



Debt to Income Ratio:

- The standard debt to income ratio is 55%
- e-MITS may approve higher with adequate compensating factors

Primary Residence & Second Home

Loan Amount	Number of Months PITI Required
Up to \$1,000,000: <ul style="list-style-type: none"> • LTV/CLTV up to 80%, 720 FICO or greater • LTV/CLTV over 80%, less than 720 FICO 	0 Months 2 Months
\$1,000,000 to \$2,000,000:	6 Months
Greater than \$2,000,000: <ul style="list-style-type: none"> • Full/Alternate Doc • All Other Doc Types 	9 Months 12 Months

Maximum Cash Out:

All Occupancy Types

Loan to Value	Maximum Amount
LTV less than or equal to 80%	\$1,000,000
LTV greater than 80% - Full Doc	\$100,000
LTV greater than 80% - All other Doc Types	\$50,000



SFR, PUD and Condos
Purchase/Rate & Term Refinance

Full Doc			
Loan Amount	LTV	CLTV	Min Decision Credit Score
\$500,000	103%	N/A	700
	100%	N/A	680
	95%	95%	620
\$750,000	90%	95%	660
	90%	90%	620
\$1,000,000	80%	95%	620
\$1,500,000	80%	90%	680
	70%	95%	620
\$2,000,000	75%	75%	680
	65%	70%	620
\$3,000,000	70%	75%	680
Stated Income			
Loan Amount	LTV	CLTV	Min Decision Credit Score
\$500,000	95%	95%	640
\$750,000	90%	90%	700
	85%	85%	680
	80%	95%	640
\$1,000,000	80%	90%	680
	75%	80%	660
	70%	80%	620
\$1,500,000	75%	80%	680
	65%	70%	620
\$2,000,000	70%	70%	680
	60%	65%	620
\$3,000,000	65%	70%	680

No Ratio			
Loan Amount	LTV	CLTV	Min Decision Credit Score
\$500,000	95%	95%	680
	90%	90%	620
\$750,000	85%	85%	680
	80%	95%	620
\$1,000,000	80%	90%	680
	75%	80%	660
	70%	80%	620
\$1,500,000	75%	80%	680
	65%	70%	620
\$2,000,000	70%	70%	680
	60%	65%	620
\$3,000,000	65%	70%	680
NINA and No Doc			
Loan Amount	LTV	CLTV	Min Decision Credit Score
\$500,000	90%	90%	680
	80%	85%	620
\$750,000	85%	85%	680
	80%	80%	660
	70%	75%	620
\$1,000,000	75%	75%	680
	65%	80%	660
\$1,500,000	65%	70%	680
	55%	65%	660
\$2,000,000	60%	60%	680
	50%	50%	660
\$3,000,000	50%	50%	700





SFR, PUD and Condos

Cash Out Refinance

Full Doc			
Loan Amount	LTV	CLTV	Min Decision Credit Score
\$500,000	95%	95%	620
\$750,000	90%	95%	660
\$1,000,000	80%	95%	620
\$1,500,000	75%	85%	680
	65%	75%	620
\$2,000,000	70%	70%	680
	60%	65%	620
\$3,000,000	65%	70%	680
Stated Income and No Ratio			
Loan Amount	LTV	CLTV	Min Decision Credit Score
\$500,000	95%	95%	680
	90%	90%	660
\$750,000	85%	85%	680
	80%	95%	620
\$1,000,000	75%	80%	660
	65%	75%	620
\$1,500,000	70%	75%	680
	60%	65%	620
\$2,000,000	65%	65%	680
	55%	60%	620
\$3,000,000	65%	65%	680
NINA and No Doc			
Loan Amount	LTV	CLTV	Min Decision Credit Score
\$500,000	90%	90%	700
	80%	80%	620
\$750,000	80%	80%	660
	70%	70%	620
\$1,000,000	60%	70%	660

Cooperative Units

Purchase/Rate & Term Refinance

Full Doc			
Loan Amount	LTV	CLTV	Min Decision Credit Score
\$750,000	80%	95%	620
\$1,000,000	75%	95%	660
	70%	90%	620
\$1,500,000	75%	85%	680
	65%	75%	620
\$2,000,000	70%	70%	680
	60%	65%	620
\$3,000,000	65%	70%	680
Stated Income and No Ratio			
\$750,000	80%	90%	620
\$1,000,000	70%	75%	660
	60%	70%	620
\$1,500,000	70%	75%	680
	60%	65%	620
\$2,000,000	65%	65%	680
	55%	60%	620
\$3,000,000	60%	65%	700

Cash Out Refinance

Full Doc			
Loan Amount	LTV	CLTV	Min Decision Credit Score
\$750,000	80%	95%	620
\$1,000,000	80%	80%	620
\$1,500,000	70%	80%	680
	60%	70%	620
\$2,000,000	65%	65%	680
	55%	60%	620
\$3,000,000	60%	65%	680
Stated Income and No Ratio			
\$750,000	80%	95%	620
\$1,000,000	75%	80%	660
	65%	75%	620
\$1,500,000	65%	70%	680
	55%	60%	620
\$2,000,000	60%	60%	680
	50%	55%	620
\$3,000,000	55%	60%	700





Mixed Used Properties

Purchase/Rate & Term Refinance

Full Doc			
Loan Amount	LTV	CLTV	Min Decision Credit Score
\$500,000	80%	80%	620
\$750,000	80%	80%	660
	70%	70%	620
\$1,000,000	60%	60%	620
\$1,500,000	55%	55%	620
Stated Income and No Ratio			
\$500,000	80%	80%	620
\$750,000	80%	80%	680
	70%	70%	620
\$1,000,000	60%	60%	680
	55%	55%	620
\$1,500,000	55%	55%	680
	50%	50%	620

Cash Out Refinance

Full Doc			
Loan Amount	LTV	CLTV	Min Decision Credit Score
\$500,000	75%	75%	620
\$750,000	80%	80%	660
	70%	70%	620
\$1,000,000	60%	60%	660
\$1,500,000	55%	55%	660
Stated Income and No Ratio			
\$500,000	75%	75%	620
\$750,000	75%	75%	680
	65%	65%	620
\$1,000,000	60%	60%	680
\$1,500,000	55%	55%	680





2-Unit

Purchase/Rate & Term Refinance

Full Doc			
Loan Amount	LTV	CLTV	Min Decision Credit Score
\$500,000	95%	95%	620
\$750,000	90%	95%	660
\$1,000,000	80%	95%	620
\$1,500,000	80%	90%	680
	70%	95%	620
\$2,000,000	75%	75%	680
	65%	70%	620
\$3,000,000	70%	75%	680
Stated Income			
\$500,000	95%	95%	680
	90%	90%	620
\$750,000	85%	85%	680
	80%	95%	620
\$1,000,000	80%	90%	680
	75%	80%	660
\$1,500,000	70%	80%	620
	75%	80%	680
\$2,000,000	65%	70%	620
	70%	70%	680
\$3,000,000	60%	65%	620
	65%	70%	680
No Ratio			
\$500,000	95%	95%	700
	90%	95%	680
	90%	90%	620
\$750,000	85%	85%	680
	80%	95%	620
\$1,000,000	80%	90%	680
	75%	80%	660
	70%	80%	620
\$1,500,000	75%	80%	680
	65%	70%	620
\$2,000,000	70%	70%	680
	60%	65%	620
\$3,000,000	65%	70%	680

Purchase/Rate & Term Refinance

NINA and No Doc			
Loan Amount	LTV	CLTV	Min Decision Credit Score
\$500,000	80%	85%	620
\$750,000	70%	75%	620
	80%	80%	660
\$1,000,000	75%	75%	680
	65%	80%	660
\$1,500,000	65%	70%	680
	55%	65%	660
\$2,000,000	60%	60%	680
	50%	50%	660
\$3,000,000	50%	50%	700

Cash Out Refinance

Full Doc			
Loan Amount	LTV	CLTV	Min Decision Credit Score
\$750,000	90%	95%	660
\$1,000,000	80%	95%	620
\$1,500,000	75%	85%	680
	65%	75%	620
\$2,000,000	70%	70%	680
	60%	65%	620
\$3,000,000	65%	70%	680
Stated Doc and No Ratio			
\$500,000	90%	90%	660
\$750,000	80%	95%	620
\$1,000,000	75%	80%	660
	65%	75%	620
\$1,500,000	70%	75%	680
	60%	65%	620
\$2,000,000	65%	65%	680
	55%	60%	620
\$3,000,000	60%	65%	680
NINA and No Doc			
\$500,000	80%	80%	620
\$750,000	80%	80%	660
	70%	70%	620
\$1,000,000	60%	70%	660





3-4 Unit

Purchase/Rate & Term Refinance

Full Doc			
Loan Amount	LTV	CLTV	Min Decision Credit Score
\$500,000	95%	95%	680
\$1,000,000	80%	95%	620
\$1,500,000	75%	85%	680
	65%	90%	620
\$2,000,000	65%	70%	680
	55%	65%	620
\$3,000,000	60%	65%	680
Stated Income and No Ratio			
\$750,000	80%	90%	620
\$1,000,000	75%	80%	660
	65%	75%	620
\$1,500,000	70%	75%	680
	60%	70%	620
\$2,000,000	65%	70%	680
	55%	60%	620
\$3,000,000	55%	55%	700
NINA and No Doc			
\$500,000	80%	80%	620
\$750,000	80%	80%	680
	75%	80%	660
	70%	75%	620
\$1,000,000	70%	70%	680
	60%	75%	660
\$1,500,000	60%	65%	700

Cash Out Refinance

Full Doc			
Loan Amount	LTV	CLTV	Min Decision Credit Score
\$1,000,000	80%	95%	620
\$1,500,000	70%	80%	680
	60%	75%	620
\$2,000,000	60%	65%	680
	50%	60%	620
\$3,000,000	55%	60%	680
Stated Income and No Ratio			
\$500,000	80%	95%	620
\$750,000	70%	70%	620
\$1,000,000	75%	80%	660
	60%	70%	620
\$1,500,000	65%	70%	680
	55%	65%	620
\$2,000,000	55%	55%	680
	45%	50%	620
\$3,000,000	50%	50%	700
NINA and No Doc			
\$500,000	80%	80%	620
\$750,000	70%	75%	660
	60%	65%	620
	60%	65%	620
\$1,000,000	60%	65%	660



SFR, PUD, Condos

Purchase/Rate & Term Refinance

Full Doc			
Loan Amount	LTV	CLTV	Min Decision Credit Score
\$500,000	95%	95%	660
	90%	90%	620
\$750,000	90%	95%	660
\$1,000,000	80%	95%	620
\$1,500,000	70%	85%	680
	60%	75%	620
\$2,000,000	65%	70%	680
	55%	60%	620
\$3,000,000	60%	65%	680
Stated Income			
Loan Amount	LTV	CLTV	Min Decision Credit Store
\$500,000	90%	90%	620
\$750,000	85%	85%	680
	80%	80%	620
\$1,000,000	75%	80%	660
	65%	70%	620
\$1,500,000	65%	70%	680
	55%	60%	620
\$2,000,000	60%	60%	680
	50%	55%	620
\$3,000,000	55%	55%	700

No Ratio			
Loan Amount	LTV	CLTV	Min Decision Credit Score
\$500,000	90%	90%	660
\$750,000	80%	80%	620
\$1,000,000	75%	80%	660
	65%	70%	620
\$1,500,000	65%	70%	680
	55%	60%	620
\$2,000,000	60%	60%	680
	50%	55%	620
\$3,000,000	55%	55%	700
NINA and No Doc			
Loan Amount	LTV	CLTV	Min Decision Credit Score
\$500,000	80%	80%	620
\$750,000	75%	80%	660
	70%	70%	620
\$1,000,000	65%	75%	680
	55%	60%	660
\$1,500,000	55%	60%	700
\$2,000,000	50%	50%	700
\$3,000,000	45%	50%	700





SFR, PUD, Low Rise Condo

Cash Out Refinance

Full Doc			
Loan Amount	LTV	CLTV	Min Decision Credit Score
\$750,000	85%	85%	660
\$1,000,000	80%	95%	620
\$1,500,000	65%	75%	680
	55%	65%	620
\$2,000,000	60%	65%	680
	50%	60%	620
\$3,000,000	55%	60%	700
Stated Income and No Ratio			
Loan Amount	LTV	CLTV	Min Decision Credit Score
\$500,000	85%	85%	660
\$750,000	80%	80%	620
\$1,000,000	75%	80%	660
	60%	70%	620
\$1,500,000	60%	65%	680
	50%	55%	620
\$2,000,000	55%	55%	680
	45%	50%	620
\$3,000,000	50%	50%	700
NINA and No Doc			
Loan Amount	LTV	CLTV	Min Decision Credit Score
\$500,000	80%	80%	620
\$750,000	75%	80%	660
	70%	70%	620
\$1,000,000	55%	65%	660

Cooperative Units

Purchase/Rate & Term Refinance

Full Doc			
Loan Amount	LTV	CLTV	Min Decision Credit Score
\$750,000	80%	80%	620
\$1,000,000	65%	65%	660
\$1,500,000	55%	55%	660
\$2,000,000	65%	65%	680
\$3,000,000	60%	65%	680
Stated Income and No Ratio			
\$500,000	80%	80%	620
\$750,000	75%	80%	620
\$1,000,000	60%	60%	660
\$1,500,000	65%	65%	680
\$2,000,000	60%	60%	680
\$3,000,000	55%	55%	700

Cash Out Refinance

Full Doc			
Loan Amount	LTV	CLTV	Min Decision Credit Score
\$750,000	80%	80%	620
\$1,000,000	65%	70%	660
\$1,500,000	60%	65%	660
Stated Income			
\$750,000	75%	80%	620
\$1,000,000	60%	60%	660
\$1,500,000	55%	60%	680
No Ratio			
\$750,000	75%	80%	620
\$1,000,000	60%	60%	660
\$1,500,000	55%	60%	680





Primary Residence

Purchase SFR, PUD, Low Rise and High Rise Condos				
80/20 ² with Closed-end Second				
Full Doc				
Min Decision Credit Score	1st Loan Max Loan Amount	Closed-end Second Max Loan Amount	Max DTI Ratio	Min PITI Reserves ¹
680	\$417,000*	\$250,000	50%	3
Stated Income Doc				
700	\$417,000*	\$200,000	50%	4
80/20 with HELOC ²				
Full Doc				
Min Decision Credit Score	1st Loan Max Loan Amount	HELOC Max Loan Amount	Max DTI Ratio	
680	\$417,000*	\$250,000	50%	
Stated Income Doc				
700	\$417,000*	\$200,000	50%	

*Maximum loan amount in Alaska & Hawaii is \$625,500.

1 Additional reserve requirements may apply. See *Lending Guide* Section 2001.05 for further details.

2 Ensure your applicant understands that with interest only adjustable rate loans, their payment and rates may increase significantly over time, and that their loan balance will not decrease unless they pay more than the required interest only payment.





HELOC Guidelines Primary Residence

SFR, PUD, Low Rise and High Rise Condo, 2-Unit Property Types ⁴			
Full Doc			
Min Decision Credit Score	Max CLTV	Max Loan Amount	Max Total DTI
700	95%/100% ¹	\$350,000	50%
680	95%/100% ¹	\$250,000	50%
640	90%	\$250,000	50%
680	80%	\$500,000	50%
620	80%	\$300,000	50%
640	70%	\$500,000	50%
FastForward Documentation ^{2,3}			
700	95%	\$200,000	50%
680	90%	\$250,000	50%
Stated Income			
700	95%/100% ¹	\$200,000	50%
680	90%	\$150,000	50%
640	85%	\$150,000	50%
720	80%	\$500,000	50%
700	80%	\$300,000	50%
660	80%	\$200,000	50%

Second Home

SFR, PUD, Low Rise and High Rise Condo Property Type			
Full Doc			
Min Decision Credit Score	Max CLTV	Max Loan Amount	Max Total DTI
660	90%	\$200,000	50%
FastForward Documentation ^{2,3}			
700	70%	\$200,000	50%
Stated Income Documentation			
680	80%	\$150,000	50%

Investment Property

SFR, PUD, Low Rise and High Rise Condo Property Types			
Full Doc			
Min Decision Credit Score	Max CLTV	Max Loan Amount	Max Total DTI
660	80%	\$200,000	50%
Stated Income			
680	80%	\$150,000	50%

Max loan amounts are the same for first and second lien HELOCs.
 1 100% CLTV only available for concurrent purchase transactions with Indymac Bank.
 2 FastForward not available for 2-4 Unit.
 3 Must be closed concurrently with an Indymac Bank FastForward first.
 4 2-unit properties are not available for 100% CLTV

See Indymac Bank *Lending Guide* and e-MITS for a complete listing of program parameters.





Maximum LTV of the 1st Lien:

CLTV's greater than 95%: 80%

CLTV's up to 95%:

Standalone transactions: 90% LTV

Concurrent transactions: The lower of 90% LTV or the maximum LTV as specified in the applicable 1st Lien program

Maximum 1st Lien Loan Amount:

CLTV's greater than 95%: Conforming Loan Limits

CLTV's up to 95%:

Standalone transactions: No limit on 1st Lien Loan Amount

Concurrent transactions: Maximum Loan Amount as specified in the applicable 1st Lien program

Combined Lien Limits

Primary Residence and Second Homes

CLTV	Max Combined Lien
Greater than 90%	\$1,250,000
80.01% - 90%	\$1,500,000
70.01% - 80%	\$2,000,000
70% or less	\$2,500,000

Investment Property

\$950,000





Primary Residence

Concurrently Originated with an Indymac Bank First Mortgage			
SFR, PUD, Low Rise Condo and High Rise Condo			
Full Doc			
Min Decision Credit Score	Max Loan Amount	Max CLTV	Max DTI
680	\$250,000	100% ²	50%
680	\$125,000	95%	50%
640	\$150,000	90%	50%
620	\$250,000	80%	55%
	\$300,000	70%	55%
	\$400,000	60%	55%
	\$500,000	50%	55%
FastForward Doc			
700	\$250,000	80%	45%
	\$150,000	90%	45%
Stated Income Doc			
700	\$200,000	100% ¹	50%
	\$125,000	95%	50%
680	\$125,000	90%	50%
660	\$175,000	80%	55%
	\$200,000	70%	55%
	\$250,000	60%	55%
	\$300,000	50%	55%

1 Purchase transaction only.





Reserve Requirements:

CLTV greater than 95%:

- 3 months PITI - Full Doc Loans
- 4 months PITI - Stated Income Loans and Borrowers who are unable to provide 12 months Rental Verification

CLTV up to 95%:

- Reserve requirements determined by the applicable 1st Lien program

Tradelines Requirements:

- Full Doc: 3 tradelines open for at least 12 months (may be currently open or closed)
- Stated Doc: 4 tradelines open for at least 12 months (may be currently open or closed)

Maximum LTV and Current Balance:

Maximum LTV of the 1st Lien:

- CLTV greater than 95%: 80%
- CLTV up to 95%: The lower of 90% LTV or the maximum LTV as specified in the applicable 1st Lien program

Maximum 1st Lien Loan Amount:

- CLTV greater than 95%: Conforming loan limits
- CLTV between 90% and 95%:
 - Minimum decision credit score less than 680: \$650,000
 - Minimum decision credit score of 680 and above: \$750,000
- CLTV up to 90%: \$750,000