans are <u>NOT</u> eligible in the Freddie Mac Eligible product</p> <ul style="list-style-type: none"> • DU decision other than Approve/Eligible • Manual underwriting • DTI >50% • Fannie Mae REO with Resale Restrictions • Community Second mortgages • Fannie Mae is the property seller and one or more of the following exists <ul style="list-style-type: none"> • Primary residence >90% LTV with seller concessions >3%, or • Resale restriction in the first three months where the property cannot be resold for >120% of the original sales price • Condition rating C5 • Manufactured homes • Condominium projects • Student Loan Cash-Out Refinance 	
35. QUALIFIED MORTGAGE (QM) REBUTTABLE PRESUMPTION	<ul style="list-style-type: none"> • A transaction is classified as Qualified Mortgage (QM) Rebuttable Presumption when the APR is greater than Average Prime Offer Rate (APOR) + 1.5%, which can be categorized as Higher Priced Covered Transaction (HPCT) • Ditech employees refer to the Compliance Manual for a full description of Qualified Mortgage (QM) Rebuttable Presumption • See the Escrow Waiver section above for Escrow Waiver Restrictions • Residual income and corresponding reserve requirement must be documented based on the table below. 	
	RESIDUAL INCOME	
	Residual income is the qualified gross monthly income less the gross monthly debt. The debt and income used to calculate the DTI ratio should be used for the residual income evaluation per the base product guidelines.	
	Primary Residence	
	If monthly residual income is	Then, the minimum reserves required are ...
	\$2500 or greater	No minimum reserves, comply with minimum reserves requirement for the base loan program.

Please note that this is not a client offer or solicitation for all loan products listed. All loans submitted for purchase by ditech must be eligible for purchase by ditech and be in full compliance with the ditech Loan Product Matrix and Client Contract for each approved client.

Product Matrices contain eligibility guidelines only.
Consult the Client Guide for full details.

ditech BUSINESS LENDING FREDDIE MAC ELIGIBLE FIXED RATE TEXAS 50(A)(6)HOME EQUITY PRODUCT

	>= \$800 < \$2500	The greater of: <ul style="list-style-type: none"> • Three months liquid reserves OR • Minimum reserve for base loan program 	
	<\$800	Not eligible	
36. SPECIAL REQUIREMENT S/ RESTRICTIONS	<ul style="list-style-type: none"> • Loan may not close until 12 days after the later of <ul style="list-style-type: none"> • Receipt by the originator of a signed and dated loan application, OR • Receipt by the customer of the <u>Notice Concerning Extension of Credit</u> (12-Day Notice) – No Exceptions • ditech defines receipt as the date the borrower signs the document • Borrower must sign <u>Borrower's Certification of Receipt of Settlement Statement and Accuracy Thereof</u> at closing. • Both spouses must execute the mortgage. However, both spouses are not required to be parties to the promissory note. All individuals on title and their spouses (including non-titled spouses) must sign the Security Instrument, Loan Estimate (TIL), Right of Rescission, if applicable, and the <u>Texas Notice Regarding Extension of Credit</u>. • Borrower must be provided a copy of all documents at closing and sign the <u>Acknowledgement of Receipt of Copies</u>. The documents may not contain any blank spaces. • All loans must contain a Texas Attorney Representation letter as evidence that the closing documents were prepared or reviewed by a licensed Texas attorney prior to closing. • Loan must be closed only at the office of the lender, an attorney or title company. All borrowers must attend the closing and execute the documentation person at the closing location. No closing by mail or phone. Power of Attorney not permitted • The following forms must be executed and included in the final funding package: <ul style="list-style-type: none"> • Texas Home Equity Affidavit Agreement (Form #3185) • Texas Home Equity Discount Point Acknowledgment, if applicable • Federal Notice of Right to Rescind • In addition to the borrower, the Lender must sign the <u>Acknowledgment of Fair Market Value of Homestead Property</u> at closing with an appraisal attached to the Acknowledgment. • Notice of No Oral Agreements signed by Lender and borrower • Use the following forms at closing: <ul style="list-style-type: none"> • Texas Home Equity Security Instrument (Form #3044.1) • Texas Home Equity Note (Fixed Rate-First Lien) (Form #3244.1) • Texas Home Equity Fixed/Adjustable Rate Note (Form #3528-44) • Texas Home Equity Condo Rider, if applicable (Form #3140.44) • Texas Home Equity PUD Rider, if applicable (Form #3150.44) • Title Policy must include T42 and T42.1 		

Please note that this is not a client offer or solicitation for all loan products listed. All loans submitted for purchase by ditech must be eligible for purchase by ditech and be in full compliance with the ditech Loan Product Matrix and Client Contract for each approved client.

Product Matrices contain eligibility guidelines only.
Consult the Client Guide for full details.