

All loans are manually underwritten by a mortgage professional. Quorum’s underwriters review each loan to assess risk and streamline the approval process. Quorum follows Fannie Mae underwriting guidelines; however, Quorum’s underwriting guidelines are not the only criteria for a final credit decision. Layering risk factors and compensating factors may be considered for loans that fall outside the product features and guidelines. For any additional requirements not addressed in this product matrix, refer to FNMA Selling Guide for details.

If you have a unique scenario that you would like to pre-screen with Quorum, please contact your Account Executive.  
Pre-screen Requirements: Copy of the 1008/1003, credit report, and a breakdown of all closing and post-closing asset reserves.

Product Features	
Draw Period	10 years
Repayment Period	20 years
Index	Prime Rate
Margin	Risk based - determined by FICO, CLTV, Loan Amount & Occupancy Type
Interest Rate	Index + Margin
Qualifying Payment	Use principal & interest payments at the prevailing rate amortized over a twenty (20) year term to calculate DTI.
Borrower Payment	Interest only payments are due during the draw period. Payments are based on a twenty (20) year amortization.
Floor Rate	3.95%
Annual Rate Caps	2% increase or decrease.
Lifetime Cap	18%
Prepayment Penalty	No prepayment penalty.
General Eligibility	
Eligible Borrowers	<ul style="list-style-type: none"> <li>US Citizens</li> <li>Permanent Resident Alien</li> </ul>
Ineligible Borrowers	<ul style="list-style-type: none"> <li>Non-Permanent Resident Aliens</li> <li>Non-Occupant Borrower</li> <li>Land Trusts</li> <li>Life Estates</li> <li>Corporations, General and Limited Partnerships</li> </ul>
Maximum Borrowers	Four (4) borrowers per loan.
Non-Occupant Borrower	Not permitted.
Minimum Loan Amount	\$25,000
Maximum Loan Amount	\$250,000
Aggregate Loan Limit	No maximum aggregate limit of combined mortgages.
Max Properties Owned	Total of ten properties owned (combined for all borrowers)
State Eligibility	Not available in Texas.
Ineligible First Lien Types	Quorum does not provide subordinate financing for non-QM first lien mortgages except interest only first mortgages (Principal & Interest payment used for DTI qualification on all Interest Only loans). Examples of non-QM loans: Negative Amortization First Mortgage, Balloon and Loan Terms > 30 years.
Credit	
Maximum Housing Ratio	34%
Maximum Debt Ratio	38%

Credit Report	A triple merge credit report is required for all borrowers and will use our score for qualifying the borrower. Quorum follows Fannie Mae guidelines for determining the borrowers qualifying credit score.
Minimum FICO	680
Minimum Tradelines	A minimum of three (3) tradelines, open or closed, that have been evaluated at least twelve (12) months is required. Cannot include self-reported tradelines.
Contingent Liability (Co-signed Debt)	Can be excluded with proof that primary obligor has been making timely payments for last twelve (12) months.
Unsecured Debt	High use of unsecured debt (> 20% of annual income) presents additional risk factors and may result in a decline.
Student Loans	Student Loans will be underwritten to FNMA Guidelines. We will accept LP for simultaneous transactions with eligible LP findings.
Paying Down/Off Debt to Qualify for DTI purposes	Payoff or paydown of debt solely to qualify must be carefully evaluated and considered in the overall loan analysis. The borrower's history of credit use will be a factor in determining whether the appropriate approach is to include or exclude debt for qualification.
Current Principal Residence Pending Sale	Current PITI and the proposed PITI must be used in qualifying the borrower.
Mortgage Lates	0x30 in the last 24 months, if lates occurred in months 25-36, letter of explanation is required.
Tax Liens	Must be paid prior to/at closing.
IRS Installment Plan	Quorum follows Fannie Mae guidelines for IRS repayment plans. Quorum cannot accept the payment plan if the unpaid taxes are reflected as a lien on credit or title.
Foreclosure, Bankruptcy, Deed-in-Lieu, Pre-Foreclosure/Short Sale	Regardless of the seasoning, this product is not available for any loans with any prior Foreclosure, Bankruptcy, Deed-in-Lieu, Pre-Foreclosure or Short Sale.
Modification, Deferment or Forbearance	Not permitted if the event occurred is within the last 3 years.
<b>Income/Employment</b>	
Day 1 Certainty	Day 1 Certainty permitted for income.
Employment History	Verify start/end dates for all employers from the most recent two years (written VOE or verbal is acceptable) and explain any employment gaps > 30 days.
Self Employed	Not permitted.
RSU Income	Permitted using Freddie Mac Guidelines.
Base Income	<ul style="list-style-type: none"> <li>• 1 Paystub</li> <li>• Most recent W2</li> </ul>
Variable Income and Other Income Types	Standard FNMA income verification required.
Income from Departing Residence	<p>Heavy scrutiny will be placed on these transactions. All borrowers must have compensating factors to offset the risk. To include income from departing residence, Quorum require the following:</p> <ul style="list-style-type: none"> <li>• Copy of fully executed lease agreement.</li> <li>• Copy of security deposit and first month's rent check.</li> <li>• Copy of bank statement reflecting the deposit.</li> </ul>
<b>Collateral</b>	
Eligible Property/ Occupancy Types	<ul style="list-style-type: none"> <li>• 1 Unit</li> <li>• PUDs</li> <li>• Warrantable Condos</li> <li>• Townhouse</li> </ul>

Ineligible Property / Occupancy Types	<ul style="list-style-type: none"> <li>• 2-4 Units</li> <li>• Co-ops</li> <li>• Leasehold Properties</li> <li>• Manufactured Homes</li> <li>• Investment Properties</li> <li>• Second Homes</li> </ul>
Condos	Must be FNMA warrantable.
Occupancy Type	<ul style="list-style-type: none"> <li>• Primary Residence</li> </ul>
Appraisal	<ul style="list-style-type: none"> <li>• Simultaneous Transactions: Quorum will accept the first mortgage lender's appraisal for simultaneous loan transactions. All appraisals are subject to the underwriter's review and Quorum may order our own appraisal at our cost if it is needed to support value. Please refer to the Valuation Eligibility Matrix.</li> <li>• Standalone Transactions: Quorum will order the appraisal on a standalone transaction through a third-party vendor.</li> <li>• Delayed Standalone: Quorum will accept the first mortgage lender's appraisal for delayed standalone transactions as long as the appraisal is dated within 120 days of our closing date. PIW's are not permitted. All appraisals are subject to the underwriter's review and Quorum may require a new appraisal if it is needed to support value. Please refer to the Valuation Eligibility Matrix.</li> <li>• Age Requirements: Appraisal is good for 120 days (re-certifications allowed on a case-by-case basis).</li> <li>• For transactions that allow for AVM's. AVM's will be ordered by Quorum and will be reviewed by underwriting to determine if the value is supported. If the underwriter deems the value is not supported, we will upgrade the report to a drive-by, desktop, full appraisal, or other valuation methods.</li> <li>• For transactions that allow for PIW's: The AUS findings must reflect both the 1st and 2nd mortgage transaction and the correct LTV/CLTV. Refer to valuation matrix for eligibility.</li> </ul>
Subject Property in Declining Market	<ul style="list-style-type: none"> <li>• Max LTV/CLTV 65%</li> </ul>
Seasoning	Six (6) months seasoning. If the home was purchased less than 6 months ago, we will use the lower of the purchase price or the appraisal value to determine the CLTV. A new valuation will be required if the original appraisal is expired.
Refinance of Listed Properties	Six (6) months seasoning. Must remove listing prior to submitting application (CLTV max reduced to 80% if property was listed within the last six (6) months).
Power of Attorney (POA)	POA must be specific to the transaction and must state both the first and second transaction separately. Cash out transactions not permitted. A copy of the POA must be reviewed and approved by Quorum prior to CTC and recorded at closing.
Trust Agreements	Permitted based on FNMA guidelines. Irrevocable Trusts not permitted. If the loan is held in a trust, a copy of the fully executed trust agreement with all amendments must be reviewed and approved by Quorum prior to CTC.
Title Insurance	Required on all first lien HELOC's.
<b>Assets</b>	
Business Assets	Not permitted for closing or post-closing.
Assets	<ul style="list-style-type: none"> <li>• Asset required for closing costs and down-payment must be stated on the loan application (1003). Source of funds or documentation for these assets will not be required.</li> <li>• Asset Reserves not required.</li> </ul>

Minimum Borrower Contribution	5% minimum contribution from borrower.
<b>Layering Risks &amp; Compensating Factors</b>	<b>Examples of Layering Risk Factors and Compensating Factors That Are Considered in Underwriting</b>
Layering Risk Factors	<ul style="list-style-type: none"> <li>• Attributes near guideline limits.</li> <li>• Payment shock (&gt; 150%)</li> <li>• Use of unsecured debt (&gt; 20% of total unsecured debt divided by annual income.</li> <li>• High DTI (&gt; 36%)</li> <li>• CLTV (80 %)</li> <li>• Adverse credit history.</li> <li>• Variable pay being used to qualify especially when variable pay exceeds 25% of the base salary.</li> <li>• Debt consolidation</li> <li>• Paying down/off debt to qualify for DTI purposes.</li> <li>• Using departing residence rental income to meet the DTI qualifications.</li> <li>• Rapid appreciation in subject property market area.</li> <li>• Minimal assets (&lt; 12 months PITI reserves)</li> <li>• Gift funds</li> </ul>
Compensating Factors	<ul style="list-style-type: none"> <li>• Substantial assets (24 months of reserves including liquid)</li> <li>• Low CLTV (&lt; 75%)</li> <li>• Low DTI (&lt; 36%)</li> <li>• FICO Score 780+</li> <li>• Strong credit history.</li> <li>• Low use of unsecured debt (&lt; 20% of total unsecured debt divided by annual income).</li> <li>• Job stability and solid/stable income sources (five (5) years with current employer/base income).</li> </ul>

HELOC Express Rates:				
Rates effective as of 11/04/2022				
Current Prime Rate: 7.00%				
Floor Rate: Rates cannot go below floor rate of 3.95%*				
CLTV %	0-60	60.01-70	70.01-80	Max Loan Amount
Credit Rating				
800+	Prime + 4.25%	Prime + 5.00%	Prime + 5.00%	\$250,000
780-799	Prime + 4.25%	Prime + 5.50%	Prime + 5.50%	\$250,000
760-779	Prime + 4.25%	Prime + 5.75%	Prime + 5.75%	\$250,000
740-759	Prime + 5.00%	Prime + 6.00%	Prime + 6.00%	\$250,000
720-739	Prime + 5.00%	Prime + 6.00%	Prime + 6.00%	\$250,000
700-719	Prime + 7.25%	Prime + 8.00%	Prime + 8.00%	\$250,000
680-699	Prime + 8.00%	Prime + 8.75%	Prime + 8.75%	\$250,000
Occupancy Adjustments Rate: Margin Add-Ons				
Loan Amount ≤ \$50,000				1.000%
Loan Amount \$50,001-\$99,999				0.250%
*Relationship discount pricing adjustment: Margin Reductions				
New Checking Account with Quorum must be established prior to closing. (minimum monthly balance of \$5,000)				-0.250%
New CD with Quorum must be established prior to closing. (maintaining at least \$50,000 in CDs any duration)				-0.500%
<b>*In order to qualify, the member would need to establish these account(s) prior to the loan closing.</b>				
HELOC Fees:				
Origination Fee				\$495
Additional Loan Origination Fee				1% of the credit limit
Processing Fee				\$100
Flood Cert Fee				\$7
Credit Report Fee				\$45
Closing Agent/Settlement Fees, Recording Fees				Varies
Property Report/Title Report				Varies
Mortgage/Transfer Tax, Government Fees (if applicable)				Varies
Appraisal (if applicable)				Varies
<b>Appraisal fee due at the time of application all other fees are due at closing and debited from the HELOC.</b>				

Eligibility Matrix:			
All loans are subject to the underwriter's discretion. Additional underwriting conditions or overlays may be required			
Occupancy	FICO	CLTV %	# of Units
Primary	680+	80%	1 Unit

Valuation Requirement Matrix				
Loan Amount	Loan Purpose	Occupancy	# of Units	Standard Requirement
≤ \$250K	Simul Purchase Simul Refinance Standalone	Primary	1 Unit	AVM

**The Fine Print:**

Rates and APR:

\*The Annual Percentage Rate (APR). The Floor Rate is 3.95%. Maximum APR is 18.00%. The APR is a variable rate, plus or minus a margin, and is based on the Prime rate (index - as published in The Wall Street Journal) plus a margin. The margin is determined based on credit history, loan amount and combined loan-to-value (CLTV) ratio. Rate will not increase or decrease more than 2% annually. A home equity line-of-credit is secured by the member's home and is available only for 1 family residential properties and condominiums, excluding co-ops. Minimum line-of-credit amount: \$25,000.00. No draw required at closing. No application, or termination fees; appraisal fee varies. No pre-payment penalty. Mortgage tax may apply in some states. This Home Equity Line of Credit is not available in TX. All loans are subject to credit approval.

Fees:

Fees are due at closing and debited from the HELOC. Additional fees for standalone second mortgages, including appraisal, flood, and title report, will be passed to the borrower.

Quorum is an Equal Housing Lender.

We do business in accordance with the Federal Fair Lending Laws.

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