GENERAL	

Program Introduction	The Agency Plus Program is designed to allow borrowers financing a 2nd Home or Investment property to take advantage of higher LTV/CLTV, DTI and loan limits. The following requirements must be met:
	• Agency Eligible Investor/2nd Home loans must meet the below criteria:
	  ○ Loan attributes must meet the Agency Eligible Investor requirements
	  ○ Loan attributes must meet the Agency Eligible 2nd Home requirements
	  ○ File must contain a DU "Approve/Eligible" or LP "Accept/Eligible" result for the Agency Investor/2nd program (Conforming Balance & Conforming High-Balance Loans)
	• Non-Agency Investor/2nd Home loans must meet the below criteria:
	  ○ Loan amounts that exceed Agency Limits under Conforming and Conforming High-Balance will need to follow Non-Agency/Jumbo criteria
	  ○ Loan attributes must meet the Non-Agency Investor requirements
	  ○ Loan attributes must meet the Non-Agency 2nd Home requirements
	  ○ File must contain a DU "Approve/Ineligible" (due to loan balance only) or LP "Accept/Ineligible" (due to loan balance only) for the Non-Agency Investor/2nd Home program
	• Loan files utilizing DU will be reviewed to Fannie Seller Guides
	• Loan files utilizing LP will be reviewed to Freddie Seller Guides

Borrower Eligibility	Eligible borrowers: • Loan files utilizing DU will be reviewed to Fannie Seller Guides • Loan files utilizing LP will be reviewed to Freddie Seller Guides Ineligible borrowers: • ITIN • DACA • Irrevocable or Blind Trusts • Layered Entity with a Trust • Land Trusts • Non-profit organizations • Borrowers with diplomatic immunity • Asylum applicants • Self-employed Borrower deriving their income from any Cannabis related business • Borrowers(s) with residence of any country not permitted to conduct business with U.S. Companies as determined by U.S. government authority
State-Specific	Ineligible:

	• Alaska • Hawaii • Maine • Massachusetts • New York • North Dakota • Rhode Island • South Dakota • Vermont • West Virginia • Puerto Rico • Guam • American Samoa • Northern Marina Islands • U.S. Virgin Islands Florida Condominiums – Reach out to your Account Executive for additional details.

LOAN TERMS	
Product Types	30-Yr Fixed only
Loan Purpose	Purchase • Sellers must have owned the property more than 12 months, otherwise the transaction is subject to review as a Flip Transaction. Scenarios that meet the definition of a Flip Transaction must meet additional requirements. Bank-owned REO and Corporate Relocations are eligible and not considered a flip transaction. Maximum Interested Party Contributions permitted up to 6%. Rate & Term Refinances • Limited cash to the Borrower must not exceed the lesser of $5,000 or 2% of the principal amount of the new mortgage to be considered a Rate / Term refinance Cash-Out Refinances • The Borrower can receive funds at closing if they do not exceed the program requirements • To be eligible for a Cash-Out Refinance the Borrower must have owned the property for a minimum of six (6) months prior to the note date.

	• If the property is owned less than twelve (12) months but greater than six (6) months at the time of note date, the maximum LTV / CLTV for the transaction will be based on the lesser of the original purchase price plus fully documented improvements such as invoices and/or confirmed by the appraiser, or current appraised value. The prior settlement statement will be required for proof of purchase price • Properties that have been listed for sale by the Borrower within the past six (6) months from the Note Date may not be currently listed at the time of Loan Application and will require a Borrower LOE and Listing Cancellation • Multiple listings in the past twelve (12) months will not be eligible • Refinance of a previous Cash-Out seasoned < 1 year will be considered Cash-Out refinance • Refinancing of a Land Contract is considered a purchase and LTV / CLTV should be calculated using purchase price • A Texas 50(a)(6) loan is a non-purchase money mortgage (potentially including a refinance of a prior home equity loan) in which the borrower takes equity out of a homestead property in Texas. In order to be valid, these home equity loans must comply with all requirements listed in Section Article XVI, Section 50(a)(6) of the Texas Constitution. • See FICO & LTV/CLTV Grid for additional requirements
Occupancy	2nd Home Investment / Non-owner-occupied
Loan Amount	Conforming Balance & Conforming High-Balance Loan Limits • The Federal Housing Finance Agency (FHFA) sets annual conforming loan limits for all conventional loans. These include a standard baseline limit and higher limits for designated high-cost areas, which vary by geographic location • Conforming Balance Loan Limits: ○ These limits apply to mortgage loans with original amounts that are below the FHFA's high-cost area limits • High-Balance Loan Limits: ○ These apply to mortgage loans with original amounts that meet or exceed the FHFA's high-cost area limits ○ Actual loan limits are determined at the county level (or equivalent) and may be lower than the published maximums • For detailed information and to view specific loan limits by area, refer to https://www.fhfa.gov/data/conforming-loan-limit for Conventional Mortgages 2026 Conforming Balance Loan Limits Contiguous States — Loan Size 1 Unit — $832,750 2 Unit — $1,066,250 3 Unit — $1,288,800 4 Unit — $1,601,750 2026 Conforming High-Balance Loan Limits

	Contiguous States / Loan Size: 1 Unit $1,249,125; 2 Unit $1,599,375; 3 Unit $1,933,200; 4 Unit $2,402,625 See FICO & LTV/CLTV Grid for additional requirements
Loan-to-Value	Maximum = 90% See FICO & LTV/CLTV Grid for additional requirements
Mortgage Insurance	Agency Conforming and Agency High-Balance loans are subject to the “Agency Eligible Investor & Agency Eligible 2nd Home Product Matrices” and will be required to obtain mortgage insurance for loans in excess of 80% LTV If mortgage insurance coverage is required, the following companies are acceptable: ArchMi, Enact, Essent, MGIC, Radian
Other Financing Terms	Delayed financing / purchase financing is available when a property was purchased by a Borrower using cash, within one hundred eighty days (180) from the date of purchase to the new mortgage note date • The original purchase transaction must be an arm’s length transaction • The source of funds for the original purchase transaction must be documented (bank statements, personal loan documents, HELOC from another property as example) • The maximum LTV / CLTV for the transaction will be based on the lower of the current appraised value of the subject or the purchase price plus any of the fully documented improvements such as invoices and/or receipts for work performed and confirmed by the appraiser • The preliminary Title must confirm that there are no existing liens on the property • The loan is considered a Cash-Out transaction. Cash-Out loan, LTV and other limitations apply Non-Arm’s Length Transactions: Not allowed Secondary/Subordinate Financing: Not allowed

Contiguous States	Loan Size
1 Unit	$1,249,125
2 Unit	$1,599,375
3 Unit	$1,933,200
4 Unit	$2,402,625

INCOME

Employment History	All borrowers should have a two-(2) year income history from employment or other allowable sources.

Income Calculation	The expectation is that income year over year is stable or shows a trend with a gradual increase. This type of income should be averaged for the borrower(s) gross monthly income used to qualify. A reasonable expectation should be present that the borrower(s) source(s) of income will continue for the foreseeable future.

Full Documentation	Wage Earners
	• Most recent paystub (most recent thirty (30) day period) including year-to-date earnings (YTD must cover minimum of thirty (30) days)
	• Two (2) years IRS 1040s or W2's and a Written Verification of Employment (if needed for the analysis of overtime, bonus, or commission)
	• 4506-C W2 transcripts or 4506-C transcripts (If 1040 transcripts are provided, W2 transcripts are not required). In the case where taxes have been filed and the wage transcripts are not available from the IRS, the IRS response to the request must reflect “No Record Found” and be present in the loan file.
	• Verbal Verification of Employment (VVOE) must be completed within ten (10) calendar days of the closing date
	
	Self-Employed Borrowers
	• A Borrower is considered self-employed with 25% or more ownership interest in a business. The business may be a sole proprietorship, general partnership, limited partnership, corporation, or S-corporation. Borrowers may qualify with tax returns or 1099 income
	• Eligible forms of documentation:
	  ○ 2 years of Tax Returns
	  ○ 2 years of 1099s
	• Borrower will be qualified on the lower of:
	  ○ Monthly average of the net income from the tax return and P&L or
	  ○ Monthly net income from tax return multiplied by 115%
	• Ownership percentage must be documented via CPA letter, Operating Agreement, or equivalent. All Borrowers must also provide evidence that business has been in existence for at least two (2) years via CPA / Tax preparer letter, confirmation from regulatory or state agency, or applicable licensing bureau. Verification of business existence and that the business is fully operational / active required within ten (10) calendar days of closing.

Supplemental Income Sources	Rental Income • Rental Income is permitted for both purchase and refinance transactions including non-subject properties • 100% ownership is not required. Allowed income will be calculated based on ownership percentage and 100% of PITIA must be used regardless of ownership percentage • Rental income reported on Tax returns: Schedule E net income should be used for loans using full/streamline documentation types • Rental income not reported on tax returns OR loans qualifying with alternative documentation types: Lease agreement and two (2) months cancelled checks to show proof of rental payments, or if subject is recently rented, a copy of two of the following will be acceptable (first month’s rent, last month’s rent, security deposit) • Calculation: ○ Purchase transactions: 75% of 1007 market rent utilized for qualifying income.

	○ Refinance Transaction (including Non-Subject Properties): 75% of fully executed Lease agreement with the supporting 2 months evidence of receipt Short-Term Rental Income • STR rental income is permitted for both purchase and refinance transactions. STR income must be legally permitted and considered common for the area, as confirmed by the appraisal and/or property location • Income may be verified through a third-party property management provider. Vendors such as Airbnb, VRBO, and HomeAway are acceptable. • Purchases: Gross rent is based on 75% of the 1007 market rent stated in the appraisal or the supplement appraisal form completed by the appraiser of record. • Refinances: Gross rent is the lower of: 75% of the 1007 market rent stated in the appraisal, or 75% of the supplement appraisal form completed by the appraiser of record OR 100% of actual 12-month STR income history, supported by documentation from Airbnb, VRBO, HomeAway, or a third-party property management provider. A full 12 month history is required for refinance transactions Trust Income • Income from trusts may be used if constant payments will continue for at least the first three (3) years (or 5) of the mortgage term as evidenced by trust income documentation. 5 years required if income source is >50% of loans total qualifying income. Trust Agreement required confirming amount, distribution frequency, and duration of payments Alimony / Child Support • Final Divorce decree or legal separation agreement required. • Must provide payment evidence of six (6) months via cancelled checks, deposit slips, or bank records. • Alimony, child support requires proof of three (3) year continuance (5 years continuance is required if income source is > 50% of loans total qualifying income). Note Receivable • Copy of the note confirming amount and length of payment • Must provide payment evidence of twelve (12) months via cancelled checks, deposit slips, or bank records • Verify that the income can be expected to continue for a minimum of three years from the date of the mortgage note Royalty Payments • Royalty contract, agreement, or statement confirming amount, frequency, and duration of the income –must document a three (3) year continuance • Must provide payment evidence of twelve (12) months via cancelled checks or bank records / deposits

	Retirement • Copy of award letter or letters from the organizations providing the income and • Most recent two (2) months bank statements showing deposit of funds
Additional Employment & Income Requirements	Employment Gaps • Borrowers should explain any employment gaps exceeding thirty (30) days in the last twelve (12) months and sixty (60) days in the last thirteen to twenty-four (13-24) months Recently transitioned W-2 to 1099 • Borrowers recently transitioned from W2 to 1099 and contracted by the same employer in the same position do not require two (2) years 1099s if the Seller provides documentation the borrower will not be responsible for additional expenses, i.e., contract • Borrowers who remained in the same industry, but transitioned from W2 to 1099 with a different company must be in current position for at least one (1) year Restricted Stock (RSUs) and Restricted Stock Employment Income: Allowable but must meet FNMA guidelines Averaging of bonus / commission, 2 years: A two (2) year average is required; exceptions can be considered with one-year minimum history of receipt is required and must be likely to continue. Employer to document likelihood of continuance. Secondary Employment: Second job income considered stable if received for two (2) years and likely to continue. Must be working both jobs simultaneously, for consideration. Foreign Sources of Income: Foreign income is income earned by a Borrower employed by a foreign government / company and not paid in US dollars. Acceptable utilization if the following criteria are satisfied: • Two (2) years US Tax returns reflect the foreign income • Income is translated to US dollars • Income documentation, stability and continuance requirements are met • Income from countries under OFAC sanctions is not permissible Grossing up Non-Taxable Income: Non-taxable income to be grossed up 125%

CREDIT / LIABILITIES	
Credit Report	A tri-merged in file credit report from all three repositories is required Credit reports must show sufficient trade lines with activity; the qualifying Borrower must have at least 3 trade lines reporting for 12 months or 2 reporting for 24 months with activity in past 12 months. Authorized user accounts are not allowed as an acceptable tradeline. A written explanation for all inquiries within ninety (90) days of application is required disclosing no new debt
Credit Score/FICO	Minimum 640 See FICO & LTV/CLTV Grid for full requirements
Other Liability Requirements	Property Tax Estimates for New Construction: Property taxes should be calculated using 1.5% of sales price for qualification (1.25% in California). Use of other property tax rates is allowed provided the rates are documented in the file Solar Leases: Must conform to FNMA guidelines. PACE loans (or any similar loans with payments that are included in property taxes or take lien priority) are not eligible. Maximum Financed Properties • The maximum number of financed properties to any one Borrower/Guarantor is limited to twenty (20) residential properties • Maximum exposure to single Borrower/Guarantor: $5mm in unpaid principal balance or ten (10) residential properties

ASSETS	
Assets	Loan files utilizing DU will be reviewed to Fannie Seller Guides Loan files utilizing LP will be reviewed to Freddie Seller Guides Not allowed: • Cryptocurrency is not allowed • Builder profits are not allowed • Rent credits not permitted
Reserves	Reserves for the Agency Eligible Investor/2nd Home Program per DU/LP Reserves for the Non-Agency Investor/2nd Home Program per DU/LP requirements with a minimum of three (3) months PITIA

COLLATERAL	
Appraisal	Appraisal • All appraisals must comply with any and all agency guideline requirements • Two appraisals are required to be delivered for loan amounts > $2,000,000 and HPML flip transactions as defined by the CFPB • Any loan qualifying as a Non-Agency Investor/2nd Home must have an appraisal (Appraisal Waivers are not accepted) • Appraisals with condition or quality ratings of C5 or C6 will not be eligible AUS Appraisal Waivers • Simply PMG will accept loans with AUS Appraisal Waivers in lieu of an Appraisal provided the loan meets all Fannie Mae/DU or Freddie Mac/LP requirements for qualification • AUS Waivers include Fannie Mae's Value Acceptance and Freddie Mac's Automated Collateral Evaluation (ACE) • Loans using an AUS Appraisal Waiver will need an AVM as a third-party valuation • Loans qualifying as a Non-Agency Investor/2nd Home will be ineligible for Appraisal Waiver • Freddie Mac/LP currently does not accept Appraisal Waivers on Investment properties Third Party Appraisal Review • Loans should be submitted to SimplyPMG's fulfillment vendor with completed third-party review that validates the origination appraisal. Either a ClearCapital – Collateral Desktop Analysis "CDA" or a Protek Valuation – Appraisal Risk Review "ARR" are acceptable. • Loans using an Appraisal Waiver will need an AVM as a third-party valuation. If an AVM comes back outside of tolerance, the next option would be a Brokers Price Opinion "BPO" Declining Markets: Properties in declining markets as determined by the appraisal, other third-party valuation (i.e., Desk Review, BPO, AVM, etc.) will require a 5% reduction to the LTV/CLTV caps for all tiers within the loan matrices. Zoning: Legal non-conforming zoned properties must indicate that the subject property can be 100% rebuilt if it is severely damaged or destroyed Condition/Quality Ratings: Appraisals with condition or quality ratings of C5 or C6 are not eligible. Deferred maintenance identified in third-party reports may not exceed 3% of the value of the subject property and must be cured prior to closing.
Hazard Insurance	100% of the replacement cost value of the improvements as of the current property insurance policy effective date, or the unpaid principal balance of the loan, provided it equals no less than 80% of the replacement cost value of the improvements as of the current property insurance policy effective date

Listing History / Sale Restriction	The property must be removed from listings for at least one (1) month prior to application. Properties listed for sale by the borrower within the past six (6) months from the Note date may not be currently listed at the time of loan application, and require a borrower LOE and a listing cancellation. Where the property was listed within the last three (3) months by the current owner, lendable value is the LOWER of list price or appraised value. If improvements have been made, a scope of work / rehab budget must be provided to support the increase in value, and the appraiser must describe where improvements were made. Multiple listings in the past twelve (12) months are NOT eligible.

Exhibit A – FICO & LTV/CLTV Grid

Agency Eligible Investor Product (Conforming Balance & Conforming High-Balance Loans)

Purpose	Property Type	Minimum Loan Amount	Maximum Loan Amount	FICO	LTV/CLTV	Max DTI
Purchase/ Rate Term	1 Unit	$100,000	Agency Limit (#Units / State)	640	85	50%
Purchase/Rate Term	2–4 Unit	$100,000	Agency Limit (#Units / State)	640	75	50%
Cash Out	1 Unit	$100,000	Agency Limit (#Units / State)	640	75	50%
Cash Out	2–4 Unit	$100,000	Agency Limit (#Units / State)	680	70	50%

Non-Agency Investor Product (Exceeds Agency Limits/Jumbo)

Purpose	Property Type	Minimum Loan Amount	Maximum Loan Amount	FICO	LTV/CLTV	Max DTI
Purchase/ Rate Term	1 Unit	$1 Above Agency Loan Limits	$2,500,000	700	80	50.00%
				680	75	50.00%
Purchase/ Rate Term	2-4 Unit	$1 Above Agency Loan Limits	$2,500,000	700	75	50.00%
				680	70	50.00%
Cash Out	1 Unit	$1 Above Agency Loan Limits	$2,500,000	700	70	50.00%
						50.00%
Cash Out	2–4 Unit	$1 Above Agency Loan Limits	$2,500,000	700	65	50.00%
						50.00%

Agency Plus Program

Agency Eligible 2nd Home Product (Conforming Balance & Conforming High-Balance Loans)

Purpose	Property Type	Minimum Loan Amount	Maximum Loan Amount	FICO	LTV/CLTV	Max DTI
Purchase/ Rate Term	1 Unit	$100,000	Agency Limit (#Units / State)	640	90	50.00%
Cash Out	1 Unit	$100,000	Agency Limit (#Units / State)	700	75	50.00%

Non-Agency 2nd Home Product (Exceeds Agency Limits/Jumbo)

Purpose	Property Type	Minimum Loan Amount	Maximum Loan Amount	FICO	LTV/CLTV	Max DTI
Purchase/ Rate Term	1 Unit	$1 Above Agency Loan Limits	$2,500,000	700	80	50%
				680	75	50%
Cash Out	1 Unit	$1 Above Agency Loan Limits	$2,500,000	700	70	50%

Last Revision Date:8.12.2026

Revisions Table

Date	Topic (effective immediately unless otherwise noted)	Page
2026.08.11	Created	All