



Midwest Family Lending MFLC Bankline Underwriting Summary

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	Elite	Elite II	Select	Premier	Premier Plus
Credit Issues					
VOR	Cancelled Cks required or Institutional VOR Mgmt Company must be in Phone Book	Cancelled checks required or Large Institutional VOR	Private Party VORok with acceptable tradelines; BK must be greater than 1yr; CANNOT BE FTHB	Private Party VOR ok with acceptable tradelines	Cancelled checks or Institutional VOR (Private Party VOR ok > 620 Fico)
Rolling Lates	No	Roll 30's, not 60's or above	Roll 30's, not 60's or above	Roll 30's, not 60's or above	Roll 30's, not 60's or above
CCCS	Treated same as Ch. 13 BK Min. 2yrs out	90% max LTV. Can leave open unless getting cashout. Must have 0X30 Payhistory in plan. Cannot be Self Employed.	NO RESTRICTIONS EXCEPT FOR Interest Only Products	Must payout CCCS through closing. Must be 0X30 in last 12 months.	Must be paid in full. No higher than A2 grade. 90% max LTV.
Installment Debt	Exclude for DTI when < 10 payments (months) left	Exclude for DTI when < 10 payments (months) left (at UW discretion)	Exclude for DTI when < 10 payments (months) left; Cannot Paydown at close	Exclude for DTI when < 10 payments (months) left	Exclude for DTI when < 6 payments (months) left (can pay down)
Student Loans	Count in DTI. Cannot count deferred student loans as tradeline	Do not Count in DTI. Cannot count "deferred" student loans as tradeline	Do Not Count in DTI if "deferred" on CB. Cannot count deferred student loans as tradeline	Do Not Count in DTI if "deferred" on CB. Cannot count deferred student loans as tradeline	Count in DTI. Cannot count "deferred" student loans as tradeline
Cosigned Debt	Exclude debt with 6 consecutive cancelled checks from third party	Exclude debt with 3 consecutive cancelled checks from Third Party	Exclude debt with 3 consecutive cancelled checks from Third Party	Exclude debt with 3 consecutive cancelled checks from Third Party	Exclude debt with 3 consecutive cancelled checks from Third Party
Minimum Credit Scores	620	Minimum 620 (100%), 530 (85%)	Minimum 560 (85%); or Minimum 520 (85%) BK 2+yrs and FC 3+yrs 0x30; or FTHB Minimum 580 (90%)	Minimum 550 to 90%	Minimum 540 (90%)
No Mortgage History	Permitted under some situations, Rent Free OK w/Family	100% if Living with Family OK for FTHB >650, otherwise 90% or max for credit grade	Rent free letter OK with acceptable tradelines; FTHB-Not Permitted	Only on Full Doc, and to a max LTV of 95% FTHB's 90%	
No Credit Score	Decline	Decline	Decline	Decline	Decline
Bankruptcy < 1 year	Decline	90% with 3 re-affirmed/re-established trades >\$1000 and 24 month satisfactory housing history	75% max LTV	75% max Full Doc	75% max LTV
Bankruptcy < 2 years	Decline	90% with 3 re-affirmed/re-established trades >\$1000 and 24 month satisfactory housing history	90% w/ 3 tradelines and 0x30(must be on Credit report or cancelled checks required)	100% on Near Prime with a 640 score	max 90% 0x30 mtg history A2 grade



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Multiple BK	Decline	Decline	NO RESTRICTIONS; Use most current BKs discharge date	As long as there is 1 incident in the last 5 years you are ok on Score Plus only	Most recent BK must be at least 3 years old
Foreclosure < 2 Years	Decline	Decline - FC must be 2 years old - May get UW exception between 2 - 5 years	MAX 85% LTV and 560 FICO	Max 90% LTV	Max C1 Grade
Chargeoff / Collection	Borrowers overall credit in last 24 mos must show a willingness to pay/must payoff if approved	Must pay individual accounts > \$7500 less than 12 months old	MAX 30's at UW discretion	Must pay individual accounts > \$7500 less than 12 months old	No restrictions if no cashout
Judgements / Tax Liens	Judgements must be if on title Tax Liens must be paid	Judgements - Must Pay if on Title, Tax Liens must be paid	Judgements - Must Pay if on Title, Tax Liens must be paid	Judgements - Must Pay if on Title, Tax Liens must be paid	Judgements - Must Pay if on Title, Tax Liens must be paid
Minimum Trade Lines	Min 3 trades \geq 2yr history Min. balances must make sense for Loan Amount	IF FICO < 600, 3 tradelines with \$1000 and current or final rating of "1" (do not need to be open). Minimum 3 year trade history. IF FICO > 600, only need 2 TL with same restrictions	Examples: *FICO greater than 620 and LTV Less than or equal to 90% no credit depth required *1yr Credit History and 1 tradeline and unlimited 30's 90% w/ 600 FICO	One tradeline of \$3K open for 2 years (recently open) or 2 tradelines open for 2 years (recently open) or 24 months cancelled checks for Rent	3 tradelines with one trade of at least \$2500 and current or final rating of "1" . Minimum 3 year trade history
Delinquency at Close	All debts must be current at closing	Mortgage cannot be 60 days delinquent at UW and not 30 days delinquent at close	Mortgage cannot be 60 days delinquent at close	Mortgage cannot be 60 days delinquent at close	Mortgage cannot be 60 days delinquent at close
Mortgage History	Max 1X30 in past 12mos	See Ratesheet - 120 day late is FC	See Ratesheet - 120 day late is FC	See Ratesheet - 120 day late is FC	See Ratesheet - 120 day late is FC
Mtg lates after BK	No Derogatory credit permitted post BK	Max 30's at UW discretion	Max 30's at UW discretion	Max 30's at UW discretion	Max 30's at UW discretion
Co-Borrower Qualification	500 Minimum Score	Must have one Fico Score - Midscore Must be > 500 Fico	Mid-score must be > 500 Fico; except for CoBorrowers not contributing income	500 Minimum Score	Must have two Fico Scores - does not have to be > 500 Fico
<i>Income Issues</i>					
Job History	2yr history in same job or same line of work	Full Doc - no "same line of work" restrictions except for FTHB (2 years on same job)	No major job gaps	Full Doc - prefer "same line of work" for 2 years but exceptions are made	For 100% LTV - Same job for 1 year
Social Security Income	Gross up 125%	Non-taxable income - Gross up %125	Gross up %115 CANNOT GROSS UP Pension or Disability	Gross up %125	Cannot Gross up
Rental Income	75% of Gross Rents - must provide leases	75% of Gross Rents - must provide leases	75% of Gross Rents - must provide leases	75% of Gross Rents - must provide leases	75% of Gross Rents - must provide leases



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Disposable Income	No Requirements	\$750 or \$200 for each person in household - whichever is more.	\$1000, \$1300, or \$3000 depending on program	\$750, \$1000 or \$1300 depending on program	\$750 \$1300 for LTV > 90%
100% LTV for Stated - Self Employed	660 Fico	Max 90% LTV at 620	680 FICO and CoBorrower must be 620 FICO FTHB MIN 660 FICO MAX 90%	640 Fico Max 90% LTV or CLTV	N/A
100% LTV for Stated - Wage Earner	660 Fico	Max 90% LTV at 620	MAX 95% 680 Fico and CoBorrower must be 620 FICO FTHB MIN 660 FICO MAX 90%	Not allowed	N/A
Max Debt Ratio	50%	55% for Fixed, 50% for ARM, 45% for I/O	55% with \$3K disposable income, 50% otherwise	50%	50%, 45% for fixed income
Self Employed	Must be self employed for 2yrs	Must be self employed for 2 years, must have minimum 560 FICO and NO PRIOR BK's or FC's	Must be self employed for 2 years	Must be self employed for 2 years - some exceptions for same line of work	Must be self employed for 2 years
Child Support	Need pay history for 6mos and order, must continue for 3yrs	Need pay history and divorce decree	Need pay history and divorce decree; proof 6mo receipt and will continue 3yrs; Cannot Gross up	Need pay history and divorce decree Need 6mos history	Need pay history and divorce decree
Part Time Income	Must have 12mos history to use	If borr. has FT job and PT job, Must have PT job for at least 2 years	Need 1 yr history	Need 1 year history	If borr. has FT job and PT job, Must have PT job for at least 2 years
Purchase Highlights					
Max LTV	100%	100%	100%	100%	95%
Down Payment Funds	Sourced and seasoned 60days	Sourced. Need to be seasoned if > \$15K or if FICO < 560.	Sourced	Sourced and Seasoned 30 days	Sourced
Seller Carry Back	Not permitted	CLTV cannot exceed LTV borrower qualifies for on Matrix (no benefit)	CLTV cannot exceed LTV borrower qualifies for on Matrix (no benefit)	No longer offered	Must have
Seller Concessions	3% to 6% depending on program can include prepaids and escrows	6% Seller concessions allowed < 90%, 3% allowed > 90%, 2% for NOO - Cannot include prepaids and escrows	6% or 3% depending on program Seller concessions - Can include prepaids and escrows	6% Full Doc , 3% Stated	6% Seller concessions - Cannot include prepaids and escrows
Gift of Equity	Borrower must meet min. down pmt requirements unless at 80% LTV or below must be from family member	No value.	Only from immediate Relative - must be at least 20% Gift of Equity	Only from immediate Relative - must be at least 20% Gift of Equity Permitted only on Full Doc	No value.



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Land Contract / Lease Purchase	Must have cancelled cks. For 12mos - Contract does have to be recorded	Must have cancelled checks for last 12 months - Contract does not need to be recorded	Must have cancelled checks for last 12 months - Contract does not need to be recorded	Must have cancelled checks for last 12 months - Contract does not need to be recorded	Must have cancelled checks for last 12 months - Contract does not need to be recorded
Property Types for Stated Income	No restrictions	SFR,Condo Townhouse	SFR,Condo Townhouse	No restrictions except for row homes	SFR,Condo Townhouse
<i>Collateral Issues</i>					
Minimum Sq. Ft.	None	None	750	700	750
Manufactured Homes	Not permitted	Denial	Denial	Denial	Denial
Acreage	Acreage and land value must be typical for the market. Loan Amounts may be reduced if the land value exceeds 30%	Value = house + 5 acres	Value = house + 10 acres	Value = house + 5 acres	Value = house + 5 acres
Rural	Must be a combo loan if over 80% LTV	Standard Property	Standard Property	100% max LTV above 650 score	85% max LTV
Minimum Loan Amount	\$25,000	\$50K Bulk, \$25K Flow	\$50K \$62,500 for 80/20	\$50K \$62,500 for 80/20	\$75K
Max Loan Amount	\$1,000,000	\$1,500,000	Varies by Credit Grade: 1,000,000 to 600,000	1,000,000	1,000,000
H.O. Insurance	loan amount or appraised value minus site	loan amount or appraised value minus site	loan amount or appraised value minus site	loan amount or appraised value minus site	loan amount or appraised value minus site
Age of Appraisal	120 days/180 for new construction	3 months, 6 months with re-cert	3 months, 6 months with re-cert	3 months, 6 months with re-cert	3 months, 6 months with re-cert
Collateral Seasoning	12 Months	No Seasoning as long as Appraisal justifies value	6 Months on some programs	6 Months on some programs	12 Months
Construction to Permanent	Builder must be 3rd party	Builder must be 3rd party	Builder must be 3rd party	Builder must be 3rd party	OK
Seller Seasoning	No Flips	No Flips	No Flips	None, but do not accept corporate sellers other than bank owned foreclosure	12 months
Inherited Property	Less than 12mos seasoning rate/term only can pay off other heirs	12 months seasoning for cash. No seasoning to payoff liens or heirs	6mo seasoning RT only 12mo seasoning C/O	12 months seasoning for cash. No seasoning to payoff liens or heirs	Max 75% cash out
<i>Non-Owner Occupied Financing</i>					
Full Doc, 1st	100%	90%	90%	No longer offered	80%
Rural	90%	90%	85%	No longer offered	Not allowed
Stated	100%	Not Allowed	Not Allowed	Not Allowed	Not Allowed



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Max LTV / CLTV - Purchase	100%	90%	90%/90%	No longer offered	80%
Max LTV / CLTV - Refinance	100%	90%	90%/90%	No longer offered	80%
N.O.O. Multi-family	1-4 Family permitted	80%	85%	No longer offered	70%
# of Properties	must get exception over 10	10 including primary	5 including primary	No longer offered	No restrictions
Minimum FICO for N.O.O.	620	560	520	No longer offered	540