

Calque Upside Eligibility Guide



DEPARTING RESIDENCE ELIGIBILITY REQUIREMENTS

- ✓ Single Family Residence
- ✓ Owner Occupied
- ✓ Marketable Condition
- ✓ Rental Property
- ✓ Primary Residence
- ✓ Second Homes
- ✓ All Utilities In Working Condition (Electric, Water, Gas)
- ✓ Duplex/Townhomes (with restrictions)
- ✓ Modular Homes (with restrictions)
- ✓ Residential Zoning

DEPARTING RESIDENCE DISQUALIFIERS

- ✗ Commercial Property
- ✗ Condo Hotel / Co-Op
- ✗ Condos (with restrictions)*
- ✗ Population <7,500*
- ✗ Mobile/Manufactured Homes
- ✗ FEMA High Risk SFHA (100-Yr)
- ✗ Short Sale/Foreclosure
- ✗ Age 55+ Communities*
- ✗ Non-Marketable Condition
- ✗ Properties Greater than 1 Acre
- ✗ S/D with Active New Construction
- ✗ Actively On Market >100 Days*

*Calque may, at its discretion, deem a property eligible or ineligible on a case-by-case basis.

UPSIDE ELIGIBILITY REQUIREMENTS

Property Layout	2-5 Bedrooms / 2-4 Bathrooms
Marketable Condition	No Active Projects/Renovation • No Major Repairs Required to List / Rent
Ineligible Defects	Foundation • Roof • Plumbing • Electrical • Framing • Mold • Water Damage • HVAC
Metro Requirements	Property must be located in a city/metro with a population > 50,000
Mortgage Interest Rate	Existing primary mortgage must be secured by a fixed interest rate of 4.5% or less.
Home Value	Home value must be greater than \$200,000 and no more than \$550,000.
HOA/Association Bylaws	The Property must be free of any Association restrictions, contingencies, approval requirements, or other limitations affecting either the purchase or rental of the Property, including any requirement to obtain HOA approval of a purchase or rental contract prior to execution.

ADDITIONAL CRITERIA

Existing/Departing Residence (Loan Types Eligible)	The loan type on the departing residence doesn't matter as long as it's a closed-ended loan with a set amortization schedule, preventing further draws after our offer is made
Future/Purchase Home (Loan Types Eligible)	Our Guaranteed Backup Offer meets FNMA/FHLMC guidelines and assures your underwriting team of a signed offer on your client's property
Trust-Owned Properties	Trust-owned properties require additional review to ensure compliance and unconditional acceptance of our binding offer
Negative Equity	Calque can issue a Guaranteed Backup Offer only if the offer covers all mortgage balances, including secondary loans and/or liens

This guide is to provide clarity on homes that are likely to qualify and is not a promise of a guaranteed offer. Calque reserves the right to reduce offer percentages or decline to purchase homes that exhibit a combination of risk factors or are in areas where market values are declining or unpredictable.