

	<p>Note: New Subordinate Financing not allowed on refinance transactions.</p> <p>Obtain: Note to verify the terms of the secondary financing.</p>													
Fixed Rate Loan Terms	<ul style="list-style-type: none"> • 15 year fixed – fully amortizing • 30 year fixed – fully amortizing 													
First Time Home Buyer	<ul style="list-style-type: none"> • Permitted on owner-occupied residence only 													
Minimum Borrower Contribution	<table border="1"> <thead> <tr> <th>LTV / CLTV</th> <th colspan="2">Minimum Borrower Contribution</th> </tr> </thead> <tbody> <tr> <td>70% or less</td> <td>Primary Residence</td> <td>The borrower must make a 5% minimum contribution from his or her own funds.</td> </tr> <tr> <td>Greater than 70%</td> <td>Primary Residence</td> <td>The borrower must make a 10% minimum contribution from his or her own funds.</td> </tr> <tr> <td>All LTV's</td> <td>Second Home</td> <td>Borrower must make full down payment. Gift funds are not permitted.</td> </tr> </tbody> </table>		LTV / CLTV	Minimum Borrower Contribution		70% or less	Primary Residence	The borrower must make a 5% minimum contribution from his or her own funds.	Greater than 70%	Primary Residence	The borrower must make a 10% minimum contribution from his or her own funds.	All LTV's	Second Home	Borrower must make full down payment. Gift funds are not permitted.
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<p>Gift funds – Allowed after borrower meets minimum borrower contribution of 10%. Gifts of equity – Not Allowed</p> <p>Note: Minimum borrower contribution 10%</p>														
Interested Party Contribution Limits	<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Maximum Contribution</th> </tr> </thead> <tbody> <tr> <td>Primary Residence</td> <td>6%</td> </tr> <tr> <td>Second Home</td> <td>6%</td> </tr> </tbody> </table>		Occupancy	Maximum Contribution	Primary Residence	6%	Second Home	6%						
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<p>Interested Party An interested party is defined as anyone other than the borrower who has a financial interest in or can influence the terms and sale or transfer of, the property including the property seller, builder/ developer, real estate agent, or broker (or an affiliate who may benefit from the sale of the property and/or the sale of the property at the highest possible price). A relative, domestic partner, fiancé, fiancée, municipality, non-profit organization, or employer is not considered an interested party unless s/he is the property seller or is affiliated with the property seller.</p> <p>Contributions may not be used to meet the borrower's down payment or minimum borrower contribution requirements, or to meet reserve requirements for the transaction.</p>														
Escrow Holdback	<ul style="list-style-type: none"> • Not Allowed – Lenox/WesLend Overlay 													

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Non-Agency Depreciating Markets table

State	MSA	MSA/Micropolitan Area Name	County Name	State & County Codes
CA	36084	Oakland-Berkeley-Livermore	Alameda	06001
CA	36084	Oakland-Berkeley-Livermore	Contra Costa	06013
CA	18860	Crescent City	Del Norte	06015
CA	42034	San Rafael	Marin	06041
CA	41940	San Jose-Sunnyvale-Santa Clara	San Benito	06069
CA	41884	San Francisco-San Mateo-Redwood City	San Francisco	06075
CA	41884	San Francisco-San Mateo-Redwood City	San Mateo	06081
CA	41940	San Jose-Sunnyvale-Santa Clara	Santa Clara	06085
ID	14260	Boise City	Ada	16001
ID	N/A	Outside of MSA/MD	Adams	16003
ID	38540	Pocatello	Bannock	16005
ID	N/A	Outside of MSA/MD	Bear Lake	16007
ID	N/A	Outside of MSA/MD	Benewah	16009
ID	13940	Idaho Falls-Rexburg-Blaine	Bingham	16011
ID	25200	Hailey	Blaine	16013
ID	14260	Boise City	Boise	16015
ID	41760	Shoshone	Bonner	16017
ID	N/A	Outside of MSA/MD	Boundary	16021
ID	25200	Hamlet	Camas	16025
ID	14260	Boise City	Canyon	16027
ID	N/A	Outside of MSA/MD	Caribou	16029
ID	15400	Burley	Cassia	16031
ID	N/A	Outside of MSA/MD	Clark	16033
ID	N/A	Outside of MSA/MD	Clearwater	16035
ID	N/A	Outside of MSA/MD	Custer	16037
ID	14260	Boise City	Gem	16045
ID	N/A	Outside of MSA/MD	Gooding	16047
ID	N/A	Outside of MSA/MD	Idaho	16049
ID	17660	Coeur D'Alene	Kootenai	16055
ID	34140	Moscow	Latah	16057

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State	MSA	MSA/Micropolitan Area Name	County Name	State & County Codes
ID	N/A	Outside of MSA/MD	Lemhi	16059
ID	N/A	Outside of MSA/MD	Lewis	16061
ID	25200	Hailey	Lincoln	16063
ID	15420	Burley	Minidoka	16067
ID	N/A	Outside of MSA/MD	Oneida	16071
ID	14260	Boise City	Owyhee	16073
ID	N/A	Outside of MSA/MD	Power	16077
ID	N/A	Outside of MSA/MD	Shoshone	16079
ID	N/A	Outside of MSA/MD	Valley County	16085
ID	N/A	Outside of MSA/MD	Washington	16087
NV	N/A	Outside of MSA/MD	Douglas	32005
NV	39900	Reno	Storey	32029
NV	39900	Reno	Washoe	32031
NY	31660	Malone	Franklin	36033
OK	25100	Guyton	Texas	40139
OR	26220	Hood River	Hood River	41027
PA	26500	Huntingdon	Huntingdon	42061
TX	12420	Austin-Round Rock-Georgetown	Bastrop	42021
TX	15220	Brownwood	Brown	48049
TX	12420	Austin-Round Rock-Georgetown	Caldwell	48055
TX	12420	Austin-Round Rock-Georgetown	Hays	48209
TX	12420	Austin-Round Rock-Georgetown	Travis	48453
TX	12420	Austin-Round Rock-Georgetown	Williamson	48491
WA	36830	Othello	Adams	53001
WA	N/A	Outside of MSA/MD	Ferry	53019
WA	N/A	Outside of MSA/MD	Garfield	53023
WA	N/A	Outside of MSA/MD	Jefferson	53031
WA	42644	Seattle-Bellevue-Kent	King	53033
WA	21260	Ellensburg	Kittitas	53037
WA	N/A	Outside of MSA/MD	Klickitat	53039
WA	N/A	Outside of MSA/MD	Lincoln	53043

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WA	N/A	Outside of MSA/MD	Okanogan	53047
WA	N/A	Outside of MSA/MD	Pacific	53049
WA	N/A	Outside of MSA/MD	San Juan	53055
WA	42644	Seattle-Bellevue-Kent	Snohomish	53061
WA	N/A	Outside of MSA/MD	Wahkiakum	53069
WA	39420	Pullman	Whitman	53075

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