

ditech BUSINESS LENDING FREDDIE MAC HOME POSSIBLE MORTGAGE PRODUCT

	FIXED RATE	5/1 LIBOR ARM	7/1 LIBOR ARM	10/1 LIBOR ARM
1. PRODUCT DESCRIPTION	<ul style="list-style-type: none"> Conventional Conforming fixed rate mortgage Servicing retained 10-30 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. 	<ul style="list-style-type: none"> Conventional Conforming five year/one year adjustable rate mortgage Servicing retained 30 year term Fully amortizing Non-convertible ARM Plan ID 2725 Manufactured homes not eligible Qualified Mortgage (QM) Safe Harbor loans are permitted Qualified Mortgage (QM) Rebuttable Presumption loans are not permitted. 	<ul style="list-style-type: none"> Conventional Conforming seven year/one year adjustable rate mortgage Servicing retained 30 year term Fully amortizing Non-convertible ARM Plan ID 2727 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. 	<ul style="list-style-type: none"> Conventional Conforming ten year/one year adjustable rate mortgage Servicing retained 30 year term Fully amortizing Non-convertible ARM Plan ID 2729 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.
2. PRODUCT CODES	<p>Home Possible Advantage</p> <ul style="list-style-type: none"> JJ5 Home Possible Advantage 30 Yr Fixed JJ6 Home Possible Advantage 30 Yr Fixed w/Affordable 2nd <p>Home Possible</p> <ul style="list-style-type: none"> II8 Home Possible 30 Yr Fixed 	<p>Home Possible</p> <ul style="list-style-type: none"> II9 Home Possible 5/1 ARM 2/2/5 Cap 	<p>Home Possible</p> <ul style="list-style-type: none"> JJ1 Home Possible 7/1 ARM 5/2/5 Cap 	<p>Home Possible</p> <ul style="list-style-type: none"> JJ2 Home Possible 10/1 ARM 5/2/5 Cap
3. INDEX	N/A	London interbank offered rate for 12-month United States dollar-denominated deposits, as published in the Wall Street Journal (LIBOR)		
4. MARGIN	N/A	2.250%, 2.375% or 2.500%		
5. ANNUAL ADJUSTMENT CAP	N/A	2%		
6. LIFE CAP	N/A	5%		
7. RATE AT ADJUSTMENT	N/A	<ul style="list-style-type: none"> 2/2/5 Cap-Initial note rate is in effect for the fixed term, the first interest adjustment is up to 2%, thereafter, a 2% annual 	<ul style="list-style-type: none"> 5/2/5 Cap-Initial note rate is in effect for the fixed term, the first interest adjustment is up to 5%, thereafter, a 2% annual adjustment cap begins with the second adjustment Rate is equal to the note margin plus index rounded to the nearest 	

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		adjustment cap begins with the second adjustment <ul style="list-style-type: none"> Rate is equal to the note margin plus index rounded to the nearest .125%. Subject to annual/life caps 	.125%. Subject to annual/life caps	
8. TEMPORARY BUYDOWNS	Not permitted			
9. QUALIFYING RATE	Qualifying Rate <ul style="list-style-type: none"> Qualify using the note rate 	Qualifying Rate <ul style="list-style-type: none"> Qualify using the greater of the fully indexed, fully amortizing rate or note rate + 2.0% 	Qualifying Rate <ul style="list-style-type: none"> Qualify using the greater of the fully indexed, fully amortizing rate or note rate 	
10. QUALIFYING RATIOS-	Ratios <ul style="list-style-type: none"> LPA Accept – Follow LPA 			
11. TYPES OF FINANCING	Purchase Mortgage Rate & Term Refinance (Limited Cash-Out Refinance) <ul style="list-style-type: none"> Loan amount may include <ul style="list-style-type: none"> Pay off the outstanding principal balance of existing first loan (including existing HELOC in first lien position) plus any required per diem interest Pay off of the outstanding principal balance of any existing subordinate liens that were used in whole to acquire the subject property. See Conforming chapter of the Client Guide for acceptable documentation to verify the use of the subordinate lien Closing costs and prepaids Prepayment penalties associated with the existing mortgage Cash out limited to lesser of 2% of the principal amount of the new loan or \$2000 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. Delinquent real estate taxes may not be included in the loan amount. See the Conforming chapter of the Client Guide for complete requirements. See the Conforming chapter of the Client Guide for Continuity of Obligation definition and guideline requirements Owner Occupied Properties Located In Texas <ul style="list-style-type: none"> A copy of the current mortgage or note is required to determine whether the terms are 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). If the first or second Texas Section 50(6) loan is being paid off, see the Texas Home Equity Refinance Eligibility Matrix to determine product eligibility. 			

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Single-Close Modification of Note

- Not permitted

12. LOAN AMOUNT

MAXIMUM LOAN AMOUNT		
UNITS	CONTINENTAL US	ALASKA & HAWAII
1	\$484,350	\$726,525
2	\$620,200	\$930,300
3	\$749,650	\$1,124,475
4	\$931,600	\$1,397,400
No minimum loan amount		

13. HOME POSSIBLE ADVANTAGE LTV/CLTV LIMITATIONS AUTOMATED UNDERWRITING

HOME POSSIBLE ADVANTAGE ²			
PRIMARY RESIDENCE			
Purchase and Rate & Term Refinance			
FIXED RATE			
Units	LTV	CLTV ¹	HCLTV
1	97%	105%	N/A

¹ Secondary Financing subordinated to a Home Possible Advantage mortgage must be an Affordable Second only -Maximum 105% CLTV- See Secondary Financing section for details.

² Manufactured homes not eligible
Must review MI company guidelines for MI eligibility for LTV >80%

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15. SECONDARY FINANCING	<ul style="list-style-type: none"> • Seller seconds are not permitted • Home Possible Advantage secondary financing must be an Affordable Second • Down Payment Assistance Programs (DPA) are not eligible unless the following are met for the Affordable Second Program <ul style="list-style-type: none"> • For loans underwritten by ditech, down payment assistance programs must be evaluated and approved by ditech prior to loan application. Follow standard DPA submission process. <ul style="list-style-type: none"> • Affordable Seconds (Fixed Rate only) <ul style="list-style-type: none"> • Product code JJ6 Home Possible Advantage 30 Yr Fixed w/Affordable 2nd • May be funded by a federal agency, municipality, state, county or local housing finance agency, non-profit organization, or an employer • Maximum 105% CLTV • May be used to fund all or part of the down payment or closing costs • The more restrictive down payment requirement between the product and the second mortgage will apply. • Income limits imposed by the Affordable Second provider apply • No reporting requirements permitted • Enter the amount in the "Total Gift Fund" field of LPA instead of entering it into the "Subordinate Amount" field provided that there is not a required payment before the due date of the 61st monthly payment. 																																																																							

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16. PROPERTY TYPES	<p>Eligible Property Types</p> <ul style="list-style-type: none"> • 1-4 units (Fixed Rate) • 1-2 units (ARMs) • Condo <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 • Nevada <ul style="list-style-type: none"> • HOA dues for the subject unit must be current prior to closing • HOA may not be seller of the subject unit • Leasehold Estates • Manufactured Homes <ul style="list-style-type: none"> • Max 95% LTV/CLTV/HCLTV • Properties located in Rhode Island are not eligible • Properties on a leasehold are not eligible • Single wide manufactured homes must be located in a Fannie Mae PERS approved condo or PUD project • 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 • Precut, Panelized Housing • PUD <ul style="list-style-type: none"> • Nevada <ul style="list-style-type: none"> • HOA dues for the subject unit must be current prior to closing • HOA may not be seller of the subject unit <p>Ineligible Property Types</p> <ul style="list-style-type: none"> • Condo Hotel • Co-op <p>See the Conforming chapter of the Client Guide for eligibility guidelines</p>			
17. OCCUPANCY	Primary Residence			

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18. GEOGRAPHIC LOCATIONS/ RESTRICTIONS	Ineligible States <ul style="list-style-type: none"> • New York <ul style="list-style-type: none"> • Permitted only for Delegated Clients and Conditional Delegated Clients who underwrite and close loans in their own name. See Approval Authority section for limited eligibility • West Virginia 			
19. ASSUMPTIONS	Not permitted	Permitted after the first interest rate adjustment period		
20. ESCROW WAIVERS	<ul style="list-style-type: none"> • See the 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 • New York <ul style="list-style-type: none"> • Individual loan amount <= \$1 million eligible if Client is underwriting the loan. • Individual loan amount > \$1 million and all loans submitted to ditech for underwriting are ineligible 	Client has the following limited underwriting authority <ul style="list-style-type: none"> • LP 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 • New York <ul style="list-style-type: none"> • Individual loan amount <= \$650,000 eligible if Client is underwriting the loan. • Individual loan amount > \$650,000 and all loans submitted to ditech for underwriting are ineligible 	<ul style="list-style-type: none"> • All loans must be submitted to ditech • New York-Ineligible 	

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23. UNDERWRITING / AUS DECISIONS	<table border="1" style="width: 100%; border-collapse: collapse; margin-bottom: 10px;"> <thead> <tr style="background-color: #e0e0e0;"> <th colspan="2" style="text-align: center;">All loans must be submitted to LPA</th> </tr> <tr style="background-color: #e0e0e0;"> <th style="width: 50%; text-align: center;">Acceptable</th> <th style="width: 50%; text-align: center;">Unacceptable</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">LPA Accept</td> <td style="text-align: center;">LPA Caution Manual Underwrite</td> </tr> <tr> <td style="text-align: center;">Maximum 5 borrowers for LPA transactions.</td> <td></td> </tr> </tbody> </table> <ul style="list-style-type: none"> Enter loans into LPA, the Offering Identifier field (found in the Mortgage Type and Loan Terms section) must reflect Home Possible or Home Possible Advantage, as applicable to obtain an LPA decision indicating eligibility for Home Possible Mortgage Program LPA certificate must state the loan casefile is eligible for delivery as a Home Possible/Home Possible Advantage mortgage loan 				All loans must be submitted to LPA		Acceptable	Unacceptable	LPA Accept	LPA Caution Manual Underwrite	Maximum 5 borrowers for LPA transactions.	
All loans must be submitted to LPA												
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24. DOCUMENTATION TYPE	Standard											
25. BORROWER ELIGIBILITY	<p>Income Requirements</p> <ul style="list-style-type: none"> Qualifying income from all borrowers who will be on the note must be included Only the income used to qualify the borrowers must be included in the income limits <p>Income Limits</p> <ul style="list-style-type: none"> LPA will determine income eligibility <ul style="list-style-type: none"> 100% of area median income (AMI) No income limits apply if the subject property is located in a census tract where the median tract income <=80% of the AMI (low-income census tract) See Affordable Income & Property Eligibility tool <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"> Non-occupant co-borrowers not permitted. All borrowers must occupy the subject property as their primary residence Foreign Nationals 											
26. NON-OCCUPANT BORROWER	<ul style="list-style-type: none"> Permitted with below requirements: <ul style="list-style-type: none"> 1 unit LTV/CLTV/HCLTV <=95% 105% CLTV with Affordable Second 											
27. CREDIT	<p>Credit Score Requirements</p> <ul style="list-style-type: none"> LPA Accept – Evaluated by LPA 											

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	<p>Underwriting Borrowers without Traditional Credit (Freddie Mac only)</p> <ul style="list-style-type: none"> • LPA Accept (Fixed Rate) <ul style="list-style-type: none"> • LPA will underwrite loans for the following: <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 • LPA Accept (ARM) <ul style="list-style-type: none"> • LPA will underwrite loans for the following: <ul style="list-style-type: none"> • At least one borrower has no credit score and another borrower has a credit score • Follow LPA Feedback Certificate for LPA Accept <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 – Evaluated by LPA <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 • Pre foreclosure • Deed-in-lieu • Short Payoff 			

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28. ASSET/RESERVES	<ul style="list-style-type: none"> Sweat Equity-not permitted 																						
Minimum Borrower Investment																							
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	1-unit		2-4 units																				
	<=80% LTV/CLTV/HCLTV	>80% LTV/CLTV/HCLTV	<=80% LTV/CLTV/HCLTV	>80% LTV/CLTV/HCLTV																			
Minimum Investment from Borrower's Own Funds	None	None	None	3%																			
Gifts Permitted	Yes	Yes	Yes	Yes																			
Minimum borrower investment from own funds must be met before other sources are permitted																							
Minimum Reserves																							
Units			Home Possible Advantage																				
1			Follow LPA																				
2-4			N/A																				
Seller Contributions																							
<ul style="list-style-type: none"> 3% for LTV/CLTV > 90% 6% for LTV/CLTV > 75% <= 90% 9% for LTV/CLTV <= 75% 																							
Rate & Term Refinance-The cash out may not be used to meet the reserve requirements.																							
Cash on Hand																							
<ul style="list-style-type: none"> The following requirements must be met: <ul style="list-style-type: none"> The borrower is a cash basis individual and that the cash on hand is not borrowed and could be saved by the borrower The below documents are needed <ul style="list-style-type: none"> A completed Freddie Mac Exhibit 23 Monthly Budget and Residual Analysis Form or another document containing the same information, confirming that the total monthly residual income available for savings is a positive number Copies of six months cash receipts or acceptable alternative documentation to verify the recurring obligations, including the payment of revolving and installment debt, are customarily paid in cash. The credit report must not show more than three trade lines. Copies of three months statements for any open revolving account that reveal cash advances are not the source of borrower funds. Any cash advances must be explained and documented. An updated credit report must be obtained one week prior to closing that does not show any new accounts or a substantial increase to an existing account that exceeds the amount of cash on hand provided by the borrower. There must be no indication that the borrower typically uses checking, savings or similar accounts <ul style="list-style-type: none"> Evidence that funds for the down payment, closing costs, prepaids and reserves are deposited in a financial institution or are held in an escrow account prior to closing. 																							

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29. EMPLOYMENT/INCOME	<ul style="list-style-type: none"> • Follow LPA for income documentation • See the Conforming chapter of the Client Guide <p>Rental Income from Boarder</p> <ul style="list-style-type: none"> • Income from a boarder (related or non-related) can be included in the calculation of the borrower's stable monthly income if the following are met: <ul style="list-style-type: none"> • One unit • The boarder must have resided with (and paid rent to) the borrower for the last 12 months. • Provide appropriate documentation to evidence residency with the borrower (i.e. copy of driver's license, monthly bills, bank statement that shows the boarder's address as being the same as the borrower's address) • Provide evidence of payment of rental payments (such as cancelled checks) to borrower for last 12 months • The boarder will continue to reside with the borrower in the new residence • The amount of rental income may not exceed 30% of the total qualifying income for the mortgage • The borrower must provide a written statement affirming <ul style="list-style-type: none"> • The source of rental income • The fact that the person providing the rental income has resided with the borrower for the past year and intends to continue residing with the borrower in the new residence for the foreseeable future <p>Form 4506-T</p> <ul style="list-style-type: none"> • Prior to Underwriting (loans underwritten by ditech only) <ul style="list-style-type: none"> • 4506-T must be signed for each borrower whose income must be documented with tax returns and used for qualification (self-employment, rental income, income earned from commission, etc.). • At Closing (all loans) <ul style="list-style-type: none"> • 4506-T for each borrower whose income is used to qualify (regardless of income type) must be signed at closing. • 4506 -T for the business tax return transcript(s) must be signed at closing when the business returns are used for qualification. • See the Conforming chapter of the Client Guide for complete guidelines. 			
30. LIMITATIONS ON OTHER R.E OWNED	<ul style="list-style-type: none"> • Borrower may have ownership in other residential property provided the Borrower does not occupy the other property and: <ul style="list-style-type: none"> • The borrower inherited their ownership interest in the property and shares ownership with another party, or • The borrower owns the property with another party and the debt associated with the property was assigned to the other party by a court order (e.g., a divorce decree), or • The borrower is a cosigner/guarantor on the related mortgage and someone other than the borrower has made payments for the most recent 12 months, as documented with copies of canceled checks or a statement from the lender. 			
31. APPRAISAL REQUIREMENTS	<ul style="list-style-type: none"> • LPA Accept – Follow LPA <ul style="list-style-type: none"> • Automated Collateral Evaluation (ACE) <ul style="list-style-type: none"> • Must be dated within 120 days from the LPA offer date to the note date • Not permitted if an appraisal has already been obtained. • See the Conforming chapter of the Client Guide for complete eligibility requirements 			

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ditech BUSINESS LENDING FREDDIE MAC HOME POSSIBLE MORTGAGE PRODUCT

	FIXED RATE	5/1 LIBOR ARM	7/1 LIBOR ARM	10/1 LIBOR ARM
32. MORTGAGE INSURANCE	<p>Mortgage insurance is required for all loans over 80% LTV. Must review MI company guidelines for MI eligibility</p> <ul style="list-style-type: none"> • Refer to the MI company requirements for additional eligibility guidelines • Eligible MI companies must be acceptable to Freddie Mac • Discounted coverage requiring additional premium per LPA is not eligible • Include the calculation and rate factor used to determine mortgage insurance premium disclosed to the borrower on the initial application. Including the MI rate card with the factor will allow ditech to direct the loan to the appropriate MI partner • Financed MI is permitted for 1-unit primary residence purchase and rate & term refinance transactions <ul style="list-style-type: none"> • The mortgage amount and LTV including the financed premium may not exceed the limitation set forth in the program guidelines • Mortgage insurance coverage is based on LTV excluding the financed premium. Rate lock pricing is based on mortgage amount including financed premium • NY State –Use the appraised value to determine if mortgage insurance is required. If Mortgage Insurance is required, use the lesser of the sales price or appraised value to determine the appropriate coverage. • See Chapter 12 Prudent Diligence Mortgage Insurance Section of the Client Guide for acceptable MI providers. 			
Mortgage Insurance Options				
Borrower Paid Mortgage Insurance (BPMI)		Lender Paid Single Premium		
<ul style="list-style-type: none"> • Monthly and Zero Monthly • Level Annual • Standard Annual • Split Premium (with or without options) • Single Premium • Financed MI - see above details 		<ul style="list-style-type: none"> • Correspondent only • Must be paid to MI company prior to purchase by ditech 		
Mortgage Insurance Coverage				
Transaction Type	80.01-85.00%	85.01-90.00%	90.01-97.00%	
Fixed-rate term <= 20 years (excluding manufactured homes)	6%	12%	25%	
Fixed-rate term >20 years, ARMS and Manufactured homes	12%	25%	25%	

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ditech BUSINESS LENDING FREDDIE MAC HOME POSSIBLE MORTGAGE PRODUCT

	FIXED RATE	5/1 LIBOR ARM	7/1 LIBOR ARM	10/1 LIBOR ARM														
33. 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 5/1 ARM not eligible Residual income and corresponding reserve requirement must be documented based on the table below. <table border="1" style="width: 100%; margin-top: 10px;"> <thead> <tr> <th colspan="2" style="text-align: center;">RESIDUAL INCOME</th> </tr> </thead> <tbody> <tr> <td colspan="2" style="text-align: center;">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.</td> </tr> <tr> <th colspan="2" style="text-align: center;">Primary Residence</th> </tr> <tr> <th style="text-align: center;">If monthly residual income is</th> <th style="text-align: center;">Then, the minimum reserves required are ...</th> </tr> <tr> <td style="text-align: center;">\$2500 or greater</td> <td>No minimum reserves, comply with minimum reserves requirement for the base loan program.</td> </tr> <tr> <td style="text-align: center;">>= \$800 < \$2500</td> <td>The greater of: <ul style="list-style-type: none"> Three months liquid reserves OR Minimum reserve for base loan program </td> </tr> <tr> <td style="text-align: center;"><\$800</td> <td>Not Eligible</td> </tr> </tbody> </table>				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.	>= \$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
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34. SPECIAL REQUIREMENTS/ RESTRICTIONS	<p>Homebuyer Education</p> <ul style="list-style-type: none"> Must be completed prior to the Note date Must be completed by at least one borrower, when all occupying borrowers are first time homebuyers, for purchase transactions. Must not be provided by an interested party to the transaction, the Client or Ditech. Homeownership Education Certification/documentation or Credit Smart-Steps to Homeownership certificate of completion must be in the loan file. The following types of homeownership education are acceptable: <ul style="list-style-type: none"> Programs developed by HUD approved counseling agencies, Housing Finance Agencies (HFAs) or Community Development Financial Institutions (CDFIs) Homeownership education programs developed by mortgage insurance companies or other providers programs that meet the standards of the National Industry Standards for Homeownership Education and Counseling Freddie Mac's free financial literacy curriculum, CreditSmart, meets the homeownership education requirements, provided: <ul style="list-style-type: none"> The borrower completes the on-line Credit Smart Steps to Homeownership Tutorial which includes modules 1, 2, 7, 11, and 12. CreditSmart is not provided by an interested party to the transaction, the Client or Ditech. <p>Landlord Education (2-4 units)</p> <ul style="list-style-type: none"> Must be completed prior to the Note date At least one borrower must participate in a landlord education program for a purchase transaction. 																	

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	FIXED RATE	5/1 LIBOR ARM	7/1 LIBOR ARM	10/1 LIBOR ARM
	<ul style="list-style-type: none"> • Must not be provided by an interested party to the transaction, the Client or ditech. • Landlord Education is not required for refinance transactions but it is recommended for borrowers who have not previously attended a program. • Evidence of completion of the landlord education requirement must be retained in the mortgage file (certificate or letter from the provider). 			

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