

Castle & Cooke Mortgage, LLC - Product Offering Overview	
CCM Approved States:	AL, AZ, CA, CO, CT, FL, GA, HI, IA, ID, MD, NC, NE, NM, NV, OK, OR, TN, TX, UT, WA, WY
Program	Highlights
<b>Government Programs</b>	
FHA	<ul style="list-style-type: none"> <li>- 580 - 599 FICO – DU APPROVAL ONLY (FHA NON 203K)</li> <li>- 600 - 619 FICO – DU APPROVAL ONLY (FHA NON 203K)               <ul style="list-style-type: none"> <li>- 4 months reserves required – no gift funds for reserves</li> <li>- Maximum of 150% payment shock (if higher, second UW review will be considered)</li> <li>- Must be on current job for at least 6 months or same line of work for 12 months with no lapse in employment</li> </ul> </li> <li>- Purchase, R/T Refinance &amp; Cash Out Permitted</li> <li>- 0x30 Mortgage Late in the last 12 Months</li> <li>- Nontraditional credit not permitted</li> <li>- All borrowers on file must have a minimum of 2 valid fico scores</li> <li>- Energy Efficient Program Permitted (620 Fico Requirement –Cannot also be Cash Out)</li> <li>- Manual Underwrites Permitted on Certain Scenarios - please email <a href="mailto:ccm-uod@castlecookemortgage.com">ccm-uod@castlecookemortgage.com</a> for approval.</li> <li>- HPML Loan Permitted under Certain Circumstances –please email <a href="mailto:ccm-uod@castlecookemortgage.com">ccm-uod@castlecookemortgage.com</a> for approval</li> <li>- Up to \$5,000 Appraiser-Required Escrowed Repairs (Weather/Seller Restricted Transactions) Permitted – Must be Borrower Funded</li> <li>- FHA Back to Work Program Permitted – see FHA Back to Work Guidelines published to the CCM Intranet</li> </ul>
FHA Streamlines	<ul style="list-style-type: none"> <li>- 620 Fico for Conforming &amp; High Balance Loan Amounts</li> <li>- Non Owner Occupied Permitted</li> <li>- 125% LTV/CLTV</li> <li>- No Appraisal Options</li> <li>- Energy Efficient Mortgage Permitted on Owner Occupied Transactions</li> <li>- Verbal VOE required</li> <li>- Verification of Assets to Close is needed</li> </ul>

Additional requirements may apply based on the details of the transaction. Program guidelines and products subject to change without notice.  
 For the most current guidelines please contact your Castle & Cooke Mortgage, LLC Loan Originator.

FHA 203(k) Streamlines	<ul style="list-style-type: none"> <li>- 620 Fico</li> <li>- Purchase or Refinance</li> <li>- Owner Occupied Only</li> <li>- Energy Efficient Mortgage Permitted on Owner Occupied Transactions</li> <li>- Up to \$35,000 in Financed Improvement Costs</li> </ul>
FHA 203(b) HUD Repair Escrow Loans	<ul style="list-style-type: none"> <li>- Up to \$5,000 HUD Required Financed Repairs</li> </ul>
FHA Repair Escrow Loans	<ul style="list-style-type: none"> <li>- Up to \$5,000 Appraiser Required Escrowed Repairs (Weather /Seller Restricted Transactions) – Borrower Funded</li> </ul>
VA	<ul style="list-style-type: none"> <li>- Up to 100% Financing</li> <li>- Manual Underwrite Options</li> <li>- Fixed &amp; ARM terms available</li> <li>- Purchase &amp; Cash Out</li> <li>- 620 Fico for Conforming &amp; High Balance Loan Amounts</li> <li>- Energy Efficient Mortgage Permitted on Owner Occupied Transactions</li> <li>- Flip/Rapid Appreciation Permitted (with acceptable chain of title and property value)</li> <li>- Reduced Short Sale/Modification Seasoning Options</li> <li>- HPML Options (must meet ECOA requirements)</li> </ul>
VA Cash Out	<ul style="list-style-type: none"> <li>- 620 Fico for Conforming &amp; High Balance Loan Amounts to 90% LTV</li> <li>- 660 Fico for Conforming &amp; High Balance Loan Amounts to 100% LTV</li> </ul>
VA IRRRLs	<ul style="list-style-type: none"> <li>- Owner Occupied &amp; Non Owner Occupied Permitted</li> <li>- 620 Fico for Conforming &amp; High Balance Loan Amounts to 125% LTV/CLTV.</li> <li>- No Income Docs               <ul style="list-style-type: none"> <li>o Verbal VOE required</li> <li>o Verification of Assets to Close is needed</li> </ul> </li> <li>- No Credit Qualification</li> <li>- Energy Efficient Mortgage Permitted on Owner Occupied Transactions</li> </ul>
USDA	<ul style="list-style-type: none"> <li>- Up to 100% Financing</li> <li>- 640 Fico</li> <li>- GUS Approval</li> <li>- HPML Options (must meet ECOA requirements)</li> </ul>

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USDA Streamline	<ul style="list-style-type: none"> <li>- 640 Fico</li> <li>- No Appraisal</li> <li>- Manual Underwrite</li> <li>- USDA Expanded Pilot Refinance Program Permitted</li> </ul>
Bond Programs	<ul style="list-style-type: none"> <li>- National Homebuyer's Fund (NHF)</li> <li>- Arizona Housing Finance Authority</li> <li>- California Housing Finance Agency</li> <li>- Colorado Housing and Finance Authority</li> <li>- Colorado El Paso County Housing Authority</li> <li>- Hawaii Housing Finance &amp; Development Corporation</li> <li>- Nebraska Investment Finance Authority</li> <li>- New Mexico Mortgage Finance Authority</li> <li>- North Carolina Housing Finance Authority</li> <li>- Texas Department of Housing and Community Affairs</li> <li>- Texas State Affordable Housing Corporation</li> <li>- Texas Vet Land Board</li> <li>- Utah Housing Corporation</li> </ul> <p>We permit most county, state or government entity DPA programs as long as they are HUD approved. These are permitted on government loans only and cannot be seller funded DPAs. HPML options permitted (must meet ECOA requirements)</p>
<b>Agency Programs</b>	
FNMA (Fannie Mae)	<ul style="list-style-type: none"> <li>- DU Approve/Eligible Required</li> <li>- Fixed &amp; ARM Terms Available</li> <li>- Delayed Financing Exception Permitted</li> <li>- Flip/Rapid Appreciation Permitted (with acceptable chain of title and property value)</li> <li>- Up to 10 Financed Properties Permitted (#5-10 are subject to LTV and FICO Requirements)</li> <li>- High Balance Permitted on up to 4 financed properties</li> <li>- Expanded MI Options (Financed MI, Low Cost MI, Split Premium, etc)</li> </ul>

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FNMA HARP: DU Refi Plus®	<ul style="list-style-type: none"> <li>- FNMA Owned Properties Only</li> <li>- Refinance Only</li> <li>- Unlimited LTV/CLTV with AUS approval</li> <li>- All Occupancies</li> <li>- No Appraisal Options</li> <li>- No MI Options</li> <li>- No limit on # of financed properties as long as loan is identified as a DU Refi Plus eligible loan and receives acceptable AUS feedback.</li> </ul>
FNMA HomeStyle Renovation	<ul style="list-style-type: none"> <li>- Up to 95% LTV</li> <li>- Purchase and limited cash out refinance</li> <li>- Renovation costs up to 50% of the “as completed” value</li> <li>- New or existing properties, condos, co-ops and PUDs</li> <li>- Any type of renovation is eligible as long as its permanently affixed to the property and adds value</li> <li>- Renovation funds escrowed in an interest bearing account</li> <li>- Repairs can be completed in 12 months</li> </ul>
FNMA HomReady®  <i>(MyCommunity Program retired and replaced by FNMA HomeReady, effective 12/12/2015)</i>	<ul style="list-style-type: none"> <li>- Must meet FNMA Income &amp; Property Eligibility Requirements</li> <li>- 620 Minimum Fico</li> <li>- Offers feature that supports extended family households</li> <li>- Purchase &amp; Rate/Term Refinance Loans Only</li> <li>- Reduced Mortgage Insurance Coverage Requirements</li> <li>- LTVs to 97% for one-unit properties</li> <li>- Credit History Flexibility</li> <li>- Ability to pair with Community Second programs up to 105% CLTV</li> </ul>
FNMA Escrow Holdback Loans	<ul style="list-style-type: none"> <li>- Up to \$5,000 Appraiser Required Escrowed Repairs (Weather /Seller Restricted Transactions) – Borrower Funded</li> </ul>
FHLMC (Freddie Mac)	<ul style="list-style-type: none"> <li>- LP Accept Required</li> <li>- Fixed Terms Only</li> <li>- <b>Up to 6 Financed Properties Permitted</b></li> <li>- Flip/Rapid Appreciation Permitted (with acceptable chain of title and property value)</li> </ul>

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	<ul style="list-style-type: none"> <li>- High Balance Permitted</li> </ul>
FHLMC HARP: Relief Refinance <sup>®</sup>	<ul style="list-style-type: none"> <li>- FHLMC Owned Properties Only</li> <li>- Refinance Only</li> <li>- Unlimited LTV/CLTV with AUS approval</li> <li>- All Occupancies</li> <li>- No Appraisal Options</li> <li>- No MI Options</li> <li>- No limit on # of financed properties as long as loan is identified as a Freddie Mac Relief Refinance eligible loan and receives acceptable AUS feedback.</li> </ul>
FHLMC Escrow Holdback Loans	<ul style="list-style-type: none"> <li>- Up to \$5,000 Appraiser Required Escrowed Repairs (Weather /Seller Restricted Transactions) – Borrower Funded</li> </ul>
<b>Jumbo Program</b>	
Jumbo Loans	<ul style="list-style-type: none"> <li>- Loan Amounts up to 2,500,000</li> <li>- Fixed &amp; ARM Terms Available</li> <li>- Primary &amp; Second Homes</li> <li>- Cash Out Options</li> <li>- Options for Fico Scores as low as 680</li> <li>- Options for DTI Ratios up to 50%</li> <li>- Options for up to 90% LTV with No MI</li> </ul>
<b>General Property Requirements</b>	
<ul style="list-style-type: none"> <li>- Properties with over 10 acres are done on an exception basis</li> <li>- Properties that are zoned agricultural or are zoned “no zoning” are done on an exception basis</li> <li>- Unique property types must be common for the area and have “like” comparables to be considered for financing</li> <li>- UAD condition ratings of C5 and C6 are unacceptable and represents the property is in average minus or poor condition</li> <li>- UAD quality rating of Q6 is unacceptable and represents the property was built, rehabbed or added on to by unskilled persons and/or may include non-conforming additions</li> <li>- “Subject To” Appraisals must have repairs cured prior to close or obtain an exception to establish a borrower-funded escrow repair to cure the required repairs.</li> </ul>	

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