

EverBank Wholesale Lending

FNMA MyCommunity Mortgage

LOAN PROGRAM CODE	30 Year - 30FNMC 15 Year - 15FNMC			
PRODUCT OVERVIEW	The FNMA MyCommunity products offer low down payment options for low- and moderate-income borrowers. These products include the Community Solutions option (for teachers/educational institution employees, police officers, firefighters, and health care workers) and the Community HomeChoice option (for borrowers with a disability or who have a family member with a disability as defined by the Fair Housing Amendments Act.)			
LOAN TYPE	Purchase Limited Cash-Out Refinance			
LOAN TERMS	1 and 2 unit properties		15 year and 30 year Fixed Rate	
	3 and 4 unit properties		30 year only Fixed Rate	
ELIGIBLE PROPERTY TYPES	<ul style="list-style-type: none"> ♦ 1 - 4 unit properties ♦ FNMA approved Condominiums and PUDs 			
INELIGIBLE PROPERTY TYPES	<ul style="list-style-type: none"> ♦ Cooperatives ♦ Manufactured Housing 			
OCCUPANCY	Primary Residence only			
ELIGIBLE BORROWERS	<ul style="list-style-type: none"> ♦ U.S. Citizen ♦ Permanent Resident Alien ♦ Non-permanent Resident Alien 			
INELIGIBLE BORROWERS	♦ Foreign Nationals			
NON-OCCUPANT CO-BORROWER	Allowed only for the Community HomeChoice option for 1-2 units. Max 33/38 ratios and the user will receive a DU Ineligible that can only be for having a non-occupying co-borrower.			
MINIMUM LOAN AMOUNT	none			
MAXIMUM LOAN AMOUNT	1 Unit	\$400,000	2 Unit	\$512,000
	3 Unit	\$618,900	4 Unit	\$769,100
RATIOS	DU: No maximum; as determined by DU Manual Underwriting: 43% single qualifying ratio (45% for Community Solutions and Community HomeChoice Options)			
SUBORDINATE FINANCING <i>Revised 11/2005</i>	Permitted subject to FNMA standards – Must be a Community Second or an institutional closed-end second.			

FNMA MyCommunity Mortgage

<p>MORTGAGE INSURANCE <i>Revised 11/2005</i></p>	<p style="text-align: center;"><u>LTV</u> <u>Coverage</u></p> <p>97.01% - 100.00% 20%</p> <p>95.01% - 97.00% 18%</p> <p>90.01% - 95.00% 16%</p> <p>85.01% - 90.00% 12%</p> <p>80.01% - 85.00% 6%</p> <ul style="list-style-type: none"> ♦ Approved Insurers: GEMICO, Radian, UGIC, PMI or Triad ♦ Reduced and Lower Cost MI are ineligible <p>Financed MI is eligible for 1 unit properties.</p> <ul style="list-style-type: none"> ♦ The level of coverage required is based on the LTV before adding the MI premium. ♦ The LTV after adding the MI premium must be used to determine if the loan satisfies all other lending criteria (maximum LTV, etc.) ♦ Allowed up to 100% LTV including the financed MI <p>NY ONLY: Determination of MI is based on the loan amount divided by the appraised value.</p>
<p>REFINANCE DEFINITIONS</p>	<p><u>Limited Cash-Out Refinance:</u></p> <ul style="list-style-type: none"> ♦ Pay off of 1st Lien regardless of age. ♦ Pay off of the outstanding principal balance of existing subordinate mortgage that was used in whole to acquire the subject property (purchase money second only) ♦ Pay related closing costs & prepaid items. ♦ Disburse cash out to Borrower not to exceed 2% or \$2,000, whichever is less. <p>Limited Cash Out eligibility documentation includes (to document payoff of a Purchase money second):</p> <ul style="list-style-type: none"> ♦ Current Title ♦ Final HUD Settlement Statement
<p>RESERVES</p>	<p><u>DU</u></p> <p>No minimum reserve requirement.</p> <p><u>Manual Underwriting</u></p> <p>1 Unit - 1 month PITI*</p> <p>2 - 4 Units - 2 months PITI*</p> <p>*Reserves can be from a gift for the Community Solutions option only</p>

FNMA MyCommunity Mortgage

<p>INTERESTED PARTY CONTRIBUTIONS <i>Revised 11/2005</i></p>	<p>The property seller or any interested party (builder, developer, lender, real estate agent or any of their affiliates) can pay closing costs, prepaid items and escrows.</p> <p>All contributions are based on the CLTV of each loan to a maximum of 3%.</p>
<p>GIFTS</p>	<p>Allowed from acceptable donors per FNMA guidelines</p>
<p>MINIMUM DOWN PAYMENT <i>Revised 11/2005</i></p>	<ul style="list-style-type: none"> ♦ 1 unit: \$500 from borrower's own funds ♦ 2 units: 3% from borrower's own funds ♦ The balance of the required minimum down payment may be funded from flexible sources. ♦ For Limited Cash-Out, the borrower is not required to make a minimum contribution. <p>Acceptable sources for down payment, closing costs and prepaids:</p> <ul style="list-style-type: none"> ♦ Borrower's own funds including checking, savings and secured borrowed amounts, such as a loan against a 401(k) or cash value of a life insurance policy ♦ Gift from a relative ♦ Unsecured loan or grant from a governmental entity, employer or a non-profit organization ♦ Premium pricing from EverBank or the broker may be used for closing costs and prepaids only. ♦ Cash on hand is eligible for downpayment and closing costs on a 1 unit purchase transaction if: <ul style="list-style-type: none"> ♦ The borrower customarily uses cash for expenses ♦ The borrower's credit report and other verifications indicate limited use of credit and no depository relationship exists between the borrower and a financial institution. ♦ A written and signed statement is provided by the borrower that discloses the source of funds and states the funds have not been borrowed. ♦ Sufficient funds for down payment and closing cost have been deposited with a financial institution at the time of application or no less than 30 days prior to closing.
<p>INCOME LIMITATIONS</p>	<p>Annual income may not exceed 100% of the area median income or the percentages found in the matrix at the end of this product description for designated high cost areas.</p> <p>Income limitations do not apply in FannieNeighbors locations.</p>

FNMA MyCommunity Mortgage

RENTAL INCOME	<p>2 units - 75% of the lesser of the actual or projected rents for the rental unit shall be added as qualifying income.</p> <p>3 - 4 units - 65% of the lesser of the actual or projected rents for the rental units may be added as qualifying income. The income source should not be considered in determining if the borrower exceeds the maximum income limitations.</p>
BOARDER INCOME	<p>Boarder Income can be used from someone (does not have to be a relative) living with the borrower if:</p> <ul style="list-style-type: none"> ♦ They have resided together for at least 1 year (evidence must be provided) ♦ They will continue to reside together ♦ The borrower must evidence receipt of the income for the last 12 months. ♦ The amount of the income does not exceed 30% of the total qualifying income for the loan.
POWER OF ATTORNEY	<p>Eligible:</p> <ul style="list-style-type: none"> ♦ Production closer approval required ♦ Follow agency and published corporate standards
APPRAISAL	<p>FNMA Standards or as determined by DU.</p>
CREDIT REPORT AND CREDIT SCORE REQUIREMENTS	<p>DU: No minimum credit score; as determined by DU</p> <p>Manual Underwriting:</p> <p>1 Unit: Minimum 620</p> <p style="padding-left: 40px;">Up to 97% LTV - Minimum 600</p> <p style="padding-left: 40px;">Up to 100% LTV - Minimum 620</p> <p>2 Units: Minimum 620</p> <p>3 - 4 Units: Minimum 660</p> <p>If the borrower does not have a credit score, the borrower may still be eligible if all of the following criteria are met:</p> <ul style="list-style-type: none"> ♦ Minimum of four sources of non-traditional credit all of which are at least one year old. One must be 24 months old if the subject is a 3 - 4 unit property. ♦ Two of the sources must represent rental housing payments, utility, telephone or cable television with no delinquencies; other sources may represent payments for medical, life, automobile or renter's insurance, payments to local department stores, medical bill payments, school tuition, child care, or payments to an individual on a loan if the repayment terms are in writing and borrower can provide cancelled checks to document payment history (maximum of one 30 day delinquency).

FNMA MyCommunity Mortgage

EARLY DELINQUENCY INTERVENTION COUNSELING	Required
HOME BUYER EDUCATION	Required for first time homebuyers.
LANDLORD COUNSELING	Required for 2-4 Units
ESCROWS	Required
BUYDOWNS	<p>Allowed for the Community Solutions and Community HomeChoice options (only for manual underwriting). Qualify at the bought-down interest rate. Max 43% DTI.</p> <p>Buydowns are not allowed for 3 - 4 unit properties.</p>
PREPAYMENT PENALTY	None
ASSUMABILITY	Not assumable
UNDERWRITING GUIDELINES	<p>DU or Manual Underwriting is allowed.</p> <p>EverBank's Corporate Underwriting preference is to require the use of DU, but Manual Underwriting is allowed.</p> <p>Underwriting is subject to EverBank Underwriting guidelines (per U/W Manual) or FHLMC Seller Guidelines. Manually underwritten loans must satisfy stable monthly income, ratios, assets, reserves, and acceptable credit reputation guidelines.</p> <p>The borrower is not allowed to own any other residential properties.</p> <p>DU Input: enter as MyCommunity Mortgage on the Community Lending product screen, and receive an "Approve/Eligible" recommendation.</p> <ul style="list-style-type: none"> ♦ If the DU finding says the loan is Ineligible for MyCommunity, the loan may be manually underwritten to meet the guidelines in this product description. ♦ If the DU decision reflects EA or TP Level Eligible, the product is no longer a MyCommunity product and is subject to EATPR product code, pricing and underwriting requirements. ♦ Non-traditional credit histories will also require manual underwriting.

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LTV MATRIX

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Units	Minimum LTV	Maximum LTV	Maximum CLTV with Institutional Closed-End Second	Maximum CLTV with Community Second
1	DU: 95% Manual UW: No minimum	100%	100%	105%
2	DU: 95% Manual UW: No minimum	97%	100%	105%
3	DU: 95% Manual UW: No minimum	95%	100%	105%
4	DU: 95% Manual UW: No minimum	95%	100%	105%

INCOME LIMITATIONS MATRIX

Geographic and Max Median Income

Location of Subject Property	Percentage of Median Income
Any area other than areas listed below	100 percent or 115 percent for the Community HomeChoice
California	140 percent
Boston, MA	135 percent
Newark, NJ	125 percent
Seattle, WA	120 percent
Portland, OR	120 percent
Bergen/Passaic, NJ	120 percent
Dutchess County, NY	165 percent
New York City, NY	165 percent
Nassau-Suffolk, NY	165 percent
Newburgh (Orange County), NY	165 percent
Rockland County, NY	165 percent
Ulster County, NY	165 percent
Westchester County, NY	165 percent
FannieNeighbors Census Tracts: No income limits (Verify if the subject is in one of these tracts by using the FNMA Property GeoCoder.)	

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