

The AmWest Advantage Program

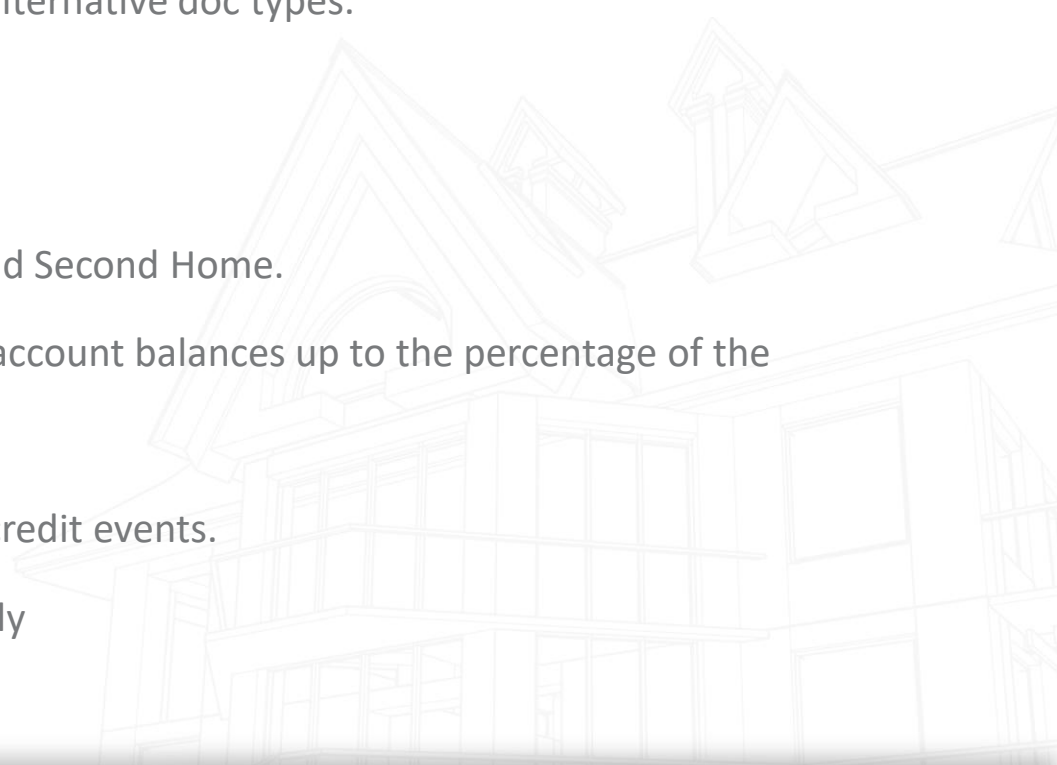
Revised: April 6, 2026



Overview & Highlights

The Advantage Program is for the Borrower that requires alternative documentation that is outside the box.

- Self-employed and wage earners use alternative doc types.
- No 4506-C or tax returns required.
- Max DTI 49%.
- 100% gift funds allowed on Primary and Second Home.
- Business funds allowed for $\leq 100\%$ of account balances up to the percentage of the borrower's ownership of business.
- Non-QM waiting periods on negative credit events.
- PITIA Reserves on Subject Property only



Overview & Highlights (continued)

- 30-year fixed rate plus 7/6 ARM and 7/6 ARM with Interest Only option.
- Available for Foreign National / Non-Resident Aliens. Permanent and Non-Permanent Aliens allowed.
- Non-warrantable condos allowed (see guidelines for restrictions).
- Transferred appraisals allowed with a CDA.
- Loan amounts to \$3MM.
- Cash Out proceeds can be used to meet reserve requirements.
- Prepayment Penalty applies to Investment – with option to buydown (0-5 years)
- **Temporary Buydown Option available (2-1 and 1-0 terms) on all occupancies – refer to guidelines for details.**

Advantage Program



PURCHASE & RATE/TERM REFINANCE

Primary Residence, Second Home ¹ & Investment Properties ²

Property Type ¹	Max Loan Amount	Max LTV ^{2,3,4}	Max CLTV ^{2,3,4}	Minimum FICO ³	Interest Only Max LTV/CLTV ⁴	Interest Only Minimum FICO
1 – 4 Unit	\$1,500,000	85% (1-Unit Only)	85% (1-Unit Only)	720	75% Max for Primary and Second Home 70% Max for Investment ***Buydowns not allowed	700 Min. FICO for Primary and Second Home 720 Min. FICO for Investment ***Buydowns not allowed
		80%	80%	700		
		75%		660		
		70%		640		
		65%		620		
	\$2,000,000	75%		680		
		70%		660		
		75%		700		
	\$2,500,000	70%		680		
		65%		660		
		70%		700		
	\$3,000,000	60%		680		

Footnotes

1	Only 1-unit properties allowed on Second Home transactions
2	Investment Properties: - Maximum LTV/CLTV 75% - Prepayment Penalty may apply (refer to guidelines and State restrictions) AmWest Borrower's Intent to Proceed with Loan and Business Purpose Loan Certification is required when the transaction is be originated as a "Business Purposes Loan"
3	P&L Income Doc Type: Minimum FICO for all Transaction Types: 660 - Cash-Out: Max LTV/CLTV: 70%
4	Rural/Declining Market Properties: Refer to guidelines for LTV/Transaction restrictions



Advantage Program



CASH-OUT REFINANCE

Primary Residence, Second Home ¹ & Investment Properties ²

Property Type ¹	Max Loan Amount	Max LTV/CLTV ^{2,3,4}	Minimum FICO ³	Interest Only Max LTV/CLTV ⁴	Interest Only Minimum FICO
1 – 4 Unit	\$1,500,000	75%	700	65% Max for Primary and Second Home 60% Max for Investment ***Buydowns not allowed	720 Minimum ***Buydowns not allowed
		70%	680		
		65%	660		
	\$2,000,000	70%	700		
		65%	680		
	\$2,500,000	65%	700		
		60%	680		
	\$3,000,000	65%	720		
		55%	700		

Footnotes

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4	Rural/Declining Market Properties: Refer to guidelines for LTV/Transaction restrictions

Maximum Cash-Out Proceeds:

* LTV ≤ 50%: \$2,000,000

* LTV ≤ 60%: \$1,000,000

* LTV ≤ 65%: \$750,000

* LTV ≤ 75%: \$500,000

Note: Cash-out Proceeds exceeding \$1,000,000 is subject to Sr. Management Review.



Advantage Program



Foreign Nationals

FOREIGN NATIONALS				
PURCHASE & RATE/TERM REFINANCE				
Second Home & Investment Properties ²				
Property Type ²	Max Loan Amount	Max LTV ^{2,3}	Max CLTV ^{2,3}	Minimum FICO
1 – 4 Unit SFR, PUD, and Condo	\$1,500,000	70%	80%	N/A
	\$3,000,000	60%		

CASH-OUT REFINANCE			
Second Home & Investment Properties ²			
Property Type ²	Max Loan Amount	Max LTV/CLTV ³	Minimum FICO
1 – 4 Unit SFR, PUD, and Condo	\$2,000,000	55%	N/A

Footnotes	
1	Interest Only Option: **Foreign Nationals not allowed **Buydown option not allowed.
2	Foreign Nationals: - For 1 Unit - 2nd home or N/O/O allowed. - For 2-4 Units - N/O/O only (65% LTV/CLTV Max).
3	Rural/Declining Market Properties: - Rural Properties not allowed. - Declining Market – 5% LTV Reduction Refer to guidelines for restrictions.

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- * LTV ≤ 50%: \$2,000,000
- * LTV ≤ 60%: \$1,000,000
- * LTV ≤ 65%: \$750,000
- * LTV ≤ 75%: \$500,000

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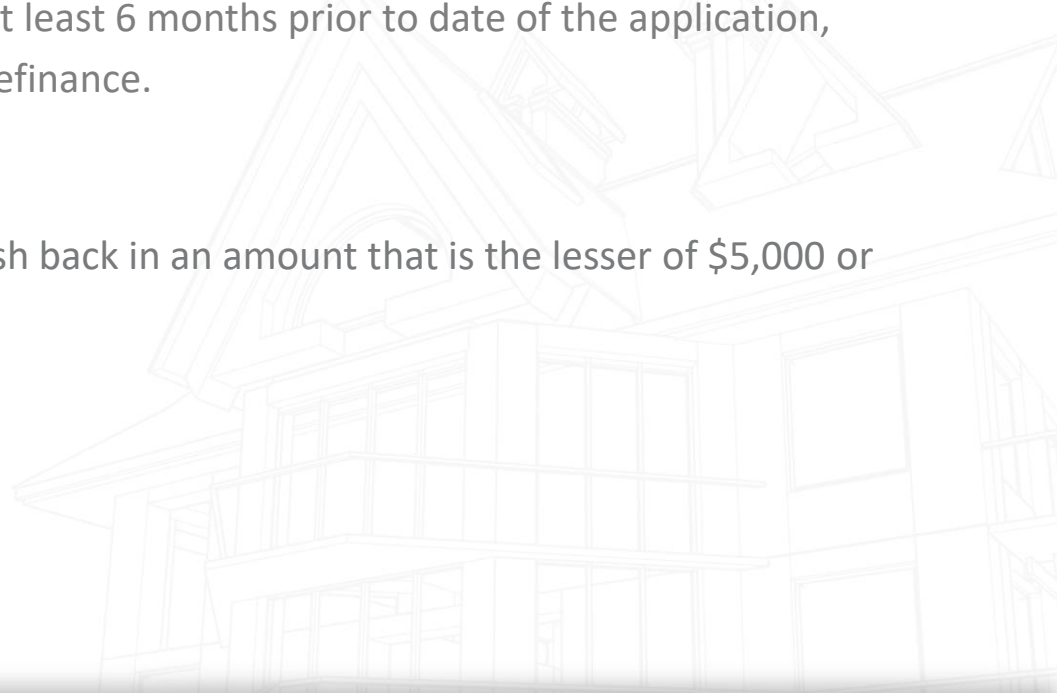


Rate/Term Refinance

Rate/Term Refinances whose proceeds are being used to pay off a junior lien are allowed with the following conditions:

- No seasoning is required. If the junior lien being paid off with this transaction was used to payoff any subordinate financing that was not used to acquire the property and that mortgage has not been seasoned for at least 6 months prior to date of the application, the loan is ineligible for a Rate/Term Refinance.

Note: The borrower may only receive cash back in an amount that is the lesser of \$5,000 or 2% of the new loan amount.



Cash Out Refinance

75% LTV up to \$1.5MM

65% LTV: Loan amount up to \$3MM

- **For Owner Occupied and Second Homes with LTV $\leq$ 50%, no seasoning requirement is required.**
- **For Investment properties with LTV $\leq$ 70, no seasoning requirement is required. A 1-Year prepayment penalty will apply if seasoned for less than 6 months and borrower did NOT acquire title through an inheritance, or was legally awarded the property through divorce, separation, or dissolution of a domestic partnership.**
- **For LTV > 50% for O/O & 2nd homes, and >70% on Investment homes, 6 months title seasoning is required.**
- If C/O Seasoning is <12 months: Use lower of current appraised value or property purchase price + improvements.
- For properties owned $\geq$ 12 months: LTV/CLTV based on current appraised value.
- Delayed financing is allowed.
- Investment with more than 6 financed properties: Max LTV is 50%

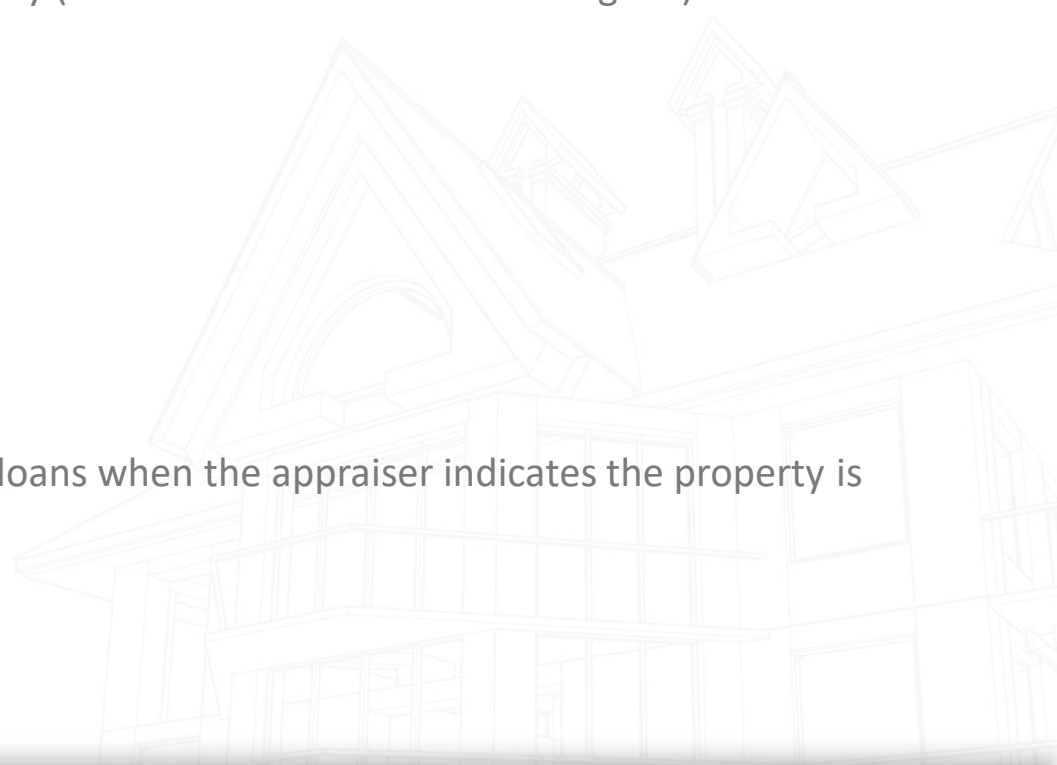
Rural Properties/Declining Market

Rural Properties must comply with all of the following criteria:

- ✓ Primary residences and second home only (investment properties not allowed).
- ✓ Purchases and Rate/Term Refinances only (Cash-Out transactions are ineligible).
- ✓ Maximum LTV allowed is 70%.
- ✓ Transferred Appraisals not allowed.

Declining Markets:

An LTV reduction of 5% is required on all loans when the appraiser indicates the property is located in declining market.



Ensure That ALL Borrowers Meet the Credit Requirements

Credit Inquiries

The report must list all credit inquiries that were made in the previous 90 days. LOE is required to address all credit inquiries.

Credit

All borrowers must have minimum of two (2) FICO scores on a tri-merged credit report and sufficient credit experience.

Minimum Trade Lines

3 tradelines with 12 months rating (may be open or closed). **The tradeline requirement may be waived when borrower(s) has 3 FICO scores reporting on the credit report.**

Authorized User Account

Credit report tradeline that list a borrower as an authorized user cannot be considered in the minimum tradelines requirement.

Ensure That ALL Borrowers Meet the Credit Requirements (continued)

Disputes

If credit report indicates “dispute” tradeline and the dispute does belong to the borrower with a derogatory reported within the last two years, a new credit report must be provided evidencing the dispute has been removed from all repositories. If the dispute is not the borrowers, documentation to support must be provided.

Collections / Charge-off Accounts

Non-title charge-offs and collections within three (3) years and exceeding \$5000 (individually or aggregate) must be paid (medical collections do not have to be paid off).

Judgments, Garnishments and Liens

Delinquent credit (including taxes, judgments, tax liens, mechanic’s liens – also known as materialmen’s liens) that have an effect on AmWest Funding’s 1st lien position must be paid at closing.

Advantage Program

Credit Report

AmWest Advantage Program requires borrower(s)' credit to be pulled from one of AmWest's APPROVED credit vendors. *(contact your AE for list of approved vendors)*

If the loan submission contains a credit report from our APPROVED vendors, we will reissue broker's credit report.

Loan Submissions with a credit report from any other credit vendor will require AmWest to re-pull a new credit report for all borrowers.



Foreign Nationals

- Foreign National / Non-Resident Alien borrowers are allowed.
- Copy of Passport, I-94, and Valid VISA required. Foreign Nationals allowed to legally travel to and from the U.S. without Visa are eligible (e.g., Countries participating in the Visa Waiver Program, Canadian citizens)
- I-94 is only required when the Borrower is already in the United States.
- Borrower must have US address when applying for loan.
- Max number of financed properties is the lesser of 3 loans or \$2,500,000 (total financed amount including subject).
- Income: See income section of this document.
- Foreign Nationals from the countries listed on the Sanctions Programs and Country Information by the United States Department of the Treasury's Office of Foreign Assets Control (OFAC) are not eligible. Refer to: <https://www.treasury.gov/resource-center/sanctions/Programs/Pages/Programs.aspx>
- Foreign Nationals are only eligible for Second Home and Investment Property
- Foreign Nationals must have impounds.
- Foreign Assets (down payment, closing costs, reserves) must be transferred to US institutional account prior to ordering the loan documents.
- 1-yr 1099 income doc type not allowed for foreign nationals.

Non-Permanent Resident Aliens

Non-Permanent Resident Aliens must provide the following:

- Acceptable Visa and/or Valid EAD card with minimum 90 days remaining on the expiration date at time of funding. EAD card with less than 90 days remaining requires evidence of application for extension.



Income Documentation

SALARIED BORROWERS

- 2 years W2 and YTD paystub, OR
- Written Verification of Employment (FNMA Form 1005 or equivalent) completed by the employer.
- For US Citizens or permanent residents working abroad – Foreign Income being paid in foreign funds/foreign currency is eligible with Written Verification of Employment (requires conversion in U.S. dollars). The Employer must be verified through LexisNexis, D&B, Google or other reliable sources.

SELF-EMPLOYED BORROWERS

Option I – P&L / CPA Letter

- Business or Professional License for the past 2 years is required for all businesses that requires a license. (If borrower is not required to have a business license, borrower may still qualify. Contact your Account Executive for more details).
- A Letter from a Licensed Tax Preparer with their business letterhead showing the Licensed Tax Preparer's address, phone number & license number is required with the following:
 - ✓ Document that the Licensed Tax Preparer prepared or reviewed the most recent 2 years of business tax return filing.
 - ✓ Indication of business name, borrower's name, and percentage of business ownership by the borrower.
 - ✓ A tax preparer must certify that he or she prepared the P&L statement after reviewing the Income Documents provided by the borrower

Income Documentation

SELF-EMPLOYED BORROWERS (continued)

- YTD P&L (audited or unaudited) if the borrower's loan application is dated more than 120 days after the end of the business's tax year.

Application Date	Required P&L
January 1 to March 31	Full 1 year P&L from previous year
April 1 to December 31	Full 1 year P&L from previous year + YTD Interim Statement

Option II – 1-Year 1099

- 1-year 1099: Self-employed borrowers who are business owners paying their earnings via a 1099 are not eligible.
- Total gross income from 1099 (minus 10% expense factor) is used to calculate qualifying income.
- A Licensed Tax Preparer letter to evidence that borrower has been receiving 1099 income for at least 2 years.
 - The 2 years history may consist of 1099 incomes from multiple contract employers.

Income Documentation

Option II – 1-Year 1099 (continued)...

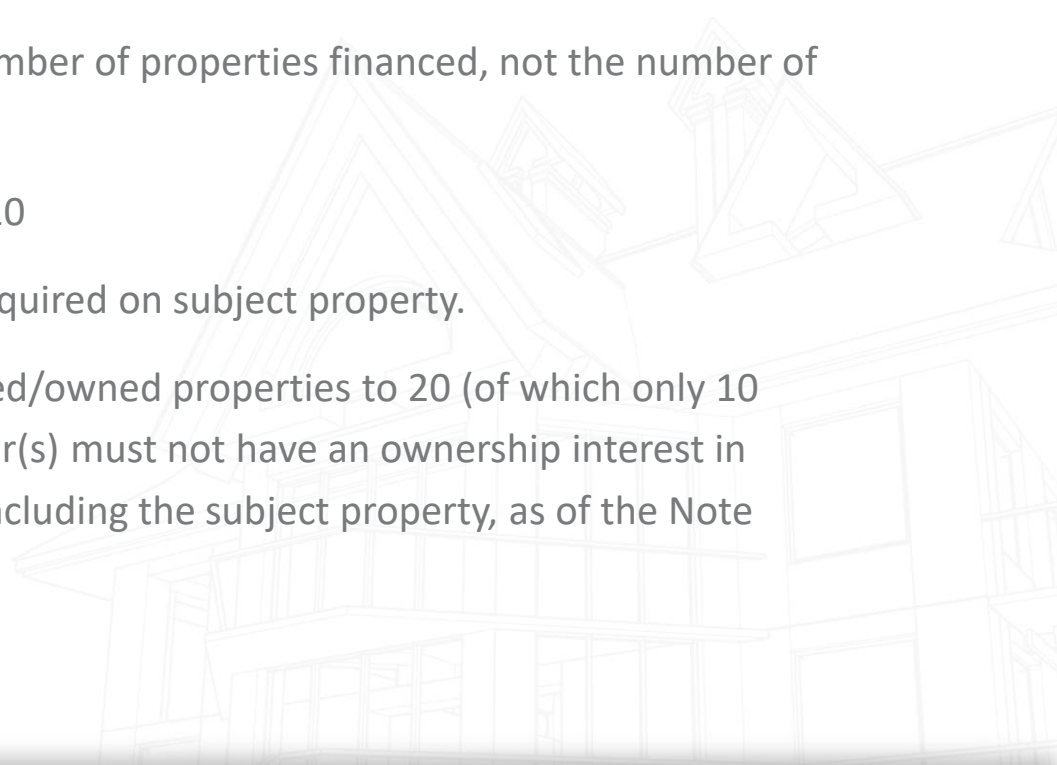
- Most recent 1099 statement(s) is required, along with a Written Verification of Employment, YTD bank statements or Payment Statements from current contract employer covering the Year-to-Date earnings to determine the stability or continuance of the borrower's income (to be dated within 30 days of the Note date). If the Year-to-Date earning is validated to be lower than the qualifying income, the lower income will be considered as part of income analysis.
- P&L/Tax Returns are **NOT** required.
- 1099 Tax Transcript(s) **ARE** required.
- Foreign National Borrowers are not eligible for the 1099 income option.

FOREIGN NATIONAL BORROWERS:

- Salaried and self-employed borrowers may follow same guidelines as US Citizens using equivalent documentation.
- Documents to be translated by certified translator and notarized, if not in English.
- Foreign national borrowers are not eligible for the 1099 income option.

Max Number of Financed Properties

- The financed property limit applies to the borrower's ownership of one to four- unit financed properties or mortgage obligations on such properties and is cumulative for all borrowers.
- These limitations apply to the total number of properties financed, not the number of mortgages on the property.
- Max number of financed properties: 10
- Principal and Interest Reserves only required on subject property.
- AmWest limits total number of financed/owned properties to 20 (of which only 10 properties may be financed). Borrower(s) must not have an ownership interest in more than 20 residential properties, including the subject property, as of the Note Date.



Appraisal Requirements

Mercury Network

A full appraisal must be ordered through the Mercury Network appraisal ordering platform.

- **Loan Amount $\leq$ \$1.0 MM:** One (1) Full Appraisal + CDA* if both CU and LCA Scores are > 2.5 or not available.
- **Loan Amount $>$ \$1.0 MM - \$2.0 MM:** One (1) Full Appraisal + CDA*.
- **Loan Amount $>$ \$2.0 MM:** Two (2) Full Appraisals.
- Transferred appraisals are allowed with a CDA*.

* Refer to guidelines for CDA details.

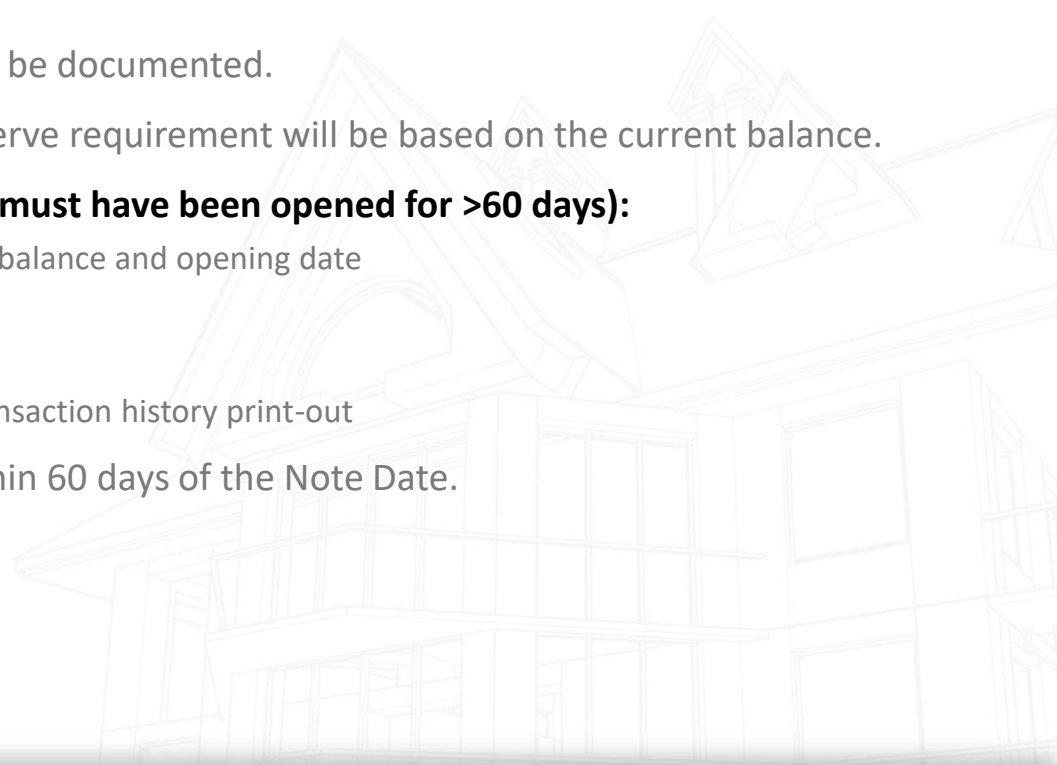


Assets & Reserves

Borrowers must have sufficient assets available for down payment, closing costs and reserves. Funds may be documented as follows:

Most recent asset document(s) required.

- Source of large deposit is not required to be documented.
- The minimum funds to close and the reserve requirement will be based on the current balance.
- **Acceptable Asset Statements (Accounts must have been opened for >60 days):**
 - ✓ Bank Certification documenting current balance and opening date
 - ✓ 2 months bank statement
 - ✓ VOD
 - ✓ Bank prepared and stamped 60 days transaction history print-out
- The Asset documents must be dated within 60 days of the Note Date.



Advantage Program

Assets & Reserves

Reserves required as follows:

Loan Amount	Required Reserves
<= \$1.0MM	6 months PITIA
<= \$2.0MM	9 months PITIA
<= \$3.0MM	12 months PITIA

Stocks / Bonds / Mutual Funds

100% may be considered – funds used for closing must be documented as being liquidated.

Net Cash Value for Life Insurance

100% of the vested amount may be considered for reserves.

Vested Retirement Account Funds

100% may be considered for reserves.

Reserves are required for subject property only. CASH OUT NET PROCEEDS CAN BE UTILIZED FOR RESERVE REQUIREMENT.

No Reserves required on Rate/Term transactions if the following requirements are met:

- ✓ No mortgage late payments in the past 12 months (0X30X12)
- ✓ 720 Min FICO Score
- ✓ 70% Max LTV
- ✓ PITIA payments on new loan is decreasing

Acceptable Funds to Close

Business Funds

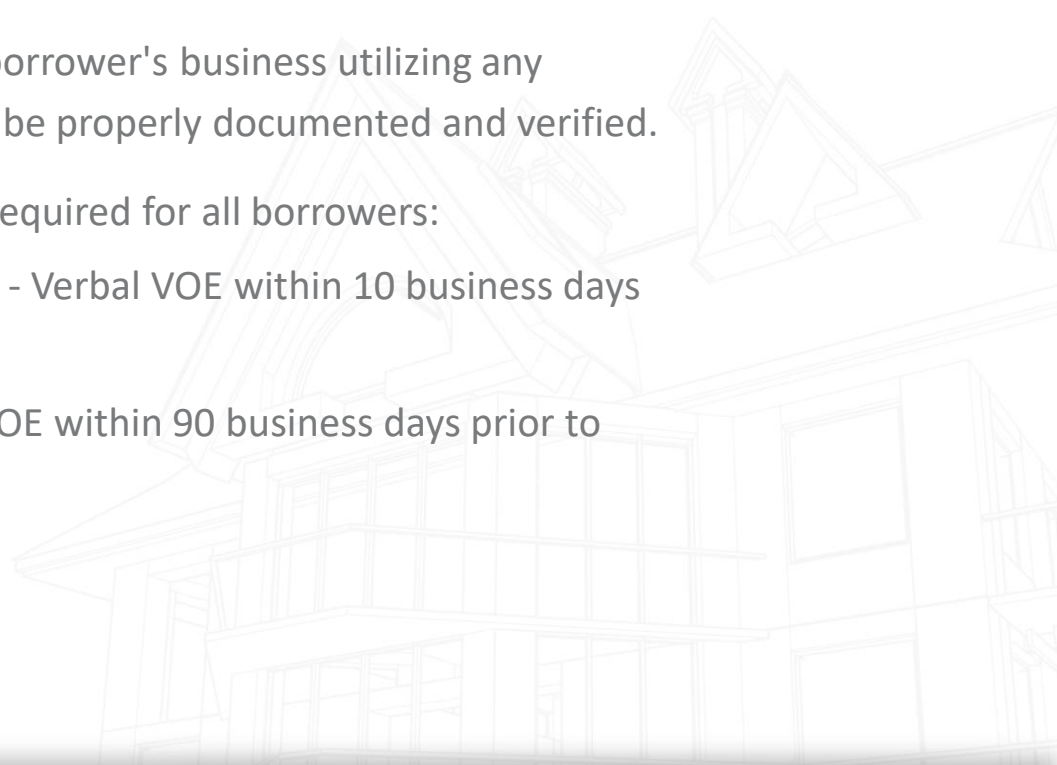
- Borrower may utilize $\leq 100\%$ of business funds. The percentage of the account balance used towards the down payment, closing costs, and the reserves must be no more than the percentage of the borrower's ownership of the business.

Gift Funds

- Allowed on Primary Residence and Second Home.
- Minimum borrower contribution from the borrower's own funds is not required.
- Gift funds may fund all or part of the down payment, closing costs, or reserves.
- Gift donor must be blood or legal relative, a fiancé, fiancée, or domestic partner.
- Gift letter must contain the amount of the gift, donor's name, address, phone number and relationship. The donor should state that repayment is not expected.
- Not allowed on NOO Transactions.
- Reserves coming from gift funds must be deposited into borrower's account prior to closing.

Employment Confirmation & Requirements

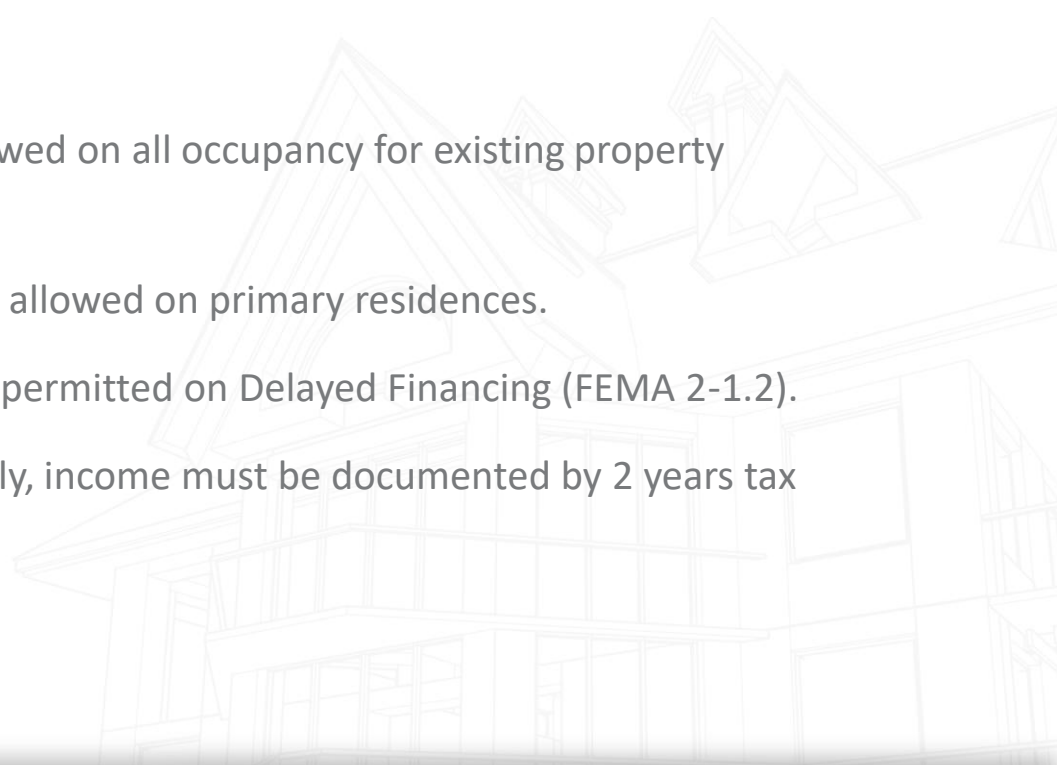
- Verification of the existence of the borrower's business from a third party, such as a CPA, CTEC, EA, regulatory agency or the application licensing bureau (CPA, CTEC or EA must be the individual who files the business taxes).
- Verify the listing and address for the borrower's business utilizing any available and reliable sources that can be properly documented and verified.
- Verbal Verification of Employment is required for all borrowers:
 - ✓ Salaried and commission income - Verbal VOE within 10 business days prior to note date.
 - ✓ Self-employed income - Verbal VOE within 90 business days prior to note date.



Non-Arms Length Transactions

Non-Arm's length Transactions occurs when there is a relationship or business affiliation between the borrower and an interested party to the transaction. The list includes and is not limited to: Builder, Developer, or the Property seller.

- Non-arm's length transactions are allowed on all occupancy for existing property types.
- Newly constructed properties are only allowed on primary residences.
- Non-arm's length transactions are not permitted on Delayed Financing (FEMA 2-1.2).
- When a borrower is employed by family, income must be documented by 2 years tax returns.



At-Interest Transactions:

The following are examples of **allowable** at-interest transactions under this program guideline:

- Builder acting as listing/selling agent,
- Dual real estate agent (selling/listing agent),
- Realtor/broker selling own property,
- Selling agent acting as MLO (if allowed by State).

The following are examples of at-interest transactions **where income must be documented by Paystubs, W-2s and/or Tax Returns:**

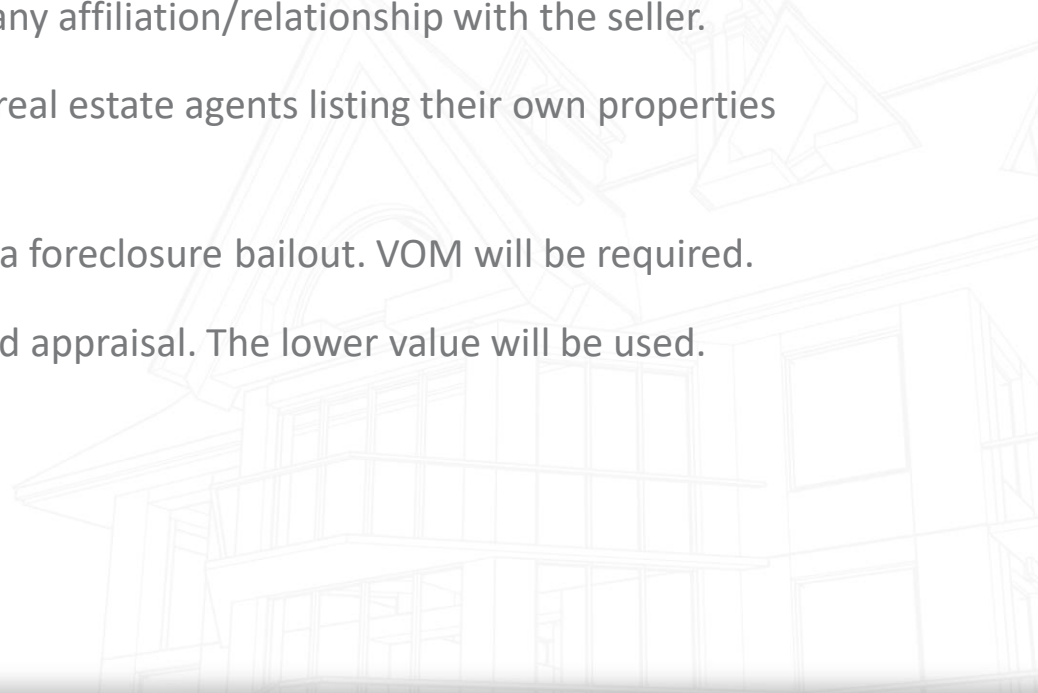
- Broker acting as listing and/or selling agent as well as the MLO,
- Seller acting as the MLO,
- Borrower is employed by the company originating the loan,
- Borrower's family member acting as the MLO and real estate broker at the same time

NOTE: The examples above do not represent all categories of at-interest transactions. Each transaction will be individually evaluated by the underwriters.

For Sale By Owner (FSBO) Transactions:

FSBO transactions are allowed with the following restrictions:

- Must be supported by a letter of explanation from the borrower documenting how the property was located and if there are any affiliation/relationship with the seller.
- Properties sold by family members or real estate agents listing their own properties will be considered a FSBO.
- Must document the transaction is not a foreclosure bailout. VOM will be required.
- Property flipping allowed with a second appraisal. The lower value will be used.

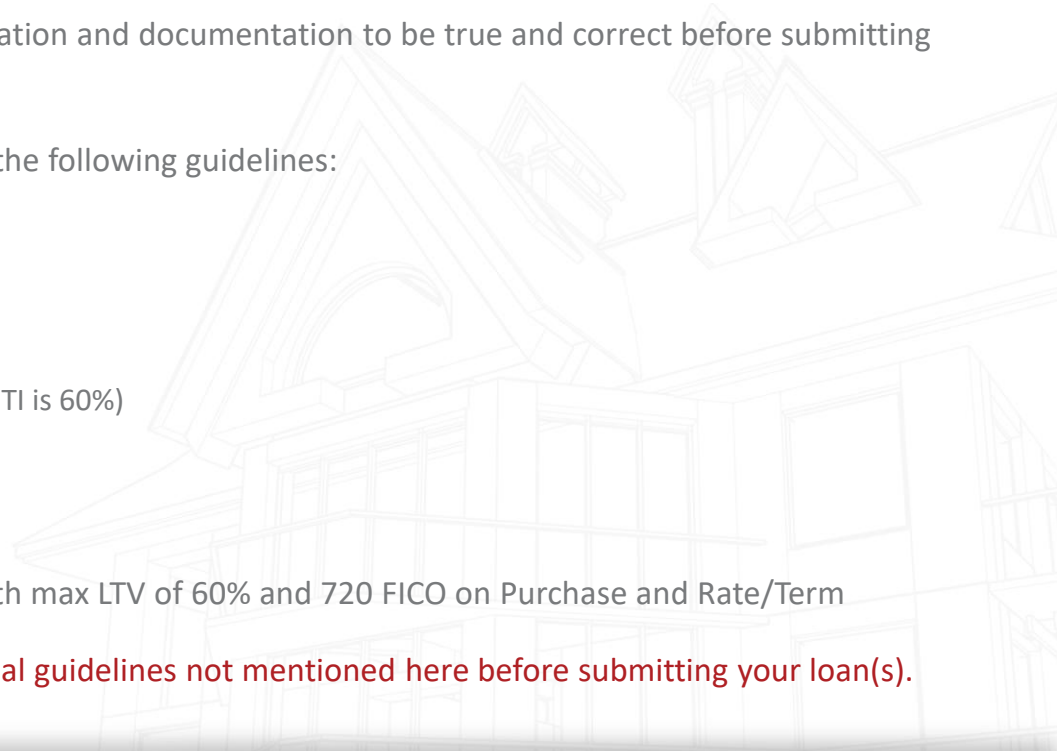


Important Tips to Remember

- Manually underwritten loan utilizing AmWest credit or Broker credit report from one of our APPROVED credit vendors.
- Max Debt to Income Ratio is 49%.
- CPA/CTEC/EA Letter must be signed and have license number with signature.
- Non-arms length transactions are allowed with restrictions.
- Verbal Verification of Employment required on ALL borrowers – AmWest will ensure all documents were signed by person that prepared them.
- Check additional guidelines for properties with solar panels, unpermitted additions, conversions and units.
- Do not forget to include your origination fee.

Important Tips to Remember (continued)

- DO NOT submit loans without the appropriate income documentation required for income type being utilized.
- First Time Home Buyers (FTHB) are eligible.
- Verify Income, Assets, and Employment information and documentation to be true and correct before submitting your loan(s).
- Non-Occupant Co-borrowers are allowed with the following guidelines:
 - ✓ Primary Occupancy Only
 - ✓ Must be an immediate relative.
 - ✓ Max LTV is 75%.
 - ✓ Max DTI is 43% (Occupying Borrower Max DTI is 60%)
 - ✓ Max Loan amount of \$1MM
 - ✓ P&L Doc Type not allowed
- Co-Signer (borrower(s) not on title) allowed with max LTV of 60% and 720 FICO on Purchase and Rate/Term
- Check with your Account Executive for additional guidelines not mentioned here before submitting your loan(s).



Advantage Program



Important: READ CAREFULLY

Although this program is borrower paid, it **MUST** still adhere to the **EPO Policy** contained within our broker package.

This program is not a bridge loan for borrowers needing a quick close, a fix and flip or a borrower waiting to file taxes in order to refinance using a full doc program within 6 months of funding. **WE WILL** require repayment of ALL compensation paid to the broker by the borrower plus a \$495.00 administration fee. This will be due to AmWest upon an EARLY PAY OFF within 6 months of funding on this program. See Broker Agreement for EPO Information.

AmWest Funding Corp. is committed to becoming your partner in the mortgage industry by offering unique and innovative programs to help grow your volume and client base. We will continue to enhance our already extensive product menu while keeping our competitive edge in pricing and customer service.

We value our broker relationships and appreciate your business!



Advantage Program



Full Guidelines Available Online

Please access the AmWest Advantage Program full guidelines online.
This will ensure a fast and seamless transaction:

[Click Here](#)

