

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.

| INTEREST ONLY HELOC 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                           | 6.95%   |
| 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 Residents</li> <li>Non-Occupant Borrower</li> <li>Land Trusts</li> <li>Life Estates</li> <li>Tenancy in Common</li> <li>Corporations, General and Limited Partnerships</li> </ul>  |
| Maximum Borrowers                    | Four (4) borrowers per loan.  |
| Minimum Loan Amount                  | \$25,000  |
| Maximum Loan Amount                  | \$350,000   |
| 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          | <p>Quorum does not provide subordinate financing for non-QM first lien mortgages except interest only first mortgages (Principal &amp; Interest payment used for DTI qualification on all Interest Only loans).</p> <p>Examples of non-QM loans:<br/>Negative Amortization First Mortgage, Balloon and Loan Terms &gt; 30 years</p> |
| High-Cost Loans                      | Not Eligible  |
| Credit                               |   |
| Maximum Housing Ratio                | <ul style="list-style-type: none"> <li>38%</li> </ul>   |
| Maximum Debt Ratio                   | <ul style="list-style-type: none"> <li>43%</li> <li>45% for CLTV ≤ 80% and FICO ≥ 720</li> </ul>  |
| Credit Report                        | A triple merge credit report is required for Borrowers and will use our score for qualifying the Borrower. Quorum follows Fannie Mae guidelines for determining the   |

|  |   |
|--|---|
|  | Borrowers qualifying credit score. Credit report is valid for 60 days. New applications and resubmissions require a new credit report.  |
| Minimum FICO   | 660   |
| Minimum Tradelines   | A minimum of two (2) tradelines, open or closed, that have been evaluated for at least twenty-four (24) months is required. Cannot include self-reported tradelines.  |
| Contingent Liability   | 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 principal residence is pending sale, but the transaction will not close with title transfer to the new owner prior to the Borrower purchasing a new principal residence. <ul style="list-style-type: none"> <li>• Max DTI: 45</li> <li>• Current PITI and the proposed PITI must be used in qualifying the Borrower.</li> <li>• Copy of fully executed listing agreement or contract of sale.</li> </ul>  |
| Mortgage Lates   | 0x30 in the last 24 months.   |
| 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 or 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                               | Quorum follows Fannie Mae guidelines for qualifying however, the following overlays would apply if the event occurred is within the last 3 years: <ul style="list-style-type: none"> <li>• Max DTI: 34/38%</li> <li>• Max CLTV: 80%</li> <li>• FICO: 700</li> <li>• MAX Loan Amount: \$150K</li> <li>• Minimum Reserves: 12 Months</li> </ul> Exception may be granted on a case-by-case basis if underwriting deems that the Modification, Deferment or Forbearance was not related to hardship and original mortgage terms were not modified. Additional documentation will include but not limited to the following: <ul style="list-style-type: none"> <li>• LOE from Borrower – reason for the Modification, Deferment or Forbearance.</li> <li>• Credit report and VOM to show satisfactory payment history and no mortgage lates in last 3 years.</li> </ul> |
| <b>Income and 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)   |
| Base Income, Variable Income, and Other Income Types                 | Standard FNMA income verification required.   |
| Self Employed  | <ul style="list-style-type: none"> <li>• Two years signed tax returns with all schedules unless DU/LP only require one, Quorum will follow the findings. All jumbo loans will require 2 years.</li> <li>• Quorum requires an executed 4506T form at closing on all self-employed Borrowers and Borrowers employed by family.</li> </ul>   |

|                                 |  |
|---------------------------------|--|
| RSU Income                      | Permitted using Freddie Mac Guidelines.  |
| Income from Departing Residence | 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: <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 Occupancy Types        | <ul style="list-style-type: none"> <li>• Primary Residence</li> <li>• Second Homes</li> </ul>  |
| Ineligible Occupancy Types      | <ul style="list-style-type: none"> <li>• Investment Properties</li> </ul>  |
| Eligible Property Types         | <ul style="list-style-type: none"> <li>• 1-2 Unit</li> <li>• PUDs</li> <li>• Warrantable Condos</li> <li>• Townhouse</li> </ul>  |
| Ineligible Property Types       | <ul style="list-style-type: none"> <li>• 3-4 Units</li> <li>• Co-ops</li> <li>• Leasehold Properties</li> <li>• Manufactured Homes</li> </ul>  |
| Condos                          | Must be FNMA warrantable. Limited review permitted meeting FNMA requirements.  |
| 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.<br/>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.<br/>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  | <p>Max LTV/CLTV 65% to 85%. The cap will be based on the declining market trend analysis obtained by Quorum and will be tiered as outlined below:</p> <table border="1" data-bbox="750 205 1292 592"> <thead> <tr> <th colspan="2" data-bbox="750 205 1292 281">AVM Declining Market<br/>Max CLTV Caps</th> </tr> </thead> <tbody> <tr> <td data-bbox="750 281 1026 340">0%</td> <td data-bbox="1026 281 1292 340">90%</td> </tr> <tr> <td data-bbox="750 340 1026 399">≤ 1%</td> <td data-bbox="1026 340 1292 399">85%</td> </tr> <tr> <td data-bbox="750 399 1026 457">&gt;1%-5%</td> <td data-bbox="1026 399 1292 457">80%</td> </tr> <tr> <td data-bbox="750 457 1026 516">&gt;5%-10%</td> <td data-bbox="1026 457 1292 516">75%</td> </tr> <tr> <td data-bbox="750 516 1026 592">&gt;10%</td> <td data-bbox="1026 516 1292 592">65%</td> </tr> </tbody> </table> <p>Interior or Exterior appraisal reflecting a decline in housing trend will be capped at 65% LTV/CLTV.</p> | AVM Declining Market<br>Max CLTV Caps |  | 0% | 90% | ≤ 1% | 85% | >1%-5% | 80% | >5%-10% | 75% | >10% | 65% |
|---------------------------------------|---|---------------------------------------|--|----|-----|------|-----|--------|-----|---------|-----|------|-----|
| AVM Declining Market<br>Max CLTV Caps |   |                                       |  |    |     |      |     |        |     |         |     |      |     |
| 0%                                    | 90%   |                                       |  |    |     |      |     |        |     |         |     |      |     |
| ≤ 1%                                  | 85%   |                                       |  |    |     |      |     |        |     |         |     |      |     |
| >1%-5%                                | 80%   |                                       |  |    |     |      |     |        |     |         |     |      |     |
| >5%-10%                               | 75%   |                                       |  |    |     |      |     |        |     |         |     |      |     |
| >10%                                  | 65%   |                                       |  |    |     |      |     |        |     |         |     |      |     |
| 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.<br>Required on second Lien HELOCs for loan amount > \$250,000.  |                                       |  |    |     |      |     |        |     |         |     |      |     |
| <b>Assets</b>                         |   |                                       |  |    |     |      |     |        |     |         |     |      |     |
| Day 1 Certainty                       | Day 1 Certainty permitted for assets  |                                       |  |    |     |      |     |        |     |         |     |      |     |
| Business Assets                       | <p>Permitted only for Borrowers that have 100% ownership in the business. Documentation Requirements include:</p> <ol style="list-style-type: none"> <li>1. Letter from CPA, Third Party or Borrower to document the following: <ul style="list-style-type: none"> <li>• Funds will not have a negative effect on business cash flow.</li> <li>• Funds are not an advancement or loan of future earnings or cash distributions.</li> </ul> </li> <li>2. 3 months bank statements.</li> <li>3. Copy of year-to-date P&amp;L.</li> </ol> <p>Underwriter will complete a cash flow analysis using most recent 3 months business bank statements to determine impact of funds withdrawal from business.</p>   |                                       |  |    |     |      |     |        |     |         |     |      |     |
| Personal Asset Reserves               | <ul style="list-style-type: none"> <li>• Asset reserves must be from the Borrower's funds.</li> <li>• Quorum does not allow gift funds to be used as reserves.</li> <li>• Refer to the Reserve Matrix in this document.</li> </ul>  |                                       |  |    |     |      |     |        |     |         |     |      |     |
| Minimum Borrower Contribution         | 5% minimum contribution from Borrower.  |                                       |  |    |     |      |     |        |     |         |     |      |     |
| Minimum Reserve Requirement           | See HELOC matrix included in this document for the minimum reserve requirement. Minimum reserves include principal and interest payment for both the first and second mortgage, taxes and insurance.  |                                       |  |    |     |      |     |        |     |         |     |      |     |

**Layering Risks & Compensating Factors**

**(Examples of Layering Risk Factors and Compensating Factors That Are Considered in Underwriting)**

|                              |  |
|------------------------------|--|
| <p>Layering Risk Factors</p> | <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 (&gt; 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> |
| <p>Compensating Factors</p>  | <ul style="list-style-type: none"> <li>• Substantial assets (24 months of reserves including liquid)</li> <li>• Low CLTV (&lt; 65%)</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>  |

**Interest Only HELOC Rates:**

Rates effective as of: 06/01/2023  
 Current Prime Rate: 8.25%  
 Floor Rate: Rates cannot go below floor rate of 6.95%\*

| CLTV %        | 0-60          | 60.01-70       | 70.01-80      | 80.01-85       | 85.01-90       | Max Loan Amount > 65% | Max Loan Amount/CLTV ≤ 65% |
|---------------|---------------|----------------|---------------|----------------|----------------|-----------------------|----------------------------|
| Credit Rating |               |                |               |                |                |                       |                            |
| 800+          | Prime + 1.25% | Prime + 1.50%  | Prime + 1.75% | Prime + 1.99%  | Prime + 1.99%  | \$250,000             | \$350,000                  |
| 780-799       | Prime + 1.50% | Prime + 1.50%  | Prime + 1.75% | Prime + 1.99%  | Prime + 1.99%  | \$250,000             | \$350,000                  |
| 760-779       | Prime + 1.75% | Prime + 1.99%  | Prime + 2.25% | Prime + 2.50%  | Prime + 2.50%  | \$250,000             | \$350,000                  |
| 740-759       | Prime + 1.99% | Prime + 2.25%  | Prime + 2.50% | Prime + 2.625% | Prime + 2.625% | \$250,000             | \$350,000                  |
| 720-739       | Prime + 2.50% | Prime + 2.50%  | Prime + 2.75% | Prime + 2.875% | Prime + 2.875% | \$250,000             | \$350,000                  |
| 700-719       | Prime + 3.50% | Prime + 3.50%  | Prime + 3.75% | Prime + 4.250% | Prime + 4.50   | \$250,000             | \$350,000                  |
| 680-699       | Prime + 4.25% | Prime + 4.375% | Prime + 4.50% | Prime + 4.625% | Prime + 5.50   | \$250,000             | \$350,000                  |
| 660-679       | Prime + 5.75% | Prime + 6.00%  | Prime + 6.50% | N/A            | N/A            | \$50,000              | \$50,000                   |

**Rate Adjustments: Margin Add-Ons and Reductions**

|                             |         |
|-----------------------------|---------|
| Loan Amount ≤ \$50,000      | 0.500%  |
| Second Home                 | 0.500%  |
| Simul Purchase Transactions | -0.500% |

**\*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% |

**\*In order to qualify, the member would need to establish these account(s) prior to the loan closing.**

**HELOC Fees:**

|  |                                |
|--|--------------------------------|
| Origination Fee  | \$495                          |
| Processing Fee   | \$100                          |
| Flood Cert Fee   | \$7                            |
| Credit Report Fee                                      | \$39.30/\$78.60 (single/joint) |
| Closing Agent/Settlement Fees, Recording Fees          | Varies                         |
| Property Report/Title Report                           | Varies                         |
| Mortgage/Transfer Tax, Government Fees (if applicable) | Varies                         |
| Appraisal (if applicable)                              | Varies                         |

**Appraisal fee due at the time of application all other fees are due at closing and debited from the HELOC.**

**Borrower Paid Compensation (BPC):**

- Brokers can charge up to 2% with a max of \$5,000. BPC is paid on the Line of Credit Amount
- Only Eligible for approved brokers with executed agreements.

BPC amount must be selected from the drop-down selection when submitting the application. Once the application is submitted the BPC amount cannot be changed. BPC drop down selection: 0, .50%, 1%, 1.50%, or 2%

**Eligibility Matrix:**

All loans are subject to the underwriter's discretion. Additional underwriting conditions or overlays may be required

**Maximum Loan Amount Matrix**

| FICO    | LTV/CLTV   | Max Loan Amount |
|---------|------------|-----------------|
| 680+    | ≤ 65       | \$350,000       |
|         | 65.01- 90% | \$250,000       |
| 660-679 | ≤ 80       | \$50,000        |

**Occupancy Eligibility Matrix**

| Occupancy   | FICO    | # Of Units | LTV/CLTV |
|-------------|---------|------------|----------|
| Primary     | 660-679 | 1 Unit     | 80%      |
|             | 680+    |            | 90%      |
| Primary     | 660+    | 2 Unit     | 80%      |
| Second Home | 660+    | 1 Unit     | 80%      |

**Asset Reserve Requirement Matrix**

| Occupancy   | FICO    | Loan Amount             | Minimum Reserves |
|-------------|---------|-------------------------|------------------|
| Primary     | 660-679 | ≤ \$50,000              | 3 Months         |
| Second Home | 660-679 | ≤ \$50,000              | 6 Months         |
| Primary     | 680+    | ≤ \$100,000             | 0 Months         |
|             |         | > \$100,000 - \$350,000 | 6 Months         |
| Second Home | 680+    | ≤ \$100,000             | 3 Months         |
|             |         | > \$100,000 - \$350,000 | 9 Months         |

**Valuation Requirement Matrix**

| Loan Amount        | Loan Purpose                                    | Occupancy              | # Of Units | Standard Requirement   |
|--------------------|---|------------------------|------------|--|
| ≤ \$100K           | Simul Purchase<br>Simul Refinance<br>Standalone | Primary<br>Second Home | 1-2 Unit   | AVM  |
| > \$100K to \$350K | Simul Purchase<br>Simul Refinance               | Primary<br>Second Home | 1 Unit     | PIW (if applicable) and AVM (supporting PIW value) or Exterior Drive-by or Desktop Appraisal (Allowable by FNMA) |
|                    |   | Primary                | 2 Unit     | Full Appraisal   |
| > \$100K to \$350K | Standalone                                      | Primary<br>Second Home | 1 Unit     | Exterior Drive-by  |
|                    |   | Primary                | 2 Unit     | Full Appraisal   |

**Rates and APR:**

\*The Annual Percentage Rate (APR). The Floor Rate is 6.95%. 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 1-2 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 (except appraisal fee, if applicable, due at time of application). Additional fees for helocs, including all lender fees, origination fees and third-party fees 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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