



PRODUCT DEPARTMENT

INVESTOR GUIDE

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The NOVA Investor Guide is a support document to help you identify current approved lenders, Banked and Brokered programs and other lender-specific information. The Investor Guide provides a summary of the loan programs offered by each lender and is not intended to provide every detail available. Please utilize the other resources at NOVA and reach out to the Product Department for detailed information.

The Investor Guide is organized into categories, described below, to help you navigate NOVA's Investor options.

BANKED-RETAIL

You have the option to deliver a loan to any specific Investor you choose. NOVA prefers this option in-lieu of establishing a master set of guidelines combined with a single rate sheet in order to provide you with a more flexible product mix to offer borrowers.

BROKERED-WHOLESALE

The wholesale channel is utilized for those loans NOVA is not able to complete "In-House" as a Banked loan. Please follow the brokered loan process guide on NOVA Net.

NOVA PRODUCT OVERVIEW



DSCR	BANK STATEMENT PROGRAMS	BRIDGE PROGRAMS	DOWN PAYMENT ASSISTANCE	SECOND LIEN PROGRAMS	ASSET UTILIZATION PROGRAMS
NON-CONFORMING (JUMBO)	FOREIGN NATIONAL PROGRAMS	DOCTOR PROGRAMS	GOVERNMENT PROGRAMS	ITIN	NEW NON-WARRANTABLE CONDOS
TEMPORARY INTEREST BUYDOWN	AFFORDABLE LENDING PROGRAMS	AGENCY (CONFORMING) PROGRAMS	SOLAR	REVERSE MORTGAGES	NEW CONSTRUCTION AND RENOVATION
NEW GRANTS/DPA	INTEREST ONLY PROGRAMS	UPDATED MANUFACTURED HOME PROGRAMS	NEW AGENCY SECOND HOME AND NOO	NEW ADDITIONAL PRODUCT SNAPSHOT	NEW CONDOTEL

DSCR (DEBT SERVICE COVERAGE RATIO)



BAYVIEW

← Click the underlined investor names to find more info!

- DSCR \geq 0.75
- Up to 80% LTV
- 660 minimum FICO
- Max loan amount \$2.5MM
- 30 yr fixed, 30, 40 yr I/O

DEEPHAVEN

- DSCR \geq 0.75
- Up to 80% LTV
- 640 minimum FICO
- Max loan amount \$2.5MM
- 15,30 yr fixed, 30 yr I/O, 5/6 ARM, 5/6 ARM-IO

ARC HOME LLC

- DSCR \geq 0.75
- Up to 80% LTV
- 640 minimum FICO
- Max loan amount \$2.5MM
- 15, 30 yr fixed, 30 yr I/O

NEWFI

- DSCR \geq 0.80
- Up to 80% LTV
- 640 minimum FICO
- Max loan amount \$3MM
- 15,30,40 yr fixed, 30, 40 yr I/O

ONSLow BAY FINANCIAL LLC

- DSCR \geq 0.75 and No Ratio permissible
- Up to 80% LTV
- 660 minimum FICO
- Max loan amount \$2MM
- 15, 30 yr fixed, 30, 40 yr I/O, 5/6, 7/6, 10/6 ARM, 5/6, 7/6, 10/6 30 YR IO ARM

PENNYMAC

- DSCR \geq 0.75 (no ratio also available- conditions apply)
- Up to 80% LTV
- 660 minimum FICO
- Loan amounts up to \$2MM
- 15, 30 yr fixed, 30, 40 yr I/O, 5/6, 7/6, 10/6 ARM, 5/6, 7/6, 10/6 30 YR IO ARM

BROKERED OPTIONS

- [Lendsure](#)
- [Oaktree](#)
- [ACC Mortgage](#)
- [HomeXpress](#)
- [Acra](#)
- [Champions Funding](#)

BANK STATEMENT PROGRAMS



BAYVIEW

← Click the underlined investor names to find more info!

- Up to 80% LTV
- Up to \$3MM Loan Amount
- Purchase, Rate/Term, and Cash-Out Refinance Available
- Interest Only and Fixed Terms Available

DEEPHAVEN

- Up to 90% LTV
- Up to \$3MM Loan Amount
- Cash-Out up to \$1M
- Interest Only and Fixed Terms Available

NEWFI

- Purchase, rate-term, and cash-out
- Up to 85% LTV
- Up to \$3.0MM Loan amount
- Minimum 660 FICO
- Loan terms: 30, 40 year terms
 - 10 I/O with loan fully amortizing over remaining term

ARC HOME LLC

- Purchase, rate-term, and cash-out
- Up to 90% LTV
- Up to \$3.0MM Loan amount
- Minimum 660 FICO
- Fixed and Interest Only Terms Available

ONSLow BAY FINANCIAL LLC

- Purchase, rate-term, and cash-out
- Up to 90% LTV
- Up to \$3.0MM Loan amount
- Minimum 660 FICO
- Fixed, Interest Only, and ARM Terms Available

PENNYMAC

- 660+ FICO
- Loan amounts from \$150k
- Up to 90% LTV
- Interest-Only options available
- 5/6, 7/6, 10/6 ARMs available
- Up to 50% DTI
- SFR, PUD, 2-4 Unit, Condos, Non-Warrantable Condos, Rural Properties Permitted

BROKERED OPTIONS

- [ACC Mortgage](#)
- [ACRA](#)
- [EPM](#)
- [Oaktree](#)
- [HomeXpress](#)
- [Lendsure](#)
- [RocketPro](#)
- [Champions Funding](#)
- [FNBA](#)

BRIDGE PRODUCTS



Bridge Offerings

Investor	Channel	Occupancy	Min FICO	Min LA	Max LA	Max LTV	Property types
Lendsure	Brokered	P, SH, I	680	\$250k	\$2MM	75%P; 60% SH, I	SFR, 2-4 unit; Investment only: Condo, PUD, townhome
Oaktree CES Piggyback	Brokered	P, SH, I	660	\$150k	\$750k	90% P; 80% SH,I	SFR, PUD, warrantable condo, 2-4 unit, rural up to 10 acres
Oaktree Bridge	Brokered	P, SH, I	680	\$250k	\$2MM	80%P;75%,SH, I	SFR, PUD, warrantable condo, townhome, modular
Capital Alliance CES Piggyback	Brokered	P, I	660	\$150k	\$750k	80%	SFR, PUD, warrantable condo
Knock	Brokered	P	620	\$150k+ list price	\$1MM	70%	SFR, townhome, condo (except PA, IL, FL)
UpEquity	Brokered	P, I	620	\$25k	\$2MM	80-85%	SFR, PUD, Condo

BANKED DOWN PAYMENT ASSISTANCE PROGRAMS



ARIZONA	ARIZONA is HOME	HOME PLUS	HOME IN FIVE PLATINUM	ALL STATES	NOVA ADVANTAGE	UNITED SECURITY FINANCIAL (ARRIVE)	CHENOA
	HOME IN FIVE ADVANTAGE	LIGHTHOUSE	HOMEBUYERS SOLUTION		COLORADO	CHFA	PIKES PEAK
TEXAS	5-STAR TEXAS ADVANTAGE	TSAHC	TDHCA	METRO DPA- TMS	METRO DPA- US BANK		
CALIFORNIA	CALHFA	GOLDEN STATE FINANCE AUTHORITY	FLORIDA	HILLSBOROUGH HOME SWEET HOME	PENNSYLVANIA	PHFA	
NEVADA	HOME AT LAST	HOME IS POSSIBLE	WASHINGTON	WASHINGTON STATE FINANCE AUTHORITY			

BROKERED OPTIONS

- [RocketPro](#)
- [EPM](#)

SECOND LIEN PROGRAMS



- [Deephaven Fixed 2nd](#) ← Click the underlined investor names to find more info!

- Primary, second homes, and investment properties permitted
- 10, 15, 20, and 30 year terms available
- Texas properties permitted; follow Texas (a)(6) restrictions
- Minimum 660 FICO
- Up to 90% CLTV
- Equity Advantage
 - Loan amounts from \$50k-\$750k
 - Alt documentation permitted
- Equity Advantage Elite
 - Loan amounts from \$50k-\$500k
 - Full doc

[NOVA Advantage Fixed 2nd](#)

- Primary Home (1-unit)
- Loan Amounts from \$50,000-\$350,000
- Minimum 660 FICO
- Up to 89.99% CLTV
- Max DTI 45%

- [Newfi Fixed 2nd](#)

- Primary, second homes, and investment properties permitted
- 10, 15, 20, and 30 year terms available
- Texas properties permitted; follow Texas (a)(6) restrictions
- Loan amounts from \$50k-\$500k
- Up to 90% CLTV, 660+ FICO
- Full Doc

[Quorum](#)

- HELOC EXPRESS
 - Min FICO 680
 - Max Loan Amount \$400k
 - Up to 45% DTI (FICO >= 720), Up to 43% (FICO <720)
 - Primary and second homes
 - Reduced application and document requirements for eligible borrowers
- 2nd Lien HELOC
 - Min FICO 640
 - Max Loan Amount \$750k
 - Primary and second homes
 - Expanded borrower and credit eligibility with full documentation requirements
- 1st Lien HELOC
 - Min FICO 640
 - Max Loan Amount \$750k
 - Up to 45% DTI
 - Primary, second homes, and investment properties permitted

BROKERED OPTIONS

[RocketPro](#)

[OakTree Equity Advantage](#)

[Symmetry Lending](#)

[Figure LLC](#)

[Capital Alliance](#)

[First National Bank of America](#)



Newfi

← Click the underlined investor names to find more info!

- Hercules and Hercules Expanded Asset Depletion
 - Max LTV of 80%
 - Follows 12 month bank statement program eligibility
 - Reserves required if AD is not majority of qualifying income
 - Funds must be seasoned 3 months
 - 100% of checking, savings, money markets, savings bonds, and CDs
 - 80% of stocks, mutual funds, and bond funds
 - Retirement assets deduct 10% from categories above
 - Cash surrender value of life insurance, annuities, etc.
 - Crypto based mutual funds or ETFs offered by traditional currency based financial providers
- Hercules and Hercules Expanded Asset Utilization
 - 6 months seasoning in personal account or trust
 - Max LA of \$3.5MM
 - Max LTV of 80%
 - 660+ FICO
 - Minimum post close liquidity is \$350k

Deephaven

- Expanded Prime Asset Utilization
 - Up to 80% LTV, purchase and rate/term only
 - Not permitted with cash-out transactions
 - Funds must be seasoned for 6 months
 - 100% checking, savings, and money market accounts
 - 100% of assets in a trust when the borrower is sole beneficiary
 - 80% of remaining value of stocks and bonds
 - 70% of retirement assets
 - Calculation: Monthly Income = Net Qualified Assets/84 months OR qualified assets must cover new loan amount, down payment, closing costs, required reserves, and 5 years of current monthly obligations.

Bayview (Jumbo)

- 1-2 Unit Primary and second homes eligible
- Calculation: Qualifying asset income-Net Eligible Assets/240
- Retirement, lump-sum distribution funds not in an eligible retirement asset, depository accounts, and securities permitted.



Arc Home LLC

← Click the underlined investor names to find more info!

- Up to 80% LTV, 660+ FICO, max 43% DTI
- Two months of account statements (all pages), seasoned 2 months prior to note date
- 100% of checking, savings, CD, and money market accounts
- 70% of remaining value of stocks, bonds, mutual funds
- 50% of retirement funds
- Access Alt Income Asset Utilization
 - Calculation: $(\text{Total Qualified Assets} - \text{down payment} - \text{closing costs} - \text{reserves}) / 60$
- Access Alt Income Asset Qualifier
 - Calculation:
 - Option 1: Must document assets to cover loan amount, down payment, closing costs, prepaids, five years of current monthly obligations.
 - Residual income must equal or exceed \$2k/month
 - Option 2: The total post-closing assets must be \geq to 125% of the subject loan amount.
 - Residual income must equal or exceed \$3,500 per month for loan amounts \leq \$2,000,000 or \$5,500 for loan amounts $>$ \$2,000,000.

Onslow Bay Financial

- Qualifying Assets, 84 Month Amortization for DTI if applicable
- Max 85% LTV, Min 700 FICO, No Cash-Out, OO Only
- Not available with Sharp A- program
- Both programs will be qualified under the full doc program requirements
- Assets must be seasoned 120 days
- 100% checking / savings / money accounts
- 80% of the remaining value of stocks / bonds / mutual funds
- 70% for all vested retirement assets
- Asset Depletion, the utilization of financial assets will be considered as Borrower income to qualify for their monthly payments
 - Minimum of the lesser of \$1MM in qualifying assets OR must have qualifying assets \geq to 125% of the original subject loan amount.
 - Must have DTI that qualifies per the respective program
- Asset Qualifier, the utilization of financial assets will be used to calculate a Borrower's residual income
 - Total post-closing assets must be \geq to 125% of the original subject loan amount

BROKERED OPTIONS

- [ACC](#)
- [Acra](#)
- [Champions Funding](#)
- [First National Bank of America](#)
- [HomeXpress](#)
- [Lendsure](#)

DOCTOR LOAN PROGRAMS



VANTAGE WEST

← Click the underlined investor names to find more info!

- Loan Amounts between \$250,000 and \$2,000,000
- Available in Arizona and Colorado Only
- Fixed and ARM
- Primary and 2nd Homes
- Purchase, Rate/Term, and Cash-Out Refinance transactions
- Up to 95% LTV
- 720+ FICO Scores
- Up to 45% DTI

REDWOOD TRUST

- Loan amounts from \$100k-\$2MM
- 680+ FICO
- Up to 100% LTV (MI not required)
- Primary Residences only (Purchase & Rate/Term Refinances)
- Fixed and ARM options
 - 5/6, 7/6, 10/6 ARMs, fully amortizing 30-yr term
- Manual underwriting required
- DTI up to 50% (45% LTV>95%)
- Borrowers must hold a minimum of an M.D., D.O., D.D.S., DNP, DNAP or D.M.D. degree and have an active employment contract (or verification of terms of employment acceptance).
- Non-occupant co-borrowers are eligible; non-occupant contributing income must be </= 50% of total qualifying income.
- Delegated underwriting

HUNTINGTON BANK

- Non delegated underwriting
- Fixed and ARM options available
- Purchase or Rate/Term
- Minimum 680 FICO
- Up to 100% LTV
 - 720+ FICO
 - Up to \$1MM
- Primary Residences Only (Purchase & Rate/Term Refinances)
- Expanded Fields Eligible: Available to medical doctors who have a minimum of a M.D., D.O., D.D.S., or D.M.D. degree and an established practice. Medical Doctors including Dentists, Podiatrists and Ophthalmologists are permitted. Veterinarians are also eligible. This program is not available for Chiropractors.
- Qualifying doctor must be actively practicing in their field or meet future/projected income requirements

NON-CONFORMING (JUMBO) PROGRAMS



Click the underlined investor names to find more info!

	<u>BAML</u>	<u>Bayview</u>	<u>Chase</u>	<u>Redwood Trust</u>	<u>Huntington Bank</u>	<u>Truist</u>	<u>Vantage West</u>	<u>PennyMac</u>
Underwriting Method	Delegated	Delegated	Delegated and Non-Delegated	Delegated	Non-Delegated	Delegated and Non-Delegated	Non-Delegated	Delegated
Cash Out	Allowed	Allowed (Primary or 2nd Home)	Allowed (Primary Only)	Allowed	Allowed	Allowed (Primary)	Allowed (Primary)	Allowed
Program Terms	15, 30 Year Fixed	20, 25 & 30 Year Fixed	10, 15, 20, 25 & 30 Year Fixed	20, 25, & 30 Year Fixed	15, 30 Year Fixed 5/6, 7/6, 10/6 SOFR ARMs	15, 30 Year Fixed	5/6 & 7/6 SOFR ARMs	15, 30 Year Fixed
	5/6 & 7/6 SOFR ARMs		5/6, 7/6, 10/6 SOFR ARMs					5/6, 7/6, 10/6 SOFR ARMs
Occupancy Types	Primary Second Home	All	All	Primary Second Home Investment	Primary Only	Primary 2 nd Home (Non-Del ONLY)	Primary Second Home	All
Max Loan Amount	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$2,000,000	Up to \$3,000,000 (delegated up to \$2MM)	Up to \$2,000,000	\$3,000,000
Maximum LTV	Up to 80%	Up to 80%	Up to 89.99%	Up to 89.99%	Up to 95%	Up to 89.99%	Up to 95%	Up to 89.99%
Minimum FICO	720	680	680	660	720	680	720	700

FOREIGN NATIONAL PROGRAMS



DEEPHAVEN

Click the underlined investor names to find more info!

- Available on DSCR product only
- Up to 80% LTV
- 620 minimum FICO
- Borrower must provide evidence of lawful residency
- Valid Government Photo and ITIN Card or IRS letter

ARC HOME LLC

- DSCR \geq 0.75
- 80% LTV
- 640 minimum FICO
- Max loan amount \$3,000,000
- Purchase, Rate/Term & Cash-out available

ONSLow BAY FINANCIAL LLC

- DSCR \geq 1.00
- 65% LTV
- 680 minimum FICO (when FICO is available)
- Max loan amount \$1,000,000
- 12+ month PITIA
- Purchase, Rate/Term & Cash-out available

BROKERED OPTIONS

- [ACC Mortgage](#)
- [ACRA](#)
- [Capital Alliance](#)
- [HomeXpress](#)
- [Oaktree](#)
- [Lendsure](#)
- [Champions Funding](#)

FHA

- **Quick Details:**
 - Credit – When a valid score is available, the minimum score required is 550
 - 203(b)
 - HUD \$100 Down
 - HUD Repair Escrow
 - 203(h)
 - 203(k) (AFR-Wholesale)
 - HECM (Reverse)
 - HUD 184 (1st Tribal Lending – Wholesale)

USDA (GUARANTEED LOAN PROGRAM)

- **Quick Details:**
 - Credit – When a valid score is available, the minimum score required is 620
 - Primary Residences Only
 - 30 year fixed rate
 - 100% LTV
 - Exclusive of the Guarantee Fee
 - Closing costs may be financed when there is equity above the contract price
 - Eligible Properties
 - 1-unit, Condos, Manufactured Homes, Modular Homes, PUDs

VA

- **Quick Details:**
 - Credit – When a valid score is available, the minimum score required is 550
 - Purchase, IRRRL & Cash-Out transactions available
 - Temporary Interest Rate Buydown
 - VA Renovation & One-Time Close Construction (Wholesale Investor Option Only).

INTEREST ONLY PROGRAMS (page 1 of 2)



JP MORGAN CHASE (NON-AGENCY)

← Click the underlined investor names to find more info!

- Non-Agency Interest Only ARMs
 - (5/1, 7/1, 10/1)
 - 30 Year Term (10/20)
- Minimum Loan Amount = Conforming + \$1 Up to \$3.0MM Maximum

BAYVIEW

- Bank Statement
 - Up to 80% LTV
 - Up to \$3MM Loan Amount
 - Loan terms
 - 30, 40 year terms
 - 5 year I/O with loan fully amortizing over remaining 25 years
 - 10 year I/O with loan fully amortizing over remaining 30 years
 - 10 year I/O with loan fully amortizing over remaining 20 years
- DSCR
 - $DSCR \geq 1.0$
 - 80% LTV
 - 660 minimum FICO
 - Max loan amount \$2,000,000
 - Loan terms
 - 30 year term
 - 10 year I.O with loan fully amortizing over remaining 20 years

NEWFI

- Bank Statement
 - Up to 85% LTV
 - Up to \$3.0MM Loan amount
 - Minimum 660 FICO
 - Loan terms: 30, 40 year terms
 - 10 I/O with loan fully amortizing over remaining term
- DSCR
 - $DSCR \geq 0.80$
 - 80% LTV
 - 640 minimum FICO
 - Max loan amount \$2,500,000
 - Loan terms
 - 30, or 40 year terms
 - 10 year I/O with loan fully amortizing over remaining term (available 30 or 40 year term)

ONSLow BAY FINANCIAL

- DSCR
 - Eligible (10/20 IO & 10/30 IO), ARMs & Fixed
 - $DSCR \geq 1.00$; Min 700 FICO, Max 75% LTV
 - $IDSCR \geq 0.75$; Min 700 FICO, Max 70% LTV
 - No Ratio; Interest only not permitted
- A+
 - 10/20 IO & 10/30 IO, ARMs & Fixed
 - Min 700 FICO, Max 80% LTV
- Expanded Prime
 - 10/20 IO & 10/30 IO, ARMs & Fixed
 - Min 700 FICO, Max 85% LTV



[ONSLow BAY FINANCIAL](#)

← Click the underlined investor names to find more info!

- DSCR
 - Eligible (10/20 IO & 10/30 IO), ARMs & Fixed
 - DSCR ≥ 1.00 ; Min 700 FICO, Max 75% LTV
 - DSCR ≥ 0.75 ; Min 700 FICO, Max 70% LTV
 - No Ratio; Interest only not permitted
- A+
 - 10/20 IO & 10/30 IO, ARMs & Fixed
 - Min 700 FICO, Max 80% LTV
- Expanded Prime
 - 10/20 IO & 10/30 IO, ARMs & Fixed
 - Min 700 FICO, Max 85% LTV

[PENNYMAC](#)

- SOFR Index
- Please see guidelines for margin and cap information
- A+, A
 - 10/20, 10/30 terms
 - Interest only ARMs available
 - 10/20 IO; 5/6, 7/6, and 10/6
- A-
 - Ineligible for interest-only
- DSCR
 - 10/20, 10/30 terms
 - Interest only ARMs available
 - 10/20 IO; 5/6, 7/6, and 10/6

BROKERED OPTIONS

[EPM](#)

[ACRA](#)

DEEPHAVEN



Click the underlined investor names to find more info!

• Quick Details:

- Available on Non-Prime product only
- Up to 80% LTV
- 620 minimum fico
- Borrower must provide evidence of lawful residency
- Valid Government Photo and ITIN Card or IRS letter

Brokered Options

- [ACC Mortgage](#)
- [ACRA](#)
- [Capita Alliance](#)
- [Lendsure](#)
- [Champions Funding](#)
- [FNBA](#)

ADDITIONAL PRODUCT SNAPSHOT



ADU FOR MANUFACTURED HOMES (FHLMC)

- FHLMC permits that for mortgages secured by manufactured homes, the property may contain an ADU, provided the primary dwelling is a multiwide MFH.
 - Properties containing a MFH ADU now also allow the primary dwelling to be a multiwide MFH.

LOW FICO

- [EPM](#) permits FHA and VA files with a FICO < 580.
 - Minimum FICO of 500
 - Up to 90% LTV on FHA, 100% on VA

WAIVED TAX ESCROWS FOR VA

- Where state laws permit, disabled veterans eligible for a full property tax exemption may have property taxes excluded from escrows with appropriate documentation.

CES ON DSCR

- [American Pride Bank](#)
- [Capital Alliance](#)

PIGGYBACK BRIDGE

- [Capital Alliance](#)
- [Oaktree](#)

CRYPTO AS AN ASSET

- [Champions Lending](#)
- [EPM](#)
- [First National Bank of America](#)
- [HomeXpress](#)
- [Rocket Pro](#)
- [Acra \(blended income\)](#)

LEAST AMOUNT OF SEASONING FOR BANKRUPTCIES

Banked

- [Deephaven](#)- 0-24 months of seasoning within the Non-Prime Program
- [ARC Home](#)- >= 12 months of seasoning within the Clean Slate Program

Brokered

- [ACC](#)- Recent credit events that are discharged are permitted with the Second Chance program

VERY LOW-INCOME PURCHASE (VLIP) CREDIT

- FNMA Home Ready and FHLMC Home Possible offer a \$2,500 credit towards down payment or closing costs
 - FTHB only, <= 50% AMI, Purchase only
 - Please reference GSE guidelines for additional details
 - Notify lock desk if a file will utilize the credit

CONDOTELS



Last updated 1.28.26

Condotel Offerings

Reference only; parameters found within Investor guides supersede all information below.

	Channel	Min FICO	Max LTV	Min Loan Amount	Max Loan Amount	Max DTI	Min DSCR Ratio	Reserves
ACC Prime (P, SH, I)	Brokered	660	85%	\$150k	\$2.5MM	50%	n/a	6+ months, dependent on LA, FICO
ACC DSCR	Brokered	640	75%	\$150k	\$1.5MM	n/a	0.0+	2+ months, dependent on LA, FICO
Acra Non-Platinum DSCR	Brokered	600	75%P, 70% R, 65% C/O	\$100k	\$3MM	n/a	1.00	LTV>80% 6 months; FICO <620 12 months
Acra Non-Prime (P, SH)	Brokered	600	75%P, 70% R, 65% C/O	\$100k	\$4MM	55.00%	n/a	CLTV</= 75% no reserves; </= 85% 6 months; >85% 12 months; FICO < 620 12 months
Champions Funding Alt Doc (I)	Brokered	660	75%P,R, 70% C/O	\$150k	\$3MM	50%	n/a	3+ months, depending on LA, FICO
Champions Funding Full Doc (I)	Brokered	640	75%P, R, 70% C/O	\$150k	\$3MM	50%	n/a	3+ months, depending on LA, FICO
Champions DSCR 1-4 Unit	Brokered	620	75%P, R, 70% C/O	\$125k	\$3MM	n/a	0.0+	LA</= \$1.5MM no reserves; >\$1.5MM 2 months; >\$2.5MM 6 months
HomeXpress InvestorX (I)	Brokered	620	75%P, 65% R, C/O	\$150k	\$1.5MM	50%	n/a	<65% LTV no reserves; >65%<80% 3 months
HomeXpress CoreX (P, SH, I)	Brokered	660	75%P, 65% R, C/O	\$150k	\$1.5MM	50%	n/a	LTV</= 75% no reserves; LTV> 75% 6 months; LA >\$2MM 12 months
Lendsure (SH, I)	Brokered	740	75%P, 70%R, 65% C/O	Contact AE	Contact AE	Contact AE	Contact AE	Contact AE
Oaktree Professional Investor 5-10 units	Brokered	700	75%P,R, 65% C/O	\$400k	\$1.5MM	n/a	1.0+	LA </= \$1.5MM 6 months; >\$1.5MM<\$2MM 9 months; >\$2MM 12 months
Oaktree Investor Advantage DSCR	Brokered	640	75% P, 70%R, 65% C/O; Ratio <.99>.75 reduce 5%	\$150k	\$1.5MM	n/a	0.75	LA</= \$1MM 3 months; >\$1MM<\$1.5MM 6 months; >\$1.5MM 12 months;

GRANTS/DPA OPPORTUNITIES



Grant Name	State	Eligible Area	Assistance	Borrower Type	Guidelines
HOME	Arizona	Pima County	Up to 20% of purchase price	various	Info on website
TOKA	Varies	On and off reservation	Up to \$10k dollar for dollar match	Enrolled Tohono O'odham members	Read here
CHAC	Colorado	Colorado	Up to 6% of PP or AV, up to \$12k	Various	Read here
California Association of Realtors Housing Affordability Fund (HAF) <i>Program funds currently depleted</i>	California	State-wide	Up to \$10k in closing cost assistance	FTHB, <120% AMI	Info on website
Famous Friends	Nationwide	Nationwide	Varies	Essential Workers	Info on website
CHAP	Arizona	Flagstaff	Up to \$50k in matching funds; 10:1 match	FTHB	Read here
Project I See You	Colorado	Denver	Up to \$10k	FTHB Women	Read here
DPA Advantage	Nationwide	Nationwide	2% or 3.5% of purchase price	Various	Read here
NOVA Smart Solar	Nationwide	Nationwide	Up to 5.5% of purchase price	Various	Read here
City of Fort Worth Homebuyer Assistance Program (HAP)	Texas	Fort Worth	Up to \$25k + closing cost assistance (up to 3%)	FTHB, <= 80% AMI	Read here

These offerings are stand-alone grants and DPA offerings (with the exception of [NOVA Smart Solar](#)). In some cases, the assistance may be layered with NOVA banked DPA offerings- please check program guidelines and partner with [Scenario Desk](#) for any questions.



CHATTEL

[Credit Human](#)
[Triad](#)

MANUFACTURED HOME MOVED MORE THAN 1X

[First National Bank of America](#)
[Credit Human](#)
[Triad](#)

PRE-1976 (PRE-HUD)

[Credit Human](#) (1970 and newer)
[First National Bank of America](#)

SINGLE-WIDE INVESTMENT

[First National Bank of America](#)

CASH-OUT REFINANCE

FNMA

- Up to 65% LTV
- Primary or second home only
- Must be multi-wide property

FHLMC

- Up to 65% LTV
- Primary home only
- Must be multi-wide property

Acra

[First National Bank of America](#)

See next page for additional agency details



CONVENTIONAL (CONFORMING)

• Quick Details:

- Minimum 620 FICO
- AUS Approval Required
- Singlewide or larger
- Purchase, Rate/Term Refinance & Cash-out Refinances Permitted
- Primary Residence
 - Purchase or Rate/Term Refinance up to 95% LTV
 - Cash-Out to 65% (<= 20 Year Term)
- Second Home
 - Purchase or Rate/Term Refinance up to 90% LTV
- **ADU for MANUFACTURED HOMES (FHLMC)**
 - FHLMC permits that for mortgages secured by manufactured homes, the property may contain an ADU, provided the primary dwelling is a multiwide MFH.
 - Properties containing a MFH ADU now also allow the primary dwelling to be a multiwide MFH.

FHA

• Quick Details:

- Minimum 550 FICO
- Singlewide or larger
- Purchase & Rate/Term Transactions Permitted
- Maximum LTV allowed per agency and transaction type

VA

• Quick Details:

- Minimum 550 FICO
- Doublewide or larger
- Purchase & Refinance Transactions allowed
- Maximum LTV allowed per agency and transaction type

USDA (GUARANTEED LOAN PROGRAM)

• Quick Details:

- Minimum 620 FICO
- Primary residence only
- Doublewide or larger
- Manufactured units must be less than 12 months old and never occupied.
- Additional property restrictions
 - The new unit must have a floor area of not less than 400 square feet
 - The unit must meet the Federal Manufactured Home Construction and Safety Standards (FMHCSS)
 - The unit must be placed on a permanent foundation built to FHA guidelines in effect at the time of certification
 - Certification the foundation design meets HUD Handbook 4930.3
 - The manufactured home must be classified and taxed as real estate.
 - The mortgage must cover both the unit and its site

AGENCY ELIGIBLE SECOND HOME and NON-OWNER OCCUPIED



NOVA's second home and non-owner occupied offerings are agency-eligible products with investor overlays.

The following investors can be found within Polly using a Best Effort (BE) lock period:

[BAYVIEW](#)

[NOVA ADVANTAGE](#)

[ONSLow BAY](#)

PENNYMAC's offering is a Policy A product and can be found in Polly using a regular lock period (e.g. 15, 30 day).

CM CODE

CF30

UNDERWRITING

- Delegated underwriting
- See investor overlays for additional details

INVESTOR NOTES

- [Bayview SH & NOO overlays](#)
- [Nova Advantage SH & NOO guidelines](#)
- [Onslow Bay SH & NOO guidelines](#)
- [PennyMac overlays](#)

TEMPORARY INTEREST RATE BUYDOWN PROGRAMS



NOVA Home Loans

Buydown Options

- Lender Paid
 - Seller Paid (Interested Party Contribution (subject to applicable Agency Interested Party Contributions limits)
 - Borrower funded buydowns are not permitted
-
- **Eligible Buydown Types**
 - 3-2-1 Buydown (seller funded only, not available with USDA)
 - 2-1 Buydown
 - 1-0 Buydown
 - **Eligible Programs**
 - Conventional Conforming (FNMA, Freddie Mac) including High Balance, HomeReady and Home Possible
 - FHA
 - VA
 - USDA
 - Jumbo (Chase)
 - **Eligible Transaction Types**
 - Purchase
 - Limited Cash-Out (Rate and Term) Refinance
 - 15 or 30-Year Fixed Rate
 - Delegated Underwriting

AFFORDABLE LENDING PROGRAMS



FANNIE MAE

- **FNMA 97**
 - Desktop Underwriter® (DU®) underwriting required
 - 1-unit principal residence
 - Fixed-rate mortgage with maximum term of 30 years
 - No Income Limits
 - Standard MI Coverage
 - At least one borrower must be a 1st time homebuyer
 - Credit score is ≥ 620
 - Purchase or Rate/Term (Fannie Mae owned loan)
- **HomeReady**
 - Fixed Rate Mortgage up to 97% LTV/105% CLTV
 - First-time or repeat homebuyers
 - Credit score is ≥ 620
 - Have supplemental boarder or rental income
 - Lower MI coverage at maximum LTV
 - No income limits in low-income census tracts
 - 100% area median income (AMI) for properties not in low-income census tracts
 - Desktop Underwriter® (DU®) underwriting required
- **RefiNow**
 - Fixed Rate Mortgage up to 97% LTV
 - 620 minimum credit score
 - Fannie Mae must own the existing loan
 - Finance closing costs and pre-pays, up to \$5,000.
 - High-Balance loans not permitted
 - Max DTI 65%
 - Standard MI requirements and coverage levels

FREDDIE MAC

- **Home Possible**
 - Maximum of 97% LTV/HTLTV and 105% TLTV for 1-unit properties
 - Maximum of 95% LTV for 2–4-unit properties
 - Down payment can come from family, employer-assistance programs, secondary financing, and sweat equity
 - No income limits in low-income census tracts
 - Income limited to 100% Area Median Income (AMI)
 - Credit score is ≥ 620
- **HomeOne**
 - Fixed Rate Mortgage up to 97% LTV
 - At least one borrower must be a first-time homebuyer (purchase only)
 - Purchases and no cash-out refinances
 - No borrower geographic or income limits
 - Homebuyer education required when all borrowers are first-time homebuyers
 - One-unit properties with fixed rate financing only
 - Accommodates various property types
 - Credit score is ≥ 620
- **Refi Possible**
 - Fixed Rate Mortgage up to 97% LTV (Manufactured Home: 95% LTV)
 - 620 minimum credit score
 - Freddie Mac must own the existing loan
 - Finance closing costs and pre-pays, up to \$5,000.
 - High-Balance loans not permitted
 - Max DTI 65%
 - Standard MI requirements and coverage levels

AGENCY CONFORMING PROGRAMS



FANNIE MAE

- **Standard Eligibility Requirements**
 - Fixed 15, 20 or 30 Year Terms
 - Adjustable (3/1, 5/1, 7/1 or 10/1) Rate 30 Year Term
 - Purchase, Rate & Term or Cash-Out Refinances
 - Purchase – Primary
 - 1 Unit to 97%
 - 2- 4 Units to 95%
 - Purchase - Second Home
 - 1 Unit to 90%
 - Purchase - Non-Owner Occupied
 - 1 Unit to 85%
 - 2-4 Units to 75%
 - Additional restrictions/options for Manufactured Homes, HomeOne[®], Home Possible[®], RefiNow, High LTV Refinance and Super Conforming transactions

FREDDIE MAC

- **Standard Eligibility Requirements**
 - Fixed 10, 15, 20, 25 or 30 Year Terms
 - Adjustable (5/1, 7/1 or 10/1) Rate 30 Year Term
 - Purchase, Rate & Term or Cash-Out Refinances
 - Purchase – Primary
 - 1 unit to 97% (ARM to 95%)
 - 2 Units to 85%
 - 3-4 Units to 80%
 - Purchase - Second Home
 - 1 Unit up to 90%
 - Purchase - Non-Owner Occupied
 - 1 Unit up to 85%
 - 2-4 Units up to 75%
 - Additional restrictions for Manufactured Homes, HomeStyle Renovation[®], HomeReady[®], Refi Possible, High LTV Refinance and High Balance transactions

LENDER PAID MORTGAGE INSURANCE



NO ELIGIBLE INVESTORS

- No Lender Paid Mortgage Insurance Products are currently offered. Please check back later.

REVERSE MORTGAGES



If you are not authorized by NOVA to originate reverse mortgages, you are able to refer a borrower to any of the loan officers listed below and receive 20% of the total revenue as a referral fee.

Email ReverseHelp@novahomeloans.com with the borrower's name and any pertinent information and we will pair the borrower with one of our experienced reverse originators.

Please utilize the contact information below for any questions regarding our reverse mortgage products:

Glen Smart

Senior Vice President of Reverse Mortgage Lending

Robin Loomis

Senior Reverse Mortgage Specialist

Referral Eligible Reverse Loan Officers:

Ann Bryant (*bilingual*) - Northwest

- AZ, CA, CO, FL, NM, TX, WA

Jill Davis - Corporate

- AL, AZ, AR, CA, CO, FL, ID, IL, IN, KS, KY, MT, NE, NV, NJ, NM, NC, OK, OR, PA, SC, SD, TN, TX, UT, WA, WY

Nikki Junium - Las Vegas

- AZ, CA, FL, NV, TX

Jennifer Nunley - Eugene

- AZ, CA, ID, OR, WA

Ben Comia

- NV

Hannah Joplin

- AZ, CA, WA

Jeff Jordan

- CO, WY

Jennifer Nunley

- AZ, CA, ID, OR, WA

Joe Taydus

- CO

Karen Orr

- AZ, CA, CO, ID, MT, NV, OR, WA

Monica Molette

- AZ

Pat Levenhagen

- AZ, CA, OR, WA

Peter Sessler

- FL

CONSTRUCTION and RENOVATION (page 1 of 2)



[CLICK N' CLOSE](#)

Click the underlined investor names to find more info!

- **One-time close construction**
 - 1-unit
 - Primary occupancy only
 - AUS approval required
 - Agency loan limits apply
- **Government**
 - 620+ FICO FHA, VA
 - 620+ FICO USDA
 - Up to 100% LTV (VA, USDA)
 - Up to 96.5% LTV (FHA)
 - Manufactured homes permitted
 - Double-wide only
- **Conventional**
 - 680+ FICO
 - Up to 90% LTV
 - Manufactured homes permitted
 - Double-wide only

[AFR](#)

- 580+ FICO (govt), 620+ (conventional)
- Various loan terms available
- Fannie Mac HomeStyle Renovation
- Freddie Mac CHOICE Renovation
- Freddie Mac CHOICEReno eXPress
- VA Renovation
- FHA 203(k) Rehab
- USDA Renovation

[AMERICAN PRIDE BANK](#)

- **OTC Construction Conventional**
 - Up to 90% LTV
 - 700+ FICO
 - 1-unit SFR, PUD (No Condos or MFH)
 - Loan amounts between \$250k to conforming loan limits
- **Non-QM OTC Construction**
 - Up to 85% LTV (full doc), 80% (alt doc)
 - 700+ FICO
 - 1-unit SFR, PUD, multi unit (up to 4 units), modular (No Condos or MFH)
 - Loan amounts between \$250k to \$3.5MM
 - Various documentation permitted
 - 24-month personal or business bank statements
 - P&L Only and Asset Utilization
 - Major rehab permitted
- **DSCR OTC Construction (minimum ratio of 1.15)**
 - Up to 75% LTV
 - 680+ FICO
 - 1-unit SFR, PUD, multi-unit property (up to 4 units), modular
 - No condos or MFH
 - US Citizens, Permanent Resident Aliens, Non-Permanent Resident Aliens, Business entities (LLC, Partnerships, Corporations).
 - Vesting in entity permitted
 - Major rehab permitted



LENSURE

← Click the underlined investor names to find more info!

Ground-up Construction (Experienced builder only)

- Builder must have successfully completed three new builds or a mix of two builds and a major renovation >\$200k to qualify.
- 680+ FICO
- Investment properties only

Fix n' Flip

- Any level of investor experience permitted
- 660+ FICO
- 12-month loan term with interest only payments
- Total loan amount up to 90% of total cost
- Investment properties only

EPM

- Freddie Mac CHOICE Renovation
- FHA 203(k) Rehab
- VA Renovation
- Fannie Mae HomeStyle Renovation

HOPER

Click the underlined investor names to find more info!



- Assistance up to \$13k or 3.5% of the purchase price.
 - May be used towards closing costs, down payment replenishment, prepaids, and permanent interest rate buydowns.
 - Assistance may not be used towards the down payment
- Program is paired with a NOVA FHA lock
- Permitted properties
 - 1-4 unit properties
 - Manufactured homes
 - Condos not permitted.
- Temporary rate buydowns are not allowed
- Existing solar not permitted
- Total base loan amount may not exceed the county loan limit by more than 120%
- The property appraised value must not include the value of the new solar system
- The solar system must be completed and the escrow holdback account closed, within 120 days of funding.
- Please reference the HOPER documentation available in NOVA Net for additional information.

NOVA SMART SOLAR (ARCASA)

- Assistance up to 5.5% of the lower of the purchase price or appraised value
 - Assistance is available in the form of a grant or a second lien (most files will run with the grant structure).
 - 2nd lien option: 10yr, 0% interest, no monthly payment, fully forgiven upon installation of the solar.
- Maximum loan amount is the FHA county loan limit +20% (120% CLTV).
- 1-4 unit properties; SFR, Townhome, PUD, manufactured homes (condos ineligible)
- No FTHB requirement
- Assistance is paired with a NOVA FHA lock
- System upgrades (must be relevant to the solar install) are available and include:
 - New roof
 - Electrical panel upgrades
 - Residential batteries and EV chargers

NON-WARRANTABLE CONDOS



Investor review required prior to lock.

Non-Warrantable Factor	<u>Arc Home, LLC</u>	<u>Deephaven</u>	<u>Huntington Bank</u>	<u>Onslow Bay / PennyMac</u>	<u>Bayview - DSCR</u>	<u>Bayview – Bank Statement</u>
Eligible Transactions	Purchase / Refi	Purchase / Refi	Purchase/Refi	Purchase / Refi	Purchase / Refi	Purchase / Refi
Max Commercial Space	≤ 50%	≤ 50%	Case-by-case	≤ 49%	≤ 35%	≤ 50%
Single Entity Ownership	≤ 30%	≤ 30%	Case-by-case	≤ 30%	≤ 30%	≤ 25%
Investor Concentration	Up to 75%	Up to 100%	Case-by-case	Up to 70%	Up to 60%	Not specified
HOA Delinquencies (60+ days)	≤ 20%	≤ 20%	Case-by-case	≤ 25%	≤ 15% (30+ days DQ)	Not specified
Project Completion / Presale	≥ 30% presale	≥ 50% sold or UC ≥ 30% presale	Case-by-case	100% complete	100% complete	≥ 30% presale, common areas must be complete
HOA Reserve Requirement	Tiered (3–10%)	Not specified	Case-by-case	≥ 10%	12+ months	≥10% preferred; lower allowed w/ certain factors
Litigation Allowed	Yes (non-structural)	Yes (limited)	Case-by-case	Yes (limited)	Non-material only	Not specified
Master Policy Deductible	≤ 10%	≤ 10%	FNMA-aligned (5%)	FNMA-aligned (5%)	FNMA-aligned (5%)	FNMA-aligned (5%)
Condotel / Hotel-Like Units	Allowed, with restrictions	Case-by-case	Case-by- case	Restricted	Restricted	Restricted
Max LTV	80%	80%	89.99%	80%	70%	70%
Minimum FICO	660	620	720	660	660	660

Summary only. Full condo questionnaire, investor matrix, and underwriting review required. Risk stacking of non-warrantable features is generally not permitted. Guidelines subject to change.

BROKERED OPTIONS • [ACC](#) • [ACRA](#) • [American Pride](#) • [Champions](#) • [EPM](#) • [FNBA](#) • [HomeXpress](#) • [Lendsure](#) • [Oaktree](#)

BANKED-RETAIL INVESTORS



AMERIHOMÉ

ARC HOME LLC

BAYVIEW

DEEPHAVEN

HUNTINGTON

JP MORGAN
CHASE

NOVA
ADVANTAGE

NEWFI

ONSLOW BAY
FINANCIAL LLC

PENNYMAC
NON-QM

QUORUM FCU

REDWOOD
TRUST

TRUIST

VANTAGE WEST

BANKED DOWN PAYMENT ASSISTANCE PROGRAMS



ARIZONA	ARIZONA is HOME	HOME PLUS	HOME IN FIVE PLATINUM	ALL STATES	NOVA ADVANTAGE	UNITED SECURITY FINANCIAL (ARRIVE)	CHENOA
	HOME IN FIVE ADVANTAGE	LIGHTHOUSE	HOMEBUYERS SOLUTION		COLORADO	CHFA	PIKES PEAK
TEXAS	5-STAR TEXAS ADVANTAGE	TSAHC	TDHCA	FLORIDA	METRO DPA- TMS	METRO DPA- US BANK	
CALIFORNIA	CALHFA	GOLDEN STATE FINANCE AUTHORITY		PENNSYLVANIA	HILLSBOROUGH HOME SWEET HOME	PHFA	
NEVADA	HOME AT LAST	HOME IS POSSIBLE		WASHINGTON	WASHINGTON STATE FINANCE AUTHORITY		

BROKERED OPTIONS

- [RocketPro](#)
- [EPM](#)

5-STAR TEXAS ADVANTAGE

Click for:

[DPA options](#)

[Affordable Lending options](#)

[Manufactured Home programs](#)

[Solar](#)



COMPENSATION

- Email LOComp@novahomeloans.com for assistance.

ELIGIBLE LOAN PROGRAMS

Texas

- Southeast Texas Housing Finance Corporation (SETH)
 - Southeast Texas Housing Finance Corporation 5 Star Texas Advantage Program for Government Loans
 - Freddie Mac HFA Advantage for Conventional Loans
- Not available in El Paso, Grand Prairie, McKinney, or Travis Counties
- 640+ FICO
 - Manufactured homes 660+ FICO
- Available to repeat and FTHB
- Income limits apply
- No Purchase Price limits
- Assistance
 - Between 0%-5% down payment assistance available
 - 3-year forgivable 2nd lien (forgiven at the end of 3 years):
 - 0% interest, deferred 2nd mortgage
 - Can be used for down payment or closing costs ad pre-paids
 - 30-year repayable 2nd lien
 - 0% interest, deferred 2nd mortgage
 - Can be used for down payment and closing costs

CM CODES

CFBFSA30

FFBFSA30

UFBFSA30

UNDERWRITING

- AUS is required
- LOS ePass
 - US Bank HFA
- Homebuyer education required for all borrowers.
- A second Encompass file is not required

INVESTOR NOTES

- Guidelines can be found on SharePoint
- View the Investor Appraisal Guide for appraisal requirements
- LOs and Processors are required to attend eHousing training prior to origination
- Lock reservation, in most cases, is available once the Conditional Approval is issued

MASTER SERVICER

- US Bank

GUIDELINES AND RATES



COMPENSATION

- Email LOComp@novahomeloans.com for assistance.

ELIGIBLE LOAN PROGRAMS

Portfolio

- Portfolio Jumbo Express
 - Loan amounts up to \$2,500,000
 - Minimum 680 FICO
 - 85% LTV available (Primary only)
 - DTI up to 45% (LTV <= 80%)
 - Follows DU for minimum tradelines, # of years S/E tax returns, assets
 - Permits Non-Occupying Co-Borrowers (Family members only)

CM CODES

JF15, JF30

UNDERWRITING

- The Portfolio Jumbo Express is a delegated program ONLY.
- Reach out to the NOVA Delegated Underwriting team for scenario assistance: JumboDelegatedUnderwriting@novahomeloans.com.

INVESTOR NOTES

- Guidelines can be found on SharePoint.
- Refer to the Delegated/Non-Delegated Manual for more information.

INVESTOR CONTACTS

- N/A

ARIZONA IS HOME

Click for:

[DPA options](#)

[Affordable Lending](#)

[Manufactured Home programs](#)

[Solar](#)



COMPENSATION

- Email LOComp@novahomeloans.com for assistance.

ELIGIBLE LOAN PROGRAMS

Arizona is Home

- Available in: Apache, Cochise, Coconino, Gila, Graham, Greenlee, La Paz, Mohave, Navajo, Pinal, Santa Cruz, Yavapai and Yuma Counties
 - Not available in Maricopa or Pima Counties
- Minimum 620 FICO
- Manufactured homes permitted
 - Single wide allowed
- DTI max follows AUS findings
- Must be FTHB
 - Exceptions permitted for qualified veteran and targeted areas
- Income limits by county apply
- Program not available in Maricopa County
- Assistance in the form of 4% of the total first mortgage loan principal
 - 5-year forgivable 2nd lien
 - Forgiven after the 60-month anniversary
 - Can be used towards down payment and closing costs
- Income limits apply

CM CODES

FFBAZIH30

VFBAZIH30

CFBAZIH30

UNDERWRITING

- AUS approval is required for Conventional transactions
 - No manual Underwriting permitted.
- A second Encompass file is not required

INVESTOR NOTES

- Guidelines can be found on SharePoint
- Homebuyer Education required

MASTER SERVICER

- The Money Source



COMPENSATION

- Email LOComp@novahomeloans.com for assistance.

ELIGIBLE LOAN PROGRAMS

Portfolio

- DSCR
 - LTV up to 80%
 - Minimum 640 FICO
 - 0.75+ DSCR ratio
 - Up to \$3MM
 - Foreign National permitted (70% LTV, up to \$1.5MM)
- Alt Doc/Full Doc
 - Bank Statement, 1-year Full Doc, CPA P&L, and 1099
 - Minimum 660 FICO
 - LTV up to 90%
 - Up to \$3MM
- Clean Slate
 - Full and Alt Doc eligibility
 - 1x30 housing history OR derogatory credit seasoned 12-48 months
 - Up to \$1.5MM (620+ FICO)
 - LTV up to 85%

CM CODES

DSCR: PFINV30, PFINVIO30, PFINVIO40

Bank Statement: PFMB30, PFMB3IO30, PFMB3IO40

Full/Alt Doc: PFNQM30, PFNQMIO30, PFNQMIO40

UNDERWRITING

- NOVA is approved for delegated underwriting only.
- Reach out to the NOVA Delegated Underwriting team for scenario assistance:
JumboDelegatedUnderwriting@novahomeloans.com.

INVESTOR NOTES

- Guidelines can be found on SharePoint.
- Refer to the Delegated/Non-Delegated Manual for more information.

INVESTOR CONTACTS

- N/A



COMPENSATION

- Email LOComp@novahomeloans.com for assistance.

ELIGIBLE LOAN PROGRAMS

Portfolio

- Jumbo AUS
 - Loan amounts up to \$3,000,000
 - Minimum 680 FICO
 - 80% LTV available
 - DTI up to 49.99% (30-yr fixed, LTV <= 80%), no Self-Employment DTI overlay
 - Follows DU for minimum tradelines, # of years S/E tax returns, assets
 - Permits Non-Occupying Co-Borrowers (Family members only)
- Bank Statement Program
 - Up to 80% LTV
 - Up to \$3MM Loan Amount
 - Purchase, Rate/Term, and Cash-Out Refinance Available
 - Interest Only and Fixed Terms Available
- DSCR
 - Loan amounts up to \$2,000,000
 - Minimum 660 FICO
 - 1-4 units
 - Maximum 80% LTV

- NOO/SH
 - Conforming loan limits
 - 660+ FICO (1-unit)
 - 680+ FICO (2-4 units)
 - DU or LP permitted
 - Overlays can be found [here](#).

CM CODES

DSCR: PFINV30, PFINVIO30

Bank Statement: PFMBS30, PFMBS40, PFMBSIO30, PFMBSIO40

Jumbo: JF15, JF20, JF25, JF30, J5SA30, J7SA30, J10SA30

SH/NOO: CF30

UNDERWRITING

- The Jumbo AUS and Bank Statement are delegated programs ONLY.
- Reach out to the NOVA Delegated Underwriting team for scenario assistance: JumboDelegatedUnderwriting@novahomeloans.com.

INVESTOR NOTES

- Guidelines can be found on SharePoint.
- Refer to the Delegated/Non-Delegated Manual for more information.

INVESTOR CONTACTS

- N/A



COMPENSATION

- Email LOComp@novahomeloans.com for assistance.

ELIGIBLE LOAN PROGRAMS

CalHFA

- California Housing Finance Agency
 - CalHFA Conventional and Government
 - CalReady Conventional and Government
 - CalPlus Access Conventional and Government
 - Assistance between 2-3% of the 1st mortgage amount
 - Available to repeat and FTHB
 - [Income limits apply](#)
 - Resubordination of 2nd lien not permitted

CM CODES

FFBCalHFACAP30	FFBCalHFACAPA30
FFBCalHFACAPZ30	FFBCalHFACAR30
FFBCalHFACARMYH30	FFBCalHFAMYH30
UFBCalHFA30	UFBCalHFAMYH30
VFBCalHFA30	VFBCalHFAMYH30
CFBCalHFA30	CFBCalHFACAR30
CFBCalHFACAPA30	CFBCalHFACAP30
CFBCalHFACAPZ30	
SFBCalHFAMYH30	
TFBCalHFAMYA30	TFBCalHFAZ30

UNDERWRITING

- AUS approval is required for Conventional transactions

INVESTOR NOTES

- Guidelines can be found on SharePoint
- Homebuyer Education required for some offerings
 - No HBE required if a repeat buyer

MASTER SERVICER

- Lakeview

[GUIDELINES AND RATES](#)



COMPENSATION

- Email LOComp@novahomeloans.com for assistance.

ELIGIBLE LOAN PROGRAMS

- FHA
 - 3.5% or 5% assistance
 - Minimum 600 FICO
 - Manufactured Homes permitted
 - Single Wide
 - Temporary Buydowns permitted (LLPA applies)
 - 1/0, 1/1, 2/1
 - Seller paid only
 - DTI max follows AUS approval
 - FTHB and repeat buyers permitted

CM CODES

FFBCHNSFTS30	FFBCHNRS30
SFBCHNSFTS30	SFBCHNRS10
SFBCHNRS30	

UNDERWRITING

- No Manual Underwriting permitted
- Based on the required timeline from CBC Mortgage Agency, loan must be Send to Processing (Milestone) prior to requesting the lock.

INVESTOR NOTES

- Pricing tool published on Nova Net daily and when investor reprices
 - Within the Capital Markets section, scroll down to the “Chenoa, Nova Advantage, and Arrive Home Reservation Tools”. Select your region, then the current date and most recently uploaded tool for the program.
- Homebuyer Education required- see guidelines for details.

INVESTOR CONTACTS

- N/A

GUIDELINES



COMPENSATION

- Email LOComp@novahomeloans.com for assistance.

ELIGIBLE LOAN PROGRAMS

- 0% silent 2nd lien, no monthly payment.

Conventional

- Preferred & Preferred Plus
 - Assistance is lesser of \$25k or 4% of 1st mortgage

Government

- FHA
 - Firststep and Firststep Plus
 - Assistance is lesser of \$25k or 4% of 1st mortgage
 - SmartStep & SmartStep Plus
 - Assistance is non-repayable grant for lesser of \$25k or 3% of 1st mortgage

CM CODES

FFBCHFAFS30	FFBCHFAFSP30
FFBCHFAHO30	FFBCHFAHOP30
FFBCHFAMCC30	FFBCHFAS30
FFBCHFASS30	FFBCHFASSP30
CFBCHFAA30	CFBCHFAPR30
CFBCHFAPRP30	
UFBCHFASS30	UFBCHFASSP30
SFBCHFAFSP30	SFBCHFAPRP30
SFBCHFASSP30	

UNDERWRITING

- NOVA is responsible for initial underwriting
- LOS ePASS – Colorado Housing & Finance Authority

INVESTOR NOTES

- Available to Colorado Loan Officers and properties only
 - Loan Officer must be approved by CHFA
- Guidelines can be found on the CHFA website
- [CHFA Website](#)
- LOs and Processors are required to attend training prior to origination

MASTER SERVICER

- CHFA

GUIDELINES



COMPENSATION

- Email LOComp@novahomeloans.com for assistance.

ELIGIBLE LOAN PROGRAMS

Portfolio

- Expanded Prime
 - Credit scores down to 660
 - LTV up to 90%, No MI
 - Loan Amounts up to \$3,000,000
- Non-Prime
 - Credit scores down to 620
 - LTV up to 80%, No MI
 - Loan Amounts up to \$2,000,000
- DSCR
 - Credit Scores down to 640
 - LTV up to 80%
 - 1-4 Units
 - Loan Amounts up to \$2,500,000
- Equity Advantage Fixed 2nd
 - Primary, second homes, and investment properties permitted
 - 10, 15, 20, and 30 year terms available
 - Texas properties permitted; follow Texas (a)(6) restrictions
 - Minimum 660 FICO
 - Up to 90% CLTV
 - Equity Advantage
 - Loan amounts from \$50k-\$1MM
 - Alt doc permitted
 - Equity Advantage Elite
 - Loan amounts from \$50k-\$500k
 - Full doc

CM CODES

DSCR: PFINV15, PFINV30, PFINVIO30 PFINV40, PFINVIO40

Bank Statement: PFMBS15, PFMBS30, PFMBS40, PFMBSIO30, PFMBSIO40

Full/Alt doc: Expanded Prime; PFEXP15, PFEXP30, PFEXPPIO30, PFEXP40, PFEXPPIO40; Non-Prime; PFNPR15, PFNPR30, PFNPRIO30, PFNPR40, PFNPRIO40

CES: SFCE10, SFCE15, SFCE20, SFCE25, SFCE30

UNDERWRITING

- NOVA is responsible for initial underwriting
- Loan must be locked prior to submission to Underwriting

INVESTOR NOTES

- Guidelines can be found in NOVAnet

INVESTOR CONTACTS

- N/A

DENVER METRO (US BANK)

Click for:

[DPA options](#)

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[Solar](#)



COMPENSATION

- Email LOComp@novahomeloans.com for assistance.

ELIGIBLE LOAN PROGRAMS

- City and County of Denver
 - Denver Metro Mortgage Assistance (MMA) Plus Program
- Between 0-4% down payment assistance
- [Income limits](#) apply
- 640+ FICO
- Up to 50% DTI (dependent on program)
- Manufactured homes permitted
 - 660+ FICO
 - No manual underwrites
 - Double wide only

EDGE Program

- Borrowers may pay 2% discount points for a permanent rate bydown
 - Rates reflect the reduced rate

CM CODES

FFBDMML30	FFBDMML30
CFBDMML30	CFBDMML30
VFBDMML30	VFBDMML30
UFBDMML30	UFBDMML30
SFBDMML30	

UNDERWRITING

- AUS is required
- LOS ePass
 - US Bank HFA
- Homebuyer Education required
- A second Encompass file is not required

INVESTOR NOTES

- Guidelines can be found on SharePoint
- View the Investor Appraisal Guide for appraisal requirements
- LOs and Processors are required to attend eHousing training prior to origination
- Lock reservation, in most cases, is available once the Conditional Approval is issued

MASTER SERVICER

- US Bank

GUIDELINES AND RATES

DENVER METRO (TMS)

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[Affordable Lending options](#)
[Manufactured Home programs](#)
[Solar](#)



COMPENSATION

- Email LOComp@novahomeloans.com for assistance.

ELIGIBLE LOAN PROGRAMS

- City and County of Denver
 - Denver Metro Mortgage Assistance (MMA) Plus Program
- Between 0-4% down payment assistance
- Manufactured homes permitted (including single wide)
- Max DTI per AUS approval
- 620+ FICO
- Available to repeat and FTHB
- [Income limits](#) apply

EDGE Program

- Borrowers may pay 2% discount points for a permanent rate bydown
 - Rates reflect the reduced rate

CM CODES

FFBDM30	FFBDMML30
CFBDM30	CFBDMML30
VFBDM30	VFBDMML30
UFBDM30	UFBDMML30

UNDERWRITING

- AUS is required
- LOS ePass
- A second Encompass file is not required

INVESTOR NOTES

- Guidelines can be found on SharePoint
- View the Investor Appraisal Guide for appraisal requirements
- LOs and Processors are required to attend eHousing training prior to origination
- Lock reservation, in most cases, is available once the Conditional Approval is issued

MASTER SERVICER

- The Money Source

GUIDELINES AND RATES

GOLDEN STATE FINANCE AUTHORITY

Click for:

[DPA options](#)

[Affordable Lending options](#)

[Manufactured Home programs](#)

[Solar](#)



COMPENSATION

- Email LOComp@novahomeloans.com for assistance.

ELIGIBLE LOAN PROGRAMS

- Available to first time and repeat buyers
- SFR, condos, townhomes, and manufactured homes permitted
- Amortizing 15-year second mortgage
- Homebuyer education may be required (dependent on offering)

Platinum (US Bank)

- 640+ FICO
- Conventional and Government
- Assistance up to 5% of the first mortgage loan amount

Golden Opportunities (The Money Source)

- 620+ FICO
- Conventional
 - Assistance up to 3.00% of the first mortgage loan amount, with optional Gift funds, up to 1.50%
- Government
 - Assistance up to 3.50% of the first mortgage Loan amount, with optional Gift funds, up to 1.50%.

CM CODES

FFBGSFAGO30
CFBGSFAGO30
FFBGSFAP30
CFBGSFAP30

VFBGSFAGO30
SFBGSFAGO15
VFBGSFAP30
SFBGSFAP15

UFBGSFAGO30

UFBGSFAP30

UNDERWRITING

- AUS is required
- No manual underwriting for FHA or manufactured homes

INVESTOR NOTES

- Guidelines can be found on SharePoint
- View the Investor Appraisal Guide for appraisal requirements
- Lock reservation, in most cases, is available once the Conditional Approval is issued

MASTER SERVICER

US Bank (Platinum)

Golden Opportunities (The Money Source)

GUIDELINES : [PLATINUM](#), [GOLDEN OPPORTUNITIES](#)

HILLSBOROUGH HOME SWEET HOME

Click for:

[DPA options](#)

[Affordable Lending options](#)

[Manufactured Home programs](#)

[Solar](#)



COMPENSATION

- Email LOComp@novahomeloans.com for assistance.

ELIGIBLE LOAN PROGRAMS

- FHA, VA, and USDA
- Available to first-time homebuyers only
- Assistance in the form of a 30-year, 0% deferred loan,
 - Assistance amount varies by county.
 - Hillsborough County: \$30k
 - Brevard and Clay Counties: up to \$15k
 - City of Jacksonville: \$5k
 - Duval County: funds fully utilized
- 640+ FICO
- Up to 50% DTI (680+ FICO)
- Up to 45% DTI (640-679 FICO)
- SFR, condos, townhomes
 - 1-4 units
 - Manufactured homes not permitted
- MCC from the Hillsborough HFA program required for Clay, Duval, and Hillsborough counties
- [Income](#) and [purchase price](#) limits apply
- Files for Hillsborough counties include a 2% HFA fee

CM CODES

FFBFHSH30

SFBFHSH30

VFBFHSH30

UFBFHSH30

UNDERWRITING

- AUS is required
- No manual underwriting for FHA. Refer to the Guidelines for details.

INVESTOR NOTES

- Guidelines can be found on SharePoint
- View the Investor Appraisal Guide for appraisal requirements
- LOs and Processors are required to attend eHousing training prior to origination
- Homebuyer Education required
- Lock reservation, in most cases, is available once the Conditional Approval is issued

MASTER SERVICER

US Bank

[GUIDELINES](#)

HOME AT LAST

Click for:

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[Affordable Lending options](#)

[Manufactured Home programs](#)

[Solar](#)



COMPENSATION

- Email LOComp@novahomeloans.com for assistance.

ELIGIBLE LOAN PROGRAMS

- Nevada Rural Housing Authority
 - Home At Last Access Down Payment Grant Program
 - 640+ FICO
 - Assistance between 0-4%
 - 0%, 5-year forgivable second mortgage
 - Income limits apply
 - HAL PRR
 - Homebuyer may pay either 1 or 2% discount point to receive NRH PRR loan product.
- Launchpad
 - Assistance between 3-5%
 - 0%, 30-year deferred second mortgage
 - Not forgiven
 - Repeat and FTHB permitted
 - 640+ FICO
 - May be paired with MCC

CM CODES

CFBNVR30

FFBNVR30

UFBNVR30

VFBNVR30

UNDERWRITING

- AUS is required
- LOS ePass
 - US Bank HFA
- A second Encompass file is not required

INVESTOR NOTES

- Guidelines can be found on SharePoint
- View the Investor Appraisal Guide for appraisal requirements
- Manufactured Homes may be eligible
- Home buyer education may be required
- LOs and Processors are required to attend eHousing training prior to origination
- Lock reservation, in most cases, is available once the Conditional Approval is issued

MASTER SERVICER

- US Bank

GUIDELINES AND RATES

HOME IS POSSIBLE

Click for:

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[Affordable Lending options](#)

[Manufactured Home programs](#)

[Solar](#)



COMPENSATION

- Email LOComp@novahomeloans.com for assistance.

ELIGIBLE LOAN PROGRAMS

- Nevada Housing Division
 - Home is Possible Down Payment Grant Program
- Between 0-5% down payment assistance
- 640+ FICO
- Up to 50% DTI
- FTHB only on Home is Possible for FTHB
- Manufactured homes permitted
 - 680+ FICO
 - Double-wide only
 - Max 45% DTI
- [Income limits](#) apply

CM CODES

FFBNV30	FFBNVT30
CFBNV30	
VFBVN30	VFBNVH30
VFBNVT30	
UFBNV30	

UNDERWRITING

- AUS is required
- LOS ePass
 - US Bank HFA
- A second Encompass file is not required

INVESTOR NOTES

- Guidelines can be found on SharePoint
- View the Investor Appraisal Guide for appraisal requirements
- Home buyer education may be required
- LOs and Processors are required to attend eHousing training prior to origination
- Lock reservation, in most cases, is available once the Conditional Approval is issued

MASTER SERVICER

- US Bank

[GUIDELINES AND RATES](#)

HOME IN FIVE ADVANTAGE

Click for:

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[Manufactured Home programs](#)

[Solar](#)



COMPENSATION

- Email LOComp@novahomeloans.com for assistance.

ELIGIBLE LOAN PROGRAMS

- The IDA's of the City of Phoenix, AZ and Maricopa County
 - Conventional and government offerings
- Between 0-6% down payment assistance
- Available to repeat and FTHB
- 640+ FICO
- Up to 50% DTI (dependent on offering)
- Manufactured homes permitted
 - No single-wides
 - 660+ FICO
- Temporary buydowns permitted
- Income limits apply

CM CODES

FFBMRCP30
VFBMRCP30
CFBMRCP30
SFBMRCP30

UNDERWRITING

- AUS approval is required for Conventional transactions

INVESTOR NOTES

- Guidelines can be found on SharePoint
- Homebuyer Education required

MASTER SERVICER

- Lakeview

[GUIDELINES AND RATES](#)

HOME IN FIVE PLATINUM

Click for:

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[Affordable Lending options](#)

[Manufactured Home programs](#)

[Solar](#)



COMPENSATION

- Email LOComp@novahomeloans.com for assistance.

ELIGIBLE LOAN PROGRAMS

IDA's of City of Phoenix/Maricopa County

- Maricopa County, including the City of Phoenix, excluding the city of Paradise Valley
- 7 year forgivable 2nd lien
 - 4% down payment assistance
- Restricted to FTHB
 - Exceptions for eligible Veterans and targeted areas
- 640+ FICO
- Up to 50% DTI
- Manufactured Homes permitted
 - Up to 45% DTI
 - 660+ FICO
 - No single-wides
- Income limits apply
- No buydowns

CM CODES

FFBHIFP30

VFBHIFP30

SFBHIFP7

UNDERWRITING

- AUS approval is required for Conventional transactions

INVESTOR NOTES

- Guidelines can be found on SharePoint
- Homebuyer Education required

MASTER SERVICER

- Lakeview

GUIDELINES AND RATES



COMPENSATION

- Email LOComp@novahomeloans.com for assistance.

ELIGIBLE LOAN PROGRAMS

- Available throughout Arizona
- Between 0-4% down payment assistance
- Minimum 620 FICO
- Manufactured homes permitted
 - Single wide
- DTI max follows AUS findings
- FTHB and repeat buyer permitted
- Income limits by county apply
- No buydowns

CM CODES

CFBHFA30
FFBHP30
UFBHFA30
VFBHP30

UNDERWRITING

- AUS approval is required for Conventional transactions
 - No manual Underwriting permitted.
- A second Encompass file is not required

INVESTOR NOTES

- Pricing tool are published on Nova Net daily and when investor reprices
 - Within the Capital Markets section, scroll down to the “Chenoa, Nova Advantage, and Arrive Home Reservation Tools”. Select your region, then the current date and most recently uploaded tool for the program.
- Guidelines can be found on SharePoint
- Homebuyer Education required

MASTER SERVICER

- The Money Source

HOMEBUYERS SOLUTION

Click for:

[DPA options](#)

[Affordable Lending options](#)

[Manufactured Home programs](#)

[Solar](#)



COMPENSATION

- Email LOComp@novahomeloans.com for assistance.

ELIGIBLE LOAN PROGRAMS

- Eligible within Pima-Tucson, Arizona
- Conventional and govt offerings available
- Between 0-5% down payment assistance
 - 0%, 30-year forgivable
- 1-4 Units
- [Income limits](#) apply
- 640+ FICO
- Up to 50% DTI (680+ FICO)
- Up to 45% DTI (640- 679 FICO)
- Manufactured homes permitted
 - 660+ FICO
 - Up to 45% DTI
 - No Manual underwrites
 - No single-wides

CM CODES

CFBPIMA30
FFBPIMA30
VFBPIMA30
UFBPIMA30

UNDERWRITING

- AUS is required
- LOS ePass
 - US Bank HFA
- A second Encompass file is not required

INVESTOR NOTES

- Guidelines can be found on SharePoint
- View the Investor Appraisal Guide for appraisal requirements
- Manufactured Homes may be eligible
- Home buyer education required
- LOs and Processors are required to attend eHousing training prior to origination
- Lock reservation, in most cases, is available once the Conditional Approval is issued

MASTER SERVICER

- US Bank

GUIDELINES AND RATES



- Assistance up to \$13k or 3.5% of the purchase price.
 - May be used towards closing costs, down payment replenishment, prepaids, and permanent interest rate buydowns.
 - **Assistance may not be used towards the down payment**
- Base loan amount, including solar, cannot exceed 120% of the county FHA loan limit
- Permitted properties
 - 1-4 unit properties
 - Manufactured homes
 - Condos not permitted.
- Temporary rate buydowns are not allowed
- Existing solar not permitted
- Total base loan amount may not exceed the county loan limit by more than 120%
- The property appraised value must not include the value of the new solar system
- The solar system must be completed and the escrow holdback account closed, within 120 days of funding.

CM CODES

- None

UNDERWRITING

- AUS Approve/Ineligible permitted (due to the loan amount only).
- Manual UW permitted

INVESTOR NOTES

- Program contact: Alex Wilson; alex@theahagroup.org; 435-632-9686
- Guidelines can be found on SharePoint
- HBE required
- Final inspection fee of \$200 applies to all HOPER files



ELIGIBLE LOAN PROGRAMS

Doctor Program

- Purchase or Rate/Term
- Minimum 680 FICO
- Up to 100% LTV
 - 720+ FICO
 - Up to \$1MM
- Up to 50% LTV
- Primary Residences Only (Purchase & Rate/Term Refinances)
- Available to medical doctors who have a minimum of a M.D., D.O., D.D.S., or D.M.D. degree and an established practice.
 - Medical Doctors including Dentists, Podiatrists and Ophthalmologists are permitted. Veterinarians are also eligible.
 - This program is not available for Chiropractors.
- Qualifying doctor must be actively practicing in their field or meet future/projected income requirements

Portfolio (includes Jumbo)

- Purchase, rate/term, and cash-out available
- Primary residences only
- Up to 95% LTV
 - Non-Warrantable condo restricted to 89.99% LTV
 - **Investor review of project required prior to lock.**
- Up to \$2MM
- Minimum FICO 720
- Up to 43% DTI

CM CODES

- Doctor Program Fixed: PFDRO15, PFDRO30
- Doctor Program ARMs: P5SADRO30, P7SADRO30, P10SADRO30
- Portfolio Non-Warrantable Condos: PFNQM15, PFNQM30, P5SANQM30, P7SANQM30, P10SANQM30
- Jumbo fixed (if not a non-warrantable condo): JF15, JF30
- Jumbo ARMs (if not a non-warrantable condo): J5SA30, J7SA30, J10SA30

UNDERWRITING

- Non-Delegated

INVESTOR NOTES

- N/A



COMPENSATION

- Email LOComp@novahomeloans.com for assistance.

ELIGIBLE LOAN PROGRAMS

Conventional

- Jumbo Fixed
 - Loan Amounts up to \$3,000,000
 - Primary (1-4 Units) or Second Home Transactions
 - Up to 89.99% LTV, 740+ FICO, 30 Months Reserves
 - Up to 43% DTI LTV<=85%, up to 35% LTV >=85%-89.99%
 - Arm utilizes SOFR index
- Jumbo Interest Only (5/6, 7/6, and 10/6 ARMs)
 - Loan Amounts up to \$3,000,000
 - SOFR Index
- Community Lending Program
 - Up to 95% LTV/CLTV (620+ FICO)
 - 95-97%/CLTV 95.01-105% (where permitted under agency guidelines, 640+ FICO)
 - Non-Delegated underwriting only
 - FNMA or Freddie Mac

CM CODES

Fixed: JF10, JF15, JF20, JF25, JF30

ARM: J5SAIO20, J7SAIO20, J10SAIO20, J5SAIO25, J7SAIO25, J10SAIO25, J5SAIO30, J7SAIO30, J10SAIO30

CLP: CF15, CF20, CF30

UNDERWRITING

- NOVA is approved for delegated underwriting, but can opt out for non-delegated in cases of complex borrower profiles
- Reach out to the NOVA Delegated Underwriting team for scenario assistance:
JumboDelegatedUnderwriting@novahomeloans.com.
- Any transaction requiring an exception must be sent to Chase for non-delegated underwriting
- LOS ePass – Chase Correspondent/DO Lender

INVESTOR NOTES

- Reach out to Offsite Services for status updates & rush requests
- Guidelines can be found on SharePoint
- Refer to the Delegated/Non-Delegated Manual for more information
- View the Investor Appraisal Guide for appraisal requirements

INVESTOR CONTACTS

- N/A



COMPENSATION

- Email LOComp@novahomeloans.com for assistance.

ELIGIBLE LOAN PROGRAMS

- Available in Pima County, Arizona
- Restricted to FTHB
- Assistance varies by iteration
- Up to 45% DTI (640-679 FICO)
 - Up to 50% DTI (680+ FICO)
- 640+ FICO
- Manufactured homes permitted
 - 660+ FICO
 - No single-wides

CM CODES

CFBLH30
VFBLH30

FBLH30
UFBLH30

UNDERWRITING

- AUS is required
- LOS ePass
 - US Bank HFA
- A second Encompass file is not required

INVESTOR NOTES

- Guidelines can be found on SharePoint
- View the Investor Appraisal Guide for appraisal requirements
- Manufactured Homes may be eligible
- Home buyer education required
- LOs and Processors are required to attend eHousing training prior to origination
- Lock reservation, in most cases, is available once the Conditional Approval is issued

MASTER SERVICER

- US Bank



COMPENSATION

- Email LOComp@novahomeloans.com for assistance.

ELIGIBLE LOAN PROGRAMS

Portfolio

- Non QM
 - Standard Full Doc
 - Asset Depletion
 - P&L
 - Bank Statements
 - 1-2 year 1099
 - CPA Gross Receipts
 - DSCR
- Bank statement
 - Purchase, rate-term, and cash-out
 - Up to 85% LTV
 - Minimum 660 FICO
 - Loan terms: 30, 40 year terms
 - 10 I/O with loan fully amortizing over remaining term
- DSCR
 - Purchase, rate-term and cash-out
 - DSCR \geq 0.80
 - Up to 80% LTV
 - Minimum 640 FICO
 - Loan terms
 - 15, 30, or 40 year fixed rate
 - 10 year I/O with loan fully amortizing over remaining term (available with 30 or 40 year term)

- Fixed 2nd
 - Primary, second homes, and investment properties permitted
 - 10, 15, 20, and 30 year terms available
 - Texas properties permitted; follow Texas (a)(6) restrictions
 - Loan amounts from \$50k-\$500k
 - Up to 90% CLTV, 660+ FICO
 - Full Doc

CM CODES

Bank Statement: PFMBS30, PFMBSIO30, PFMBS40, PFMBSIO40

DSCR: PFINV15, PFINV30, PFINV40, PFINVIO30, PFINVIO40

Hercules: PFHer30, PFHer40, PFHerIO30, PFHerIO40

Hercules Expanded: PFHerEx30, PFHerExIO30, PFHerEx40, PFHerExlo40

CES: SFCE10, SFCE15, SFCE20, SFCE30

UNDERWRITING

- NOVA is approved for delegated underwriting only.
- Reach out to the NOVA Delegated Underwriting team for scenario assistance:
JumboDelegatedUnderwriting@novahomeloans.com.

INVESTOR NOTES

- Guidelines can be found on SharePoint

INVESTOR CONTACTS

- N/A

INTERNAL CONTACTS

- Product Department: Productdept@novahomeloans.com



COMPENSATION

- Email LOComp@novahomeloans.com for assistance.

ELIGIBLE LOAN PROGRAMS

NOVA Advantage DPA

- FHA, 3% or 5% assistance
- 30- year Fixed or 5/1 ARM (3.5% Repayable assistance only)
- Purchase transactions
- Owner-Occupied only
- 3 or 5 Year Forgivable or 10 Year Repayable DPA
- 640 minimum FICO
- Pricing tool published daily and when investor reprices
 - [Pricing tools \(by region\)](#)

NOVA Advantage Fixed 2nd

- 89.99% CLTV
- 45% DTI
- Minimum FICO 660
- Loan Amount:
 - Minimum \$50,000
 - Maximum \$350,000

NOVA Advantage Non-Owner and 2nd Home

- 30 Year fixed
- Minimum FICO 680
- Max DTI 50%
- Loan Amount
 - Minimum \$150,000
 - Maximum: Lesser of maximum allowable per applicable Agency loan limits and \$1,000,000

CM CODES

Nova Advantage DPA: see next page

CES: SFNACE15, SFNACE20, SFNACE30

NOO/SH: CF30

UNDERWRITING

- N/A

INVESTOR NOTES

- Guidelines can be found on SharePoint

INVESTOR CONTACTS

- N/A

INTERNAL CONTACTS

- Product Department: Productdept@novahomeloans.com

NOVA ADVANTAGE DPA

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[DPA options](#)

[Affordable Lending options](#)

[Manufactured Home programs](#)

[Solar](#)



COMPENSATION

- Email LOComp@novahomeloans.com for assistance.

ELIGIBLE LOAN PROGRAMS

Available in all states

- FHA, 3% or 5% assistance
- 30- year Fixed
- 5/1 ARM available
 - Caps: 1/1/5
 - Margin: 1.5%
 - Only available with Repayable 3.5% offering
 - Cannot be utilized with temporary buydown
- Purchase transactions
- Owner-Occupied only
- 3 or 5 Year Forgivable or 10 Year Repayable DPA
- 640 minimum FICO
- Manufactured homes permitted
 - Double-wide only
 - 660+ FICO
- Temporary buydowns permitted
 - 2-1 and 1-0 available; LLPA applies
 - Seller paid only
- Max DTI per AUS approval
- Pricing tool published daily and when investor reprices
 - [Pricing tools \(by region\)](#)

CM CODES

FFBNADPA30

SFBNARS10

SFBNARSB30

F5CMTBNADPA30 (ARM option)

FFBNATBP30 (temporary buydowns)

SFBNARSB20

SFBNASFTS30

UNDERWRITING

- Manual underwriting available on forgivable options

INVESTOR NOTES

- Guidelines can be found on SharePoint

NOVA SMART SOLAR (ARCASA)

- Assistance up to 5.5% of the lower of the purchase price or appraised value
 - Assistance is available in the form of a grant or a second lien (most files will run with the grant structure).
 - 2nd lien option: 10yr, 0% interest, no monthly payment, fully forgiven upon installation of the solar.
- Assistance is paired with a NOVA FHA lock
 - 580 Minimum FICO
- Assistance may subordinate beyond 2nd lien position; max position is 3rd lien.
- Maximum loan amount is the FHA county loan limit +20% (120% CLTV).
- 1-4 unit properties; SFR, Townhome, PUD, manufactured homes (condos ineligible)
- No FTHB requirement
- High Balance loans permitted
- Existing solar permitted
- System upgrades (must be relevant to the solar install) are available and include:
 - New roof
 - Electrical panel upgrades
 - Residential batteries and EV chargers

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[Manufactured Home programs](#)
[Solar](#)

[Grants/DPA options](#)



CM CODES

- Second lien option only: FFDAR, FFDARMH, SFDAR, SFDARMH

UNDERWRITING

- No overlays beyond FHA/AUS

INVESTOR NOTES

- Guidelines can be found on SharePoint
- Program contact: Suzy Djilas; suzy.Djilas@arcasa.io ; 440-225-4607

ONSLOW BAY FINANCIAL, LLC

Click for:

[DSCR options](#)

[Bank statement options](#)

[Foreign National options](#)

[Second Home and NOO programs](#)

[Non-Warrantable Condo Options](#)



COMPENSATION

- Email LOComp@novahomeloans.com for assistance.

ELIGIBLE LOAN PROGRAMS

Agency NOO & SH, Full Doc, WVOE, Asset Depletion/Qualifier, Bank Statement, 1099, P&L, Foreign National, and DSCR

Agency NOO & Second Home

- 80% Max CLTV
- 660+ FICO
- 50% DTI
- DU Approve/Eligible or LP Accept/Eligible
- Non-Prime

Non QM

- Expanded Prime Plus
 - 90% max LTV
 - 660 minimum FICO
 - Loan amounts up to \$3,000,000
 - 6 months reserves
- Sharp A+
 - 90% max LTV
 - 660 minimum FICO
 - Loan amounts up to \$3,000,000
 - 3 months reserves
- Sharp A-
 - 85% max LTV
 - 660 minimum FICO
 - Loan amounts up to \$2,000,000
 - 3 months reserves

- DSCR Plus
 - 80% max LTV
 - 660 minimum FICO
 - Loan amounts up to \$2,000,000
- Foreign National Plus
 - 65% max LTV
 - 680 minimum FICO (FICO not considered if using foreign credit)
 - Loan amounts up to \$1,000,000
 - Second Home and NOO only

CM CODES

DSCR: PFINV15, PFINV30, PFINVIO40

Bank Statement: PFMBS15, PFMBS30, PFMBSIO40

Full/Alt Doc: PFNQM30, PFNQMIO30, PFNQMIO40

UNDERWRITING

- NOVA is responsible for initial underwriting
- Loan must be locked prior to submission to Underwriting

INVESTOR NOTES

- Guidelines can be found in NOVA.net

INVESTOR CONTACTS

- N/A



COMPENSATION

- Email LOComp@novahomeloans.com for assistance.

ELIGIBLE LOAN PROGRAMS

- 660+ FICO
- Loan amounts from \$150k (\$125k for DSCR)
- Interest-Only options available (excluding A-)
- 5/6, 7/6, 10/6 ARMs available
 - SOFR index
- Max 50% DTI (45% for A-)
- SFR, PUD, 2-4 Unit, Condos, Non-Warrantable Condos, Rural Properties Permitted
- A+
 - Loan amounts up to \$3MM
 - Up to 90% LTV
- A
 - Loan amounts up to \$3MM
 - Up to 90% LTV
- A-
 - Loan amounts up to \$2MM
 - Up to 85% LTV
 - Max 45% DTI
- DSCR
 - DSCR ratio down to 0.75 DSCR (no ratio also available- conditions apply)
 - First time investors permitted; 700+ FICO, DSCR >1.0, no exceptions
 - Non-permanent resident aliens allowed; up to 75% LTV, no cash out
 - Gift funds acceptable as 100% down payment for loans <75% LTV/CLTV
 - Loan amounts up to \$2MM

CM CODES

- DSCR:** PFINV15, PFINV30
- DSCR Interest Only:** PFINVIO30, PFINVIO40
- DSCR Interest-Only ARMs:** P5SAINVIO30, P7SAINVIO30, P10SAINVIO30
- Bank Statement:** PFMBS15, PFMBS30
- Bank Statement Interest Only:** PFMBSIO30, PFMBSIO40
- Bank Statement Interest-Only ARMS:** P5SAMBSIO30, P7SAMBSIO30, P10SAMBSIO30
- Full Doc and other documentation types:** PFNQM15, PFNQM30
- Full Doc and other documentation types Interest Only:** PFNQMIO30, PFNQMIO40
- Full Doc and other documentation types Interest Only ARMS:** P5SANQMIO30, P7SANQMIO30, P10SANQMIO30

UNDERWRITING

- NOVA is responsible for initial underwriting
- Loan must be locked prior to submission to Underwriting

INVESTOR NOTES

- Guidelines can be found in NOVAnet

INVESTOR CONTACTS

- N/A



COMPENSATION

- Email LOComp@novahomeloans.com for assistance.

ELIGIBLE LOAN PROGRAMS

- 620 Minimum FICO
- Max DTI 45% (Govt KHL and K- Flex), 50% for (HFA Preferred and Conv KHL and K-Flex)
- Minimum borrower contribution required (gift funds/assistance not permitted)
- **1st Lien products**
 - Keystone Home Loan (KHL)
 - Conventional, Govt
 - FTHB only (no ownership in a primary residence in previous 3 yrs)
 - May be paired with Keystone Advantage Assistance, HOMEstead, or K-Fit
 - KHL may also be utilized without assistance
 - Keystone Flex (K-Flex)
 - Conventional, Govt
 - May be paired with K-Fit
 - HFA Preferred
 - Conventional
 - May be paired with Keystone Advantage Assistance
 - HFA Preferred may also be utilized without assistance
 - Keystone Government Loan
 - May be paired with Keystone Advantage Assistance
 - Keystone Govt may also be utilized without assistance
- **Assistance**
 - Keystone Advantage
 - 660+ FICO
 - 4% DPA or \$6k, based on lesser of purchase price or appraised value
 - Interest free, amortized over 10 years
 - K-Fit
 - 660+ FICO
 - Up to 5% DPA, based on lesser of purchase price or appraised value
 - Forgiven 10% each year, over 10 years
 - HOMEstead
 - Up to \$10k for FTHB, based on need
 - Forgiven 20% per year, over 5 years



CM CODES

HFA Preferred (standalone):

CFPAHFA30

HFA Preferred with Keystone Advantage Assistance:

CFBPAHFAKAA30, SFBPAHFAKAA10

Keystone Govt Loan (standalone):

FFBPAKG30, VFPAKG30, UFPKG30

Keystone Government Loan with Keystone Advantage Assistance:

FFBPAKGKAA30, VFPAKGKAA30, UFPKGKAA30, SFBPAKGKAA10

Keystone Home Loan (standalone):

CFBPAKH30, FFPAKH30, VFPAKH30, UFPKH30

Keystone Home Loan with Keystone Advantage Assistance:

CFBPAKHKAA30, FFPAKHKAA30, VFPAKHKAA30, UFPKHKAA30, SFBPAKHKAA10

Keystone Home Loan with K-Fit:

CFBPAKHKFiT30, FFPAKHKFiT30, VFPAKHKFiT30, UFPKHKFiT30, SFBPAKHKFiT10

Keystone Flex Loan with K-Fit:

CFBPAKFKFiT30, FFPAKFKFiT30, VFPAKFKFiT30, UFPKFKFiT30, SFBPAKFKFiT10

Keystone Home Loan with HOMEstead:

CFBPAKHHS30, FFPAKHHS30, VFPAKHHS30, UFPKHHS30, SFBPAKHHS5

UNDERWRITING

- NOVA is responsible for initial underwriting
- Loan must be locked prior to submission to Underwriting

INVESTOR NOTES

- Guidelines can be found in NOVAnet
 - Please ensure that the required borrower forms are utilized as outlined in the program guidelines.
- LO and Processor training required to utilize program
- Homebuyer education may be required; in-person education required for borrowers with a middle credit score <680
- Purchase price and Income limits apply- refer to program guidelines

INVESTOR CONTACTS

- N/A



COMPENSATION

- Email LOComp@novahomeloans.com for assistance.

ELIGIBLE LOAN PROGRAMS

- El Paso County Housing Authority
 - Pikes Peak Mortgage Origination Program with HFA Advantage
- Assistance between 0-5%
 - 0%, 30- year deferred second mortgage.
 - Forgiven over 360 months- 50% forgiven pro rata over the first five years. Remaining 50% forgiven at end of 30-years.
- Repeat and FTHB permitted
- 640+ FICO
- 45% DTI Max for 640-679 FICOs
- 50% DTI Max for 680+ FICOs
- 1-4 Units
- Manufactured homes permitted
 - 680+ FICO
 - 45% max DTI
 - Manual underwriting nt permitted
- Buydowns not permitted
- [Income Limits apply](#)

CM CODES

CFBEPC30	UFBEPC30
VFBEP30	FFBEPC30

UNDERWRITING

- AUS is required
- LOS ePass
 - US Bank HFA
- A second Encompass file is not required

INVESTOR NOTES

- Guidelines can be found on SharePoint
- View the Investor Appraisal Guide for appraisal requirements
- Manufactured Homes may be eligible
- Home buyer education may be required
- LOs and Processors are required to attend eHousing training prior to origination
- Lock reservation, in most cases, is available once the Conditional Approval is issued

INVESTOR CONTACTS

- N/A



COMPENSATION & FEES

- Compensation follows NOVA’s open-ended compensation policy
- Simultaneous/Piggyback: \$495 Processing fee*
- Standalones: \$795 Processing fee*
 - * Title fees and Appraisal fee as applicable
- Email LOComp@novahomeloans.com for assistance.

ELIGIBLE LOAN PROGRAMS

- HELOC EXPRESS
 - Min FICO 680
 - Max Loan Amount \$350,000
 - Reduced application and document requirements for eligible borrowers
- Standard HELOC
 - Min FICO 640
 - Max Loan Amount \$750,000
 - Expanded borrower and credit eligibility with full documentation requirements (i.e., SE borrowers and Non-Permanent Residents, derogatory credit events)
- 1st Lien HELOC
 - Min FICO 640
 - Max Loan Amount \$750k
 - Up to 45% DTI
 - Primary, second homes, and investment properties permitted
- Simultaneous/Piggybacks follow AUS (Fannie) findings + Quorum guidelines, including PIWs (or AVM/Appraisal as applicable)
- Standalones are manual underwrites with AVM/Appraisal as applicable

PRODUCT FEATURES

- Term 30 years
 - Initial draw period of 10 years (interest only payments due during draw period, based on the total amount drawn)
 - Repayment period of 20 years (principal and interest)
- Interest rates determined by the index (Prime) + margin
 - Margins are risk-based, determined by FICO, CLTV, Loan Amount & Occupancy Type
 - Floor Rate (check current rate sheet), Annual Rate Cap 2%, Lifetime Cap 18%

CM CODES

2nd lien HELOC: SH30

2nd lien HELOC Express: SHEX30

1st lien HELOC: PHFL30

UNDERWRITING

- NOVA is approved for delegated underwriting only.
- Reach out to the NOVA Underwriting team for scenario assistance:
Underwriting@novahomeloans.com.

INVESTOR NOTES

- Refer to the Delegated/Non-Delegated Manual for more information
- Guidelines can be found on NOVAnet

INVESTOR CONTACTS

- N/A



COMPENSATION

- Email LOComp@novahomeloans.com for assistance.

ELIGIBLE LOAN PROGRAMS

Portfolio

Sequoia AUS Jumbo

- Purchase, Rate/Term, and Cash Out Transactions Permitted
- Loan Amounts up to \$3,000,000
- Primary (1-2 Units), Second Home Transactions
- Up to 89.99% LTV
- 660+ FICO
- Up to 49.99% DTI (up to 38% with LTV >80%)

Medical Professional

- Loan amounts from \$100k-\$2MM
- 680+ FICO
- Up to 100% LTV (MI not required)
- 1-unit, primary residences only (purchase & rate/term refinances)
- Fixed and ARM options
 - 5/6, 7/6, 10/6 ARMs, fully amortizing 30-yr term
- Manual underwriting required
- DTI up to 50% (45% LTV>95%)
- Borrowers must hold a minimum of an M.D., D.O., D.D.S., DNP, DNAP or D.M.D. degree and have an active employment contract (or verification of terms of employment acceptance).
- Non-occupant co-borrowers are eligible; non-occupant contributing income must be </= 50% of total qualifying income.
- Delegated underwriting

CM CODES

Jumbo (Fixed): JF20, JF25, JF30

Jumbo (ARM): J5SA30, J7SA30, J10SA30

Medical Professional (Fixed): PFMP15, PFMP20, PFMP25, PFMP30

Medical Professional (ARM): P5SAMP30, P7SAMP30, P10SAMP30

UNDERWRITING

- NOVA is approved for delegated underwriting only.
- Reach out to the NOVA Delegated Underwriting team for scenario assistance:
JumboDelegatedUnderwriting@novahomeloans.com.

INVESTOR NOTES

- Refer to the Delegated/Non-Delegated Manual for more information
- Guidelines can be found on SharePoint
- View the Investor Appraisal Guide for appraisal requirements

INVESTOR CONTACTS

- N/A

TRUIST (FORMERLY SUNTRUST)

Click for:
[Jumbo options](#)



COMPENSATION

- Email LOComp@novahomeloans.com for assistance.

ELIGIBLE LOAN PROGRAMS

- Jumbo Key Loan
 - Fixed & ARM
 - Primary and 2nd Home (Purchase or Rate/Term)
 - Loan Amounts up to \$3,000,000 (delegated up to \$2MM)

CM CODES

Jumbo (fixed): JF15, JF30

ARM: J5SA10, J5SA15, J5SA20, J5SA30, J7SA10, J7SA15, J7SA20, J7SA30, J10SA15, J10SA20, J10SA30

UNDERWRITING

- Approved for Delegated UW (Jumbo) with restrictions otherwise loan must be submitted to Truist for non-delegated underwriting
- MI Underwriters
 - Radian
 - First Lien to Conforming Loan Limits including High Balance
 - Financed MI available
- LOS ePASS
 - SunTrust Mortgage Inc.

INVESTOR NOTES

- Guidelines can be found on SharePoint
- View the Investor Appraisal Guide for appraisal requirements

INVESTOR CONTACTS

- N/A



COMPENSATION

- Email LOComp@novahomeloans.com for assistance.

ELIGIBLE LOAN PROGRAMS

- My Choice
 - Govt and Conventional
 - DTI per AUS findings
 - 620+ FICO
 - [Income limits apply](#)
 - Assistance between 2-5% of total mortgage
 - 30- year deferred repayable
 - 0% interest, no monthly payments
 - 3-year deferred forgivable
 - 0%, no monthly payments, % interest, forgiven after 36-months
 - Repeat and FTHB
 - HBE required
- My First Texas Home
 - Restricted to FTHB
 - FHA, VA, and USDA only
 - MCC available
 - Assistance between 2-5% of total mortgage
 - 30-year deferred repayable
 - 0% interest, no monthly payments
 - 3-year deferred forgivable
 - 0% interest, no monthly payments, forgiven after 36-months

CM CODES

FFBTMFH30	FFBTMFHMCC
FFBTMCH30	
VFBTMFH30	VFBTMFHMCC30
VFBTMCH30	
UFBTMFH30	UBTMFHMCC30
UFBTMCH30	
CFBTMCH30	

UNDERWRITING

- AUS approval is required for Conventional transactions
- A second Encompass file is not required

INVESTOR NOTES

- Guidelines can be found on SharePoint
- Homebuyer Education may be required
- LOs and Processors are required to attend [training](#) prior to origination. Password: TXPrograms
 - Send certificate of completion to IT to gain access to Encompass templates/CM codes

MASTER SERVICER

- The Money Source

GUIDELINES AND RATES



COMPENSATION

- Email LOComp@novahomeloans.com for assistance.

ELIGIBLE LOAN PROGRAMS

Texas

- Texas State Affordable Housing Corporation (TSAHC)
 - Home Sweet Texas
 - Texas Homes for Heroes
 - MCC available
- Assistance between 2-5%
 - Grant assistance
 - Does not need to be repaid after six months from 1st mortgage closing date
 - 620+ FICO
 - Available only with Govt loan types
 - 3-year deferred forgivable
 - 0% interest, deferred
 - Forgiven after three years
 - 620+ FICO for Govt, 640+ Conventional
- 620+ FICO
- Temporary buydowns permitted
 - 2-1, 1-1, 1-0
- Repeat and FTHB permitted (varies by offering)
- Manufactured homes permitted
 - 640+ FICO
- [Income limits apply](#)

CM CODES

CFBTHS30	CFBTHSMCC30
FFBTHH30	FFBTHS30
FFBTHSMCC30	
UFBTHH30	UFBTHS30
UFBTHSMCC30	VFBTHH30
VFBTHS30	VFBTHSMCC30

UNDERWRITING

- AUS approval is required for Conventional transactions
- A second Encompass file is not required

INVESTOR NOTES

- Guidelines can be found on SharePoint
- Homebuyer Education required
- LOs and Processors are required to attend [training](#) prior to origination

MASTER SERVICER

- Lakeview

UNITED SECURITY FINANCIAL (ARRIVE)

Click for:

[DPA options](#)

[Affordable Lending options](#)

[Manufactured Home programs](#)

[Solar](#)



COMPENSATION

- Email LOComp@novahomeloans.com for assistance.

ELIGIBLE LOAN PROGRAMS

- Arrive Home
 - FHA Standard & High Balance Transactions
 - Purchase only
 - Minimum FICO 600
 - Maximum DTI per AUS guidelines
 - Manufactured homes permitted
 - 3.5% or 5% assistance (5% assistance only offered on repayable option)
- DPA options
 - *Repayable*- Amortized 10- year term with a fixed interest 2% higher than the first mortgage
 - *Forgivable*- 30- year term with a fixed 0% interest rate.

CM CODES

FFBAH30

SFBAHRS10

SFBAHSFTS30

UNDERWRITING

- NOVA is approved for Delegated Underwriting

INVESTOR NOTES

- Pricing tool are published on Nova Net daily and when investor reprices
 - Within the Capital Markets section, scroll down to the “Chenoa, Nova Advantage, and Arrive Home Reservation Tools”. Select your region, then the current date and most recently uploaded tool for the program.

INVESTOR CONTACTS

- N/A

GUIDELINES



COMPENSATION

- Email LOComp@novahomeloans.com for assistance.

ELIGIBLE LOAN PROGRAMS

Portfolio

- Doctor & Graduate Program
 - Loan Amounts between \$250,000 and \$2,000,000
 - Available in Arizona and Colorado
 - 5/6, 7/6, or 10/6 ARM
 - Primary and 2nd Homes
 - Purchase, Rate/Term, and Cash-Out transactions permitted
 - Up to 95% LTV
 - 720+ FICO Scores
 - Up to 45% DTI
- Home Start 100
 - 100% LTV
 - 5/6 ARM & 30-Year Fixed
 - Property must be in Pima County
 - First-time Homebuyers only

INVESTOR CONTACTS

- N/A

CM CODES

Dr/Graduate 5yr ARM: P5SADR30, P5SAPRO30

Dr/Graduate 7yr ARM: P7SADR30, P7SAPRO30

Home Start 100: PFHS10030

UNDERWRITING

- Investor is responsible for all Underwriting.

INVESTOR NOTES

- Program guidelines can be found on SharePoint
- Refer to the Delegated/Non-Delegated Manual for more information
- View the Investor Appraisal Guide for appraisal requirements

WASHINGTON STATE HOUSING FINANCE COMMISSION

Click for:

[DPA options](#)

[Affordable Lending options](#)

[Manufactured Home programs](#)

[Solar](#)



COMPENSATION

- Email LOComp@novahomeloans.com for assistance.

ELIGIBLE LOAN PROGRAMS

Washington

- Washington State Housing Finance Commission
 - Home Advantage Government
 - Assistance between 3-5% of first mortgage loan amount
 - 30- year deferred mortgage
 - 0% interest
 - Income limits apply
 - Repeat and FTHB permitted
 - Max DTI per AUS approval
 - Temporary buydowns permitted
 - 3-2-1, 2-1, 1-1 or 1-0

CM CODES

FFBWHA30	FFBWHC30
UFBWHA30	VFBWHA30
CFBWHA30	
SFBWHASFTS30	SFBWHC30

UNDERWRITING

- AUS approval is required for Conventional transactions;

INVESTOR NOTES

- Guidelines can be found on SharePoint
- Homebuyer Education required

INVESTOR CONTACTS

- N/A

GUIDELINES AND RATES

BROKERED-WHOLESALE INVESTORS



1 ST TRIBAL LENDING	ACC MORTGAGE	ACRA	AFR WHOLESAL	AMERICAN PRIDE BANK
CAPITAL ALLIANCE	CHAMPIONS FUNDING	CLICK n' CLOSE	CREDIT HUMAN	EPM WHOLESAL
FIGURE LLC	FIRST NATIONAL BANK OF AMERICA	HOMEXPRESS	KNOCK	LENSURE MORTGAGE CORP.
OAKTREE FUNDING	ROCKET PRO	SYMMETRY	TRIAD	UPEQUITY

COMPENSATION

- NOVA's Margin = 102.00

ELIGIBLE LOAN PROGRAMS

HUD 184

- Purchase, Refi (including Cash-Out), Construction (Rehab)
- Max LTV 97.75% (Minimum Borrower Contribution 2.25%)
- HUD Funding Fee as low as 1.5% (.25 MI required when >= 78% LTV)
- Manual Underwriting (All files need to be run through [LoanScorecard](#))
 - 41% DTI (up to 43% with compensating Factors) – No borrower Income Limits
- Gift Funds allowed and Seller Concessions up to 6% Allowed
- Credit
 - 2-year discharge from BK; 3 year settled from Foreclosures; No unpaid Collections, Judgements or Tax Liens
 - Alternative Credit is allowed

UNDERWRITING

- All underwriting is completed by the investor
- NOVA's Company ID with 1st Tribal Lending (225843); Lender ID would be (15 or 30 depending on the loan term)
- *Update the Funding Fee, MMI Factors and Down Payment to match the program allowances.*

INVESTOR NOTES

- Login Credentials
 - Contact Account Executive for Username & Password
- Safe Harbor Disclosure
 - Loans delivered to this investor do not include a special Demand Feature. i.e.: Negative Amortization, Prepay Penalty, IO Payments or Balloon Payments.
- Pricing
 - You can price a loan via the investor portal or review the "raw" rate sheet [here](#). Please note, rates displayed to not include the LPC which you need to account for when reviewing pricing via this link.
- Resources
 - Additional Brokered Loan Tools are available on SharePoint
- LE Disclosure
 - Information must be submitted to the Wholesale lender to prepare Initial Disclosures, including the LE
- [Eligible areas](#)
- [Investor Website](#)
- Fees (verify with Investor): \$1,299 Underwriting

INVESTOR CONTACTS

Account Executive

- Angela Casas (510.856.2180, Angela.casas@1tribal.com)
- Dava Garrett (405.863.8197, Dava.garrett@1tribal.com)

COMPENSATION

- NOVA's Margin = 102.50

ELIGIBLE LOAN PROGRAMS

Portfolio (Non-QM)

- Min loan amounts \$100k
- FICOs as low as 620, no score allowed
- ITIN / DACA Borrowers Eligible
- Expanded DTI
- Self Employed 12 months, P&L only
- Bank Statements for Income
- DSCR/No Ratio for investors up to 80% LTV and as low as 620 FICO
- 1 day out of BK/FC/SS, includes 2nd homes and 2-4 unit properties
- 1 day off market listing refi cash out

UNDERWRITING

- Prequalification sent to AE (via secure e-mail). All underwriting is completed by the investor.

INVESTOR CONTACTS

Account Executive

- Darlene Mason-Lopez (Darlene.masonlopez@accmortgage.com, 602.367.2857)

INVESTOR NOTES

- Login Credentials
 - Contact ACC Account Executive for Username & Password
- Safe Harbor Disclosure
 - Loans delivered to this investor may include a special Demand Feature. i.e.: Negative Amortization, Prepayment Penalty, IO Payments or Balloon Payment
- Investor Lock Policy
 - Please contact the Wholesale Lender to determine lock policy standards. Please lock accordingly.
- Resources
 - Additional Brokered Loan Tools are available on SharePoint
- LE Disclosure
 - Information must be submitted to the Wholesale lender to prepare Initial Disclosures, including the LE
- [Eligible areas](#)
- ****Investor guidelines are subject to change. Please reach out to the Investor AE to discuss the particulars of your scenario to confirm eligibility****
- [Investor Website](#)
- Fees (verify with Investor): \$1,500 Underwriting

COMPENSATION

- NOVA's Margin = 102.00

ELIGIBLE LOAN PROGRAMS

- Non QM
 - DSCR down to 0.80, max LTV 80%
 - 12/24 months Bank Statements up to 90% LTV (purchase)
 - P&L
 - 1099
 - Asset Depletion
- Loan amounts up to \$10MM
- FICO down to 600
- DTI up to 50.49%
- ITIN, up to 80% LTV (purchase) and 75% LTV (c/o refinance)
- Foreign National
- Non-Warrantable Condos including Condotels, up to 75% LTV
- Rural properties up to 25 acres
- Credit events permitted;
 - Mortgage lates, FC > 1yr, BK > 1yr, SS < 1yr, DIL < 1yr, MOD < 1yr, FB < 1yr

UNDERWRITING

- All underwriting is completed by the investor.

INVESTOR CONTACTS

Account Executive

- Matthew Schwartz; 949-669-5856; matthew.schwartz@acralending.com; Area manager: Ryan Moon; ryan.moon@acralending.com; 404.375.4092. 678.726.5978

INVESTOR NOTES

- Login Credentials
 - Contact Help (help@novahomeloans.com) for Username & Password
- Safe Harbor Disclosure
 - Loans delivered to this investor may include a special Demand Feature. i.e.: Negative Amortization, Prepayment Penalty, IO Payments or Balloon Payment
- Investor Lock Policy
 - Please contact the Wholesale Lender to determine lock policy standards. Please lock accordingly.
- Resources
 - Additional Brokered Loan Tools are available on SharePoint
- LE Disclosure
 - Information must be submitted to the Wholesale lender to prepare Initial Disclosures, including the LE
- [Eligible areas](#)
- [Investor Website](#)
- Fees (verify with Investor): UW fee \$1750 (all files) other fees dependent on product type; \$495 Entity review fee (vesting in entity- NOO only), \$395 trust review fee, 0.50% pre-payment penalty buy out

COMPENSATION

- NOVA's Margin = 102.50

ELIGIBLE LOAN PROGRAMS

Conventional

- Standard Agency & High Balance
- HomeStyle Renovation, MH Advantage, One Time Close, Home Possible, HomeReady, Enhanced Relief Refi, CHOICEHome, Home One

Government

- FHA
 - 203(b), 203(h), 203(k) Standard & Limited
 - One Time Close, GNND, \$100 Down, DPA Advantage, Manufactured (Single Wide Allowed)
- VA
 - Purchase, Refinance, IRRRL
 - One Time Close, VA Renovation, Manufactured (Single-wide allowed)
- USDA
 - SFGLP, One Time Close, USDA Repair Escrow, USDA Renovation, MFH Pilot Program

UNDERWRITING

- All underwriting is completed by the investor.

INVESTOR CONTACTS

Account Executive

- Maureen Mayer (mmayer@afrwholesale.com , 941.527.6688)

INVESTOR NOTES

- Login Credentials
 - Contact Help (help@novahomeloans.com) for Username & Password
- Safe Harbor Disclosure
 - Loans delivered to this investor may include a special Demand Feature. i.e.: Negative Amortization, Prepayment Penalty, IO Payments or Balloon Payment
- Investor Lock Policy
 - Please contact the Wholesale Lender to determine lock policy standards. Please lock accordingly.
- Resources
 - Additional Brokered Loan Tools are available on SharePoint
- LE Disclosure
 - Information must be submitted to the Wholesale lender to prepare Initial Disclosures, including the LE
- [Eligible areas](#)
- [Investor Website](#)
- Fees (verify with investor): \$1,095 Underwriting, IA, NC, PA have a commitment fee of \$1,095 and no UW fee.

COMPENSATION

- NOVA's Margin = 102.50 (BP)

ELIGIBLE LOAN PROGRAMS

- **OTC Construction Conventional**
 - Up to 90% LTV
 - Fixed-rate only
 - 700+ FICO
 - 1-unit SFR, PUD (No Condos or MFH)
 - Loan amounts between \$250k to conforming loan limits
 - Primary and second homes
- **Non-QM OTC Construction**
 - Up to 85% LTV (full doc), 80% (alt doc)
 - Fixed-rate and ARM options available
 - 700+ FICO
 - 1-unit SFR, PUD, multi unit (up to 4 units), modular (No Condos or MFH)
 - Loan amounts between \$250k to \$3.5MM
 - Various documentation permitted
 - 24-month personal or business bank statements
 - P&L Only and Asset Utilization
 - Primary and second homes
- **DSCR OTC Construction**
 - 1.15+ Ratio permitted
 - Up to 75% LTV
 - Fixed rate and ARM options available
 - 680+ FICO
 - 1-unit SFR, PUD, multi-unit property (up to 4 units), modular
 - No condos or MFH
 - US Citizens, Permanent Resident Aliens, Non-Permanent Resident Aliens, Business entities (LLC, Partnerships, Corporations).
 - Vesting in entity permitted

INVESTOR CONTACTS

Account Executives

- Sam Holan (sholan@americanpride.bank; 720-219-0391)

INVESTOR NOTES

- Login Credentials
 - Contact Help (help@novahomeloans.com) for Username & Password
- Safe Harbor Disclosure
 - Loans delivered to this investor may include a special Demand Feature. i.e.: Negative Amortization, Prepayment Penalty, IO Payments or Balloon Payment
- Investor Lock Policy
 - Please contact the Wholesale Lender to determine lock policy standards. Please lock accordingly.
- Resources
 - Additional Brokered Loan Tools are available on SharePoint
- Eligible areas dependent on loan type- please contact AE
- [Investor Website](#)
- Fees: UW \$1,695, Tax Service Fee \$125, Title updates \$3,500, Draw Inspections \$2,250, Final Inspection \$225, Survey \$750, Due Diligence Report \$300, Construction Mgmt Fee \$1,900
- **Investor guidelines are subject to change. Please reach out to the Investor AE to discuss the particulars of your scenario to confirm eligibility**

UNDERWRITING

- All underwriting is completed by the investor.

COMPENSATION

- NOVA's Margin = 102.50 (BP)

ELIGIBLE LOAN PROGRAMS

- Non QM
 - DSCR < 0.75 permitted, up to 10 units
 - Bank Statement
 - P&L
 - 1099
 - Hybrid Income
 - I/O
 - FTHB and Novice Investor permitted
- Short-term Bridge closes <1 week
- LLC/LLP and Trust vesting
- Rural properties up to 20 acres
- Gift funds permitted on investment properties and 100% on primary residences
- Credit events permitted;
 - BK, FC, mortgage lates, case-by-case < 1yr

UNDERWRITING

- All underwriting is completed by the investor.

INVESTOR CONTACTS

Account Executive

- Blaine Mickelson (bmickelson@calliance.com , 415-288-9575 X112)

INVESTOR NOTES

- Login Credentials
 - Contact Account Executive for Username & Password
- Safe Harbor Disclosure
 - Loans delivered to this investor may include a special Demand Feature. i.e.: Negative Amortization, Prepayment Penalty, IO Payments or Balloon Payment
- Investor Lock Policy
 - Please contact the Wholesale Lender to determine lock policy standards. Please lock accordingly.
- Resources
 - Additional Brokered Loan Tools are available on SharePoint
- LE Disclosure
 - Information must be submitted to the Wholesale lender to prepare Initial Disclosures, including the LE
- Eligible areas: AZ, CA, ID, OR, TX, UT, WA
- ****Investor guidelines are subject to change. Please reach out to the Investor AE to discuss the particulars of your scenario to confirm eligibility****
- Fees (verify with Investor): UW: non-QM: \$1895; CES TD \$1696, Bridge1st TD: \$1995; Bridge 2nd TD: \$1795; 2loans (Non-QM and bridge): Non-QM: \$1895; Bridge 2nd TD \$1795; Renovation \$1995; 1st & 2nd Combo case by case

COMPENSATION

- NOVA's Margin = 102.50 (Lender paid or Borrower paid)

ELIGIBLE LOAN PROGRAMS

- Non QM
 - Asset depletion, DSCR, 1099, bank statement, P&L
 - Up to \$3M
 - 640+ FICO
 - Up to 85% LTV
 - Ally no ratio
 - Up to \$2M
 - 660+ FICO
 - Up to 80% LTV
- Jumbo
 - Up to \$5M
 - 720+ FICO
- Foreign National
 - Up to \$3M
 - 680+ FICO
 - Foreign credit permitted
 - Second Home and Investment permitted
- ITIN
 - Up to \$1M
 - 660+ FICO
 - Up to 85% LTV (purchase or rate-term refinance min FICO 720)

UNDERWRITING

- All underwriting is completed by the investor.

INVESTOR CONTACTS

Account Executive

- Patty Kennedy (Patty.Kennedy@champstpo.com), 310.962.3513)

INVESTOR NOTES

- Login Credentials
 - Contact Account Executive for Username & Password
- Safe Harbor Disclosure
 - Loans delivered to this investor may include a special Demand Feature. i.e.: Negative Amortization, Prepayment Penalty, IO Payments or Balloon Payment
- Investor Lock Policy
 - Please contact the Wholesale Lender to determine lock policy standards. Please lock accordingly.
- Resources
 - Additional Brokered Loan Tools are available on SharePoint
- LE Disclosure
 - Information must be submitted to the Wholesale lender to prepare Initial Disclosures, including the LE
- [Eligible areas](#)
- **Investor guidelines are subject to change. Please reach out to the Investor AE to discuss the particulars of your scenario to confirm eligibility**
- [Investor Website](#)
- Fees (verify with Investor): \$1995 Underwriting - Consumer purpose and ally; \$1495 for business purpose, ITIN, Alt-Doc, and DSCR

COMPENSATION

- NOVA's Margin = 102.50

ELIGIBLE LOAN PROGRAMS

- One-time close construction
 - 1-unit
 - Primary occupancy only
 - 4, 6,9,12 month construction terms available (varies by offering)
 - AUS approval required
 - Agency loan limits apply
 - Float-downs permitted (conditions apply)
- Government
 - 620+ FICO FHA, VA
 - 620+ FICO USDA
 - Up to 100% LTV (VA, USDA)
 - Up to 96.5% LTV (FHA)
 - Manufactured homes permitted
 - Double-wide only
- Conventional
 - 680+ FICO
 - Up to 90% LTV
 - Manufactured homes permitted
 - Double-wide only

UNDERWRITING

- All underwriting is completed by the investor.

INVESTOR CONTACTS

Account Executive

- Christine Hyde (Christine.Hyde@clicknclose.com, 630-715-1166)

INVESTOR NOTES

- Login Credentials
 - Contact Account Executive for Username & Password
- Safe Harbor Disclosure
 - Loans delivered to this investor may include a special Demand Feature. i.e.: Negative Amortization, Prepayment Penalty, IO Payments or Balloon Payment
- Investor Lock Policy
 - Please contact the Wholesale Lender to determine lock policy standards. Please lock accordingly.
- Resources
 - Additional Brokered Loan Tools are available on SharePoint
- LE Disclosure
 - Information must be submitted to the Wholesale lender to prepare Initial Disclosures, including the LE
- ****Investor guidelines are subject to change. Please reach out to the Investor AE to discuss the particulars of your scenario to confirm eligibility****
- Fees: Contact AE

COMPENSATION

- NOVA's Margin = 103.0 (BP)

ELIGIBLE LOAN PROGRAMS

- Manufactured Land+Home
- Manufactured on leased land, family, or owned land
- Permits pre-HUD (1970 and newer)
- Chattel
- Twice moved homes permitted
- Park Models permitted (select states)
- Down payments of 5%, 10%, 20%, and 35% permitted
- 660+ FICO
- Single and multi-section homes

UNDERWRITING

- All underwriting is completed by the investor.

INVESTOR CONTACTS

Account Executive

- Jill Schock (866.595.7228 x 4052, 253.528.4052)

INVESTOR NOTES

- Login Credentials
 - Contact Account Executive for Username & Password
- Safe Harbor Disclosure
 - Loans delivered to this investor may include a special Demand Feature. i.e.: Negative Amortization, Prepayment Penalty, IO Payments or Balloon Payment
- Investor Lock Policy
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- Resources
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- LE Disclosure
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- **Investor guidelines are subject to change. Please reach out to the Investor AE to discuss the particulars of your scenario to confirm eligibility**
- [Investor Website](#)
- Fees (verify with Investor): \$999 Processing (Land Home only)

COMPENSATION

- NOVA's Margin = 102.50

ELIGIBLE LOAN PROGRAMS

- DPA Programs
 - Empowered FHA DPA
 - CalHFA
- Renovation Products
 - FHA 203k
 - VA Renovation
 - FNMA HomeStyle
 - CHOICERenovation
- Non-QM
 - 12 or 24-Month Bank Statements
 - 1099 and Profit & Loss Statement
- Jumbo Express
 - \$3,000,000 Max loan amount
 - Up to 89.99% LTV
- FHA
 - FICO >500 <580
 - Max FHA county loan limits apply
 - Max DTI per AUS (manual up to 43%)
 - Up to 90% LTV purchase and rate/term refinance
 - Up to 80% LTV cash-out refinance
- VA
 - FICO >500 <580
 - Purchase and cash out refinance (No Minimum FICO for IRRRL)
 - Up to 100% LTV (excluding VA funding fee)
 - Max DTI per AUS (compensating factors required for DTI >41%)
 - Loan amount limits apply

UNDERWRITING

- All underwriting is completed by the investor.

INVESTOR CONTACTS

Account Executive

- Ryan Wagner (Ryan.Wagner@epm.net , 401.391.1343)

INVESTOR NOTES

- Login Credentials
 - Contact Account Executive for Username & Password
- Safe Harbor Disclosure
 - Loans delivered to this investor may include a special Demand Feature. i.e.: Negative Amortization, Prepayment Penalty, IO Payments or Balloon Payment
- Investor Lock Policy
 - Please contact the Wholesale Lender to determine lock policy standards.
- Resources
 - Additional Brokered Loan Tools are available on SharePoint
- LE Disclosure
 - Information must be submitted to the Wholesale lender to prepare Initial Disclosures, including the LE
- [Eligible areas](#)
- ****Investor guidelines are subject to change. Please reach out to the Investor AE to discuss the particulars of your scenario to confirm eligibility****
- [Investor Website](#)
- Fees (verify with Investor): UW fee \$1195; greater of \$350 or 1.5% for 203K files (of rehab portion)

COMPENSATION

- NOVA's Margin = 102.00

ELIGIBLE LOAN PROGRAMS

- HELOC
 - 5, 10, 15, and 30-year fixed terms
 - Loan Amounts from \$25K-400K
 - Max CLTV
 - 85% (Primary)
 - 70% (Non-Owner Occupied)
 - Minimum Fico
 - 640 (Primary)
 - 680 (Non-Owner Occupied)
 - No Appraisal Required
 - Funding in as little as 5 days
 - Investment properties permitted

UNDERWRITING

- All underwriting is completed by the investor.

INVESTOR CONTACTS

Account Executive

- Sales Success Team (salessuccess@figure.com, 888.492.6121)

INVESTOR NOTES

- Login Credentials
 - Contact Account Help Team for Username & Password
- Safe Harbor Disclosure
 - Safe Harbor is not required
- Investor Lock Policy
 - Please contact the Wholesale Lender to determine lock policy standards. Please lock accordingly.
- Resources
 - Additional Brokered Loan Tools are available on SharePoint
- LE Disclosure
 - All disclosures are provided by the Investor
- [Eligible areas](#)
- ****Investor guidelines are subject to change. Please reach out to the Investor AE to discuss the particulars of your scenario to confirm eligibility****
- Investor Website
 - <https://www.figure.com/leadportal/login>

COMPENSATION

- NOVA's Margin = 102.50

ELIGIBLE LOAN PROGRAMS

- Non QM – Only 12 months of income history needed
 - Bank Statements
 - P&L
 - 1099
 - Asset Depletion
 - Liquid Assets
 - No income / no ratio – approval is based off the borrower's liquid assets being greater than the mortgage and combined liabilities

PRODUCT SUITES

- ALT-A PREMIER
 - Full & Alt Doc, Non QM, Self-Employed and ITIN
 - Up to 85% LTV
 - 680 minimum FICO
 - \$75K - \$3M Loan Amounts
- NEAR MISS
 - Non QM, Self-Employed, ITIN, Previous Credit Event
 - Up to 85% LTV
 - 600 Minimum FICO
 - \$50K - \$1.2M Loan Amounts
 - Unique Properties and Multi-Family

UNIQUE PROPERTIES (NEAR MISS PRICING)

- Mobile Home/Manufactured with Land
 - Units that have been moved multiple times permitted, as long as the unit is affixed to a foundation, on owned land
- Vacant Land
- Barndominium
- Non-Warrantable Condos

UNDERWRITING

- All underwriting is completed by the investor.

INVESTOR CONTACTS

Account Executive

- Jack Thompson(Jack.Thompson@fnba.com), 517.679.6694)

INVESTOR NOTES

- Login Credentials
 - Contact Account Executive for portal access
- Investor Lock Policy
 - Please contact the Wholesale Lender to determine lock policy standards.
- Resources
 - Additional Brokered Loan Tools are available on SharePoint
- Eligible areas: all 50 states, except for primary cash-out programs in TX
- ****Investor guidelines are subject to change. Please reach out to the Investor AE to discuss the particulars of your scenario to confirm eligibility****
- [Investor Website](#)
- Fees (verify with Investor): Origination \$1350, Processing \$505, Tax Service \$75, Vacant Land Origination 2%

COMPENSATION

- NOVA's Margin = 102.50

ELIGIBLE LOAN PROGRAMS

- DSCR
- Bank Statement
- Prime Jumbo

UNDERWRITING

- All underwriting is completed by the investor.

INVESTOR CONTACTS

Account Executive

- Melanie McLanahan (mmclanahan@homexmortgage.com, 949.652.7646)
- Jill Fleming (jfleming@homexmortgage.com, 903.590.7387)
- Erik Jervik (ejervik@homexmortgage.com, 949.503.5482)

INVESTOR NOTES

- Login Credentials
 - Contact NOVA Help Team
- Safe Harbor Disclosure
 - Loans delivered to this investor may include a special Demand Feature. i.e.: Negative Amortization, Prepayment Penalty, IO Payments or Balloon Payment
- Investor Lock Policy
 - Please contact the Wholesale Lender to determine lock policy standards. Please lock accordingly.
- Resources
 - Additional Brokered Loan Tools are available on SharePoint
- LE Disclosure
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- [Eligible areas](#)
- ****Investor guidelines are subject to change. Please reach out to the Investor AE to discuss the particulars of your scenario to confirm eligibility****
- [Investor Website](#)
- Fees (verify with Investor): UW \$1595, Admin \$99

KNOCK HOME SWAP



[Products Overview](#)

COMPENSATION

- Straight Referral

ELIGIBLE LOAN PROGRAMS

- Bridge

UNDERWRITING

- All underwriting is completed by the investor.

INVESTOR CONTACTS

Account Executive

- Justin Christian; jchristian@knock.com; 470-447-0001 (c)

INVESTOR NOTES

- Login Credentials
 - Contact Help (help@novahomeloans.com) for Username & Password
- Safe Harbor Disclosure
 - Loans delivered to this investor may include a special Demand Feature. i.e.: Negative Amortization, Prepayment Penalty, IO Payments or Balloon Payment
- Investor Lock Policy
 - Please contact the Wholesale Lender to determine lock policy standards. Please lock accordingly.
- Resources
 - Additional Brokered Loan Tools are available on SharePoint
- [Eligible areas](#)
- [Investor Website](#)



COMPENSATION

- NOVA's Margin = 102.25

ELIGIBLE LOAN PROGRAMS

- Up to \$3,000,000 Loan Amounts
- Cash-Out up to \$1,000,000 Cash In Hand
- Up to 90% LTV
- Full Doc, 12-24 Month Bank Statement Loans & Asset Depletion (120 months)/Qualifier (60 months) Income Options
- Bridge loans to 75% LTV
- Just Missed Agency (Alt-A)
- Property Investor Loans (including DSCR Investor Cash Flow up to 80% LTV)
- Foreign National Programs/ ITIN (up to 70% LTV)
- As low as 24 months Seasoning on BK, FC, SS or Loan Modification
- Non-Warrantable Condos including Condotels (up to 75% LTV)
- 10 yr I/O (plus 30-year full amortization afterwards)

Ground-up Construction (Experienced builder only)

- SFR, 2-4 units, Condo, Townhomes, PUD
- Loan amounts >\$150k<\$1MM
- Builder must have successfully completed three new builds or a mix of two builds and a major renovation >\$200k to qualify.
- 680+ FICO
- 12 and 18-month terms options with interest only payments
- Loan amounts up to 60% of the lot cost and 85% of the construction cost
- Loan origination fees can be financed into the loan
- No income documentation needed to qualify (conditions apply)
- Investment properties only

Fix n' Flip

- Any level of investor experience permitted
- 660+ FICO
- 12-month loan term with interest only payments
- Total loan amount up to 90% of total cost
- Investment properties only



INVESTOR CONTACTS

Account Executives

- AZ, CA, TX - Stacy Storck (ssorck@lendsure.com, 713.449.5313)
- CO – Kaela Brady (kbrady@lendsure.com, 208.293.5036)
- NV – Jeremy Drews (jdrews@lendsure.com, 760.315.7127)

Account Executive for Ground-Up Construction and Fix n Flip

Lori Williams; LWilliams@lendsure.com; 858-207-4843

INVESTOR NOTES

- *8 Month EPO Policy*
- Login Credentials
 - Contact Help (help@novahomeloans.com) for Username & Password
- Safe Harbor Disclosure
 - Loans delivered to this investor may include a special Demand Feature. i.e.: Negative Amortization, Prepayment Penalty, IO Payments or Balloon Payment
- Investor Lock Policy
 - Please contact the Wholesale Lender to determine lock policy standards. Please lock accordingly.
- Resources
 - Additional Brokered Loan Tools are available on SharePoint
- [Eligible areas](#)
- [Investor Website](#)
- ****Investor guidelines are subject to change. Please reach out to the Investor AE to discuss the particulars of your scenario to confirm eligibility****
- Fees (verify with Investor): \$1,595 Full Doc; \$1,895 Bank Stmt; \$225 Texas attorney doc review (Texas Only); Condotels LendSure Loan Origination Fee of 1%. Loans < \$175,000 LendSure Loan Origination Fee of .75%. Appraisal Transfer Fee \$175.

UNDERWRITING

- All underwriting is completed by the investor.

COMPENSATION

- NOVA's Margin = 102.50

ELIGIBLE LOAN PROGRAMS

Portfolio

- Non-Agency Advantage
 - Up to 90% LTV
 - 15 & 30 Year Fixed, ARM Options available
 - Up to \$4MM Loan Amount
- Investor Advantage
 - Up to 80% LTV (Purchase, Rate/Term) and 75% LTV (C/O Refinance)
 - DSCR as low as 0.75 available
 - Up to \$3MM Loan Amount
- Bank Statement Advantage
 - Up to 90% LTV
 - Up to \$4MM Loan Amount
 - Primary, Second Home, and Investment Property permitted
- Equity Advantage
 - Up to 90% CLTV
 - Full Doc or Bank Statement
 - Up to \$550K Loan Amount

UNDERWRITING

- All underwriting is completed by the investor.
- Minimum Loan Amount: \$150K (Non-Agency), \$100K (Investor)

INVESTOR CONTACTS

Account Executive

- Joseph Marino (jmarino@oaktreefunding.com, 480.800.3804, 480.495.3282)

INVESTOR NOTES

- Login Credentials
 - Contact Help (help@novahomeloans.com) for Username & Password
- Safe Harbor Disclosure
 - Loans delivered to this investor may include a special Demand Feature. i.e.: Negative Amortization, Prepayment Penalty, IO Payments or Balloon Payment
- Investor Lock Policy
 - Please contact the Wholesale Lender to determine lock policy standards. Please lock accordingly.
- Resources
 - Additional Brokered Loan Tools are available on SharePoint
- LE Disclosure
 - Contact the AE for additional details.
- [Eligible areas](#)
- [Investor Website](#)
- ****Investor guidelines are subject to change. Please reach out to the Investor AE to discuss the particulars of your scenario to confirm eligibility****
- Fees (verify with Investor): Non-QM 1st mtg: \$1950, non-qm 2nd mtg \$695, agency \$995

COMPENSATION

- NOVA's Margin = 102.50

ELIGIBLE LOAN PROGRAMS

- ONE+
 - Minimum 1% down from borrower, 2% grant from Rocket
- Home Equity Loan
 - 680+ FICO
 - Up to 90% LTV
 - Up to 50% DTI
 - Available in Texas
- Bank Statement
 - Up to 90% LTV
 - 660+ FICO
- Jumbo Smart
 - Up to 89.99% LTV
 - Up to \$3MM (fixed), \$2MM (ARM)
 - 680+ FICO

UNDERWRITING

- All underwriting is completed by the investor.
- Borrower(s) must e-sign their disclosures before the file can be submitted to them for Underwriting.

INVESTOR CONTACTS

Account Executive

- Aja Carmichael (AjaCarmichael@rocketmortgage.com ; 313.924.1729, 313.398.5884(c))

INVESTOR NOTES

- Login Credentials
 - Contact Help (help@novahomeloans.com) for Username & Password
- Safe Harbor Disclosure
 - Loans delivered to this investor may include a special Demand Feature. i.e.: Negative Amortization, Prepayment Penalty, IO Payments or Balloon Payment
- Investor Lock Policy
 - Please contact the Wholesale Lender to determine lock policy standards. Please lock accordingly.
 - The LO will select Amy Copus as the Processor in Rocket's system when registering the loan. The branch LP will put the remaining submission package together to be submitted to Offsite.
- Resources
 - Additional Brokered Loan Tools are available on SharePoint
- [Eligible areas](#)
- [Investor Website](#)
- Fees (verify with Investor): \$1050 Underwriting

COMPENSATION

- NOVA's Margin = 102.0 Standalone/ 101.0 Piggyback

ELIGIBLE LOAN PROGRAMS

- 30-year HELOC with 5-year draw period
 - Interest only payments during draw period
- Eligible properties include: SFR (1-4 units), PUD, Townhome, Condos, Up to 89.99% LTV on Primary
- Simultaneous close Piggyback
 - 680+ FICO on Piggyback
 - Primary or second home permitted
- Standalone/1st lien
 - 700+ FICO
 - Primary, second home, or NOO permitted

UNDERWRITING

- All underwriting is completed by the investor.
- Borrower(s) must e-sign their disclosures before the file can be submitted to them for Underwriting.

Account Executive

- Stephen Wilson; 720-826-4946 (o); 480-512-4532 (c);
Stephen.Wilson@symmetrylending.com

INVESTOR NOTES

- Safe Harbor Disclosure
 - Loans delivered to this investor may include a special Demand Feature. i.e.: Negative Amortization, Prepayment Penalty, IO Payments or Balloon Payment
- Investor Lock Policy
 - Please contact the Wholesale Lender to determine lock policy standards. Please lock accordingly.
- Resources
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- [Investor Website](#)
- Fees (verify with Investor): \$625 Origination

COMPENSATION

- NOVA's Margin = 103.0

ELIGIBLE LOAN PROGRAMS

- Manufactured Home Programs
 - Home only
 - Land/Home
 - Park Model (select states)
 - Chattel
 - Modular
 - Twice-moved homes permitted

UNDERWRITING

- All underwriting is completed by the investor.

INVESTOR CONTACTS

Account Executive

- William Shubrick (904-927-4769; wshubrick@triadfs.com); Zachary Varnadoe (904-893-3925; zvarnadoe@triadfs.com); brokersupport@triadfs.com

INVESTOR NOTES

- Login Credentials
 - Contact Help (help@novahomeloans.com) for Username & Password
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 - Loans delivered to this investor may include a special Demand Feature. i.e.: Negative Amortization, Prepayment Penalty, IO Payments or Balloon Payment
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- Resources
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- [Eligible areas](#)
- [Investor Website](#)
- Fees (verify with Investor): \$1,700 Processing

COMPENSATION

- 0.25% Referral Fee

ELIGIBLE LOAN PROGRAMS

- Bridge

UNDERWRITING

- All underwriting is completed by the investor.

INVESTOR CONTACTS

Account Executive

Kyle Scholz; 737-520-4486; kyle.scholz@upequity.com

INVESTOR NOTES

- Login Credentials
 - Contact Help (help@novahomeloans.com) for Username & Password
- Investor Lock Policy
 - Please contact the Wholesale Lender to determine lock policy standards. Please lock accordingly.
- Resources
 - Additional Brokered Loan Tools are available on SharePoint
- [Eligible areas](#)
- Investor Website
 - <https://www.upequity.com/>

RESOURCES



[Products Overview](#)

FANNIE MAE
GUIDELINES

FREDDIE MAC
GUIDELINES

FHA GUIDELINES

USDA
GUIDELINES

VA GUIDELINES

LOAN OFFICER
COMPENSATION
EMAIL

LOCK DESK
EMAIL

PRODUCT
DEPARTMENT
EMAIL

UNDERWRITING
EMAIL