



Arc Access Agency Plus

This product is for borrowers qualifying with full/standard documentation for the most recent two (2) years of employment and income.

LTV Matrix

Fixed Rate and ARM (including IO)

Occupancy	Purpose	Loan Amount Maximum	Units	Credit Score Minimum	LTV/(H)CLTV	Maximum DTI ^{1,9}		
Primary Residence	Purchase and Rate/Term	\$3,500,000 ^{2,3,4,5}	1	720	75% ³	50%		
		\$3,000,000 ^{3,5}		700	75% ³			
		\$2,500,000 ⁵		700	80% ^{2,3,4,5,6,8}			
		\$2,000,000		720	90% ^{1,2,3,4,5,6,8}			
		\$2,000,000		680	85% ^{1,2,3,4,5,6,8}			
		\$1,500,000		660 ¹	90% ^{1,2,3,4,5,6,8}			
	Cash-Out ^{2,7}	\$3,000,000 ^{3,5}	2-4	700	75% ³	50%		
		\$2,500,000 ⁵		700	80% ^{2,3,4,5,6,8}			
		\$2,000,000		720	85% ^{1,2,3,4,5,6,8}			
		\$3,500,000		1	720		65% ³	50%
		\$3,000,000 ^{3,5}			700		70% ³	
		\$2,500,000 ⁵			700		75% ³	
Cash-Out ^{2,7}	\$2,000,000	2-4	680	80% ^{2,3,4,5,6,8}	50%			
	\$1,500,000		660 ¹	85% ^{1,2,3,4,5,6,8}				
	\$3,000,000 ^{3,5}		700	70% ³				
	\$2,500,000 ⁵		700	75% ³				
	\$2,000,000		720	75% ³				
	\$3,000,000 ^{3,5}		1	700		75% ³	50%	
\$2,500,000 ⁵	700	80% ^{2,3,4,5,6,8}						
\$2,000,000	680	80% ^{2,3,4,5,6,8}						
\$1,500,000	660 ¹	80% ^{2,3,4,5,6,8}						
Second Home	Purchase and Rate/Term	\$3,000,000 ^{3,5}	1	700	75% ³	50%		
		\$2,500,000 ⁵		700	80% ^{2,3,4,5,6,8}			
		\$2,000,000		680	80% ^{2,3,4,5,6,8}			
		\$1,500,000		660 ¹	80% ^{2,3,4,5,6,8}			
	Cash-Out ^{2,7}	\$3,000,000 ^{3,5}	1	700	70% ³	50%		
		\$2,500,000 ⁵		700	75% ³			
		\$2,000,000		680	75% ³			
		\$1,500,000		660 ¹	75% ³			
	Investment	Purchase and Rate/Term	\$3,000,000 ^{3,5}	1	700	75% ³	50%	
			\$2,500,000 ⁵		700	80% ^{2,3,4,5,6,8}		
			\$2,000,000		680	80% ^{2,3,4,5,6,8}		
			\$1,500,000		660 ¹	80% ^{2,3,4,5,6,8}		
Cash-Out ^{2,7}		\$3,000,000 ^{3,5}	2-4	700	75% ³	50%		
		\$2,500,000 ⁵		700	80% ^{2,3,4,5,6,8}			
		\$3,000,000 ^{3,5}		1	700		70% ³	50%
		\$2,500,000 ⁵			700		75% ³	
\$2,000,000		680	75% ³					
\$1,500,000		660 ¹	75% ³					
Cash-Out ^{2,7}		\$3,000,000 ^{3,5}	2-4	700	70% ³	50%		
		\$2,500,000 ⁵		700	75% ³			

1. First Time Home Buyer:

- 680 minimum credit score
- LTVs > 80%: Max 45% DTI
- LTVs ≤ 80%: Max 50% DTI



- **Note:** Borrower(s) who have 24 months rental history documented per the Arc Selling Guide are NOT subject to FTHB restrictions
- 2. **Non-Permanent Resident Alien:** 1-Unit Primary Residence and Investment transactions only; \$3,000,000 max loan amount; 75% max LTV/CLTV for Purchase and Rate/Term; Cash-Out not permitted; non-occupant co-borrowers not allowed
- 3. **Rural Property:** \$2,500,000 max loan amount; 70% max LTV/CLTV for Purchase and Rate/Term, 55% max LTV/CLTV for Cash-Out
- 4. **Warrantable Condo:** \$3,000,000 max loan amount; 85% max LTV/CLTV for Purchase and Rate/Term, 80% max LTV/CLTV for Cash-Out
- 5. **Non-Warrantable Condo:** \$2,000,000 max loan amount; 80% max LTV/CLTV for Purchase, Rate/Term and Cash-Out
- 6. **Non-Warrantable Condotel:** \$2,000,000 max loan amount; 75% max LTV/CLTV for Purchase, Rate/Term and Cash-Out
- 7. **Cash-Out transactions:** \$1MM maximum combined cash-in-hand total for ALL Cash-Out refinance transactions, for all Arc Home products, over rolling 12-month period
- 8. **Tax Liens:** Max 75% LTV/CLTV for transactions with Tax Liens left open in accordance with guideline requirements.
- 9. **Max DTI:** DTI up to 55% may be considered on a case-by-case basis as approved by Credit Policy.

Product Specific Requirements

Amortization Type	<p>Full Principal and Interest:</p> <ul style="list-style-type: none"> • 15 Year and 30 Year Fixed Rate • 5/6 SOFR ARM, 7/6 SOFR ARM <p>Interest Only:</p> <ul style="list-style-type: none"> • 30 Year and 40 Year Interest only Fixed Rate • 5/6 SOFR IO ARM, 7/6 SOFR Interest only ARM
ARM Information	<p>Caps: 2/2/5 Index: 30 Day SOFR Margin: 3.75% Floor: Margin</p>
Appraisal Requirement	<ul style="list-style-type: none"> • One appraisal is required for loan amounts \leq \$2,000,000. • Two appraisals are required for loan amounts $>$ \$2,000,000. • Follow the Arc Selling Guide for Collateral Review requirements.
Borrower Contribution	<p>Gift funds are permitted for down payment and closing costs. Refer to the Arc Selling Guide.</p>
Borrower Eligibility	<p>Eligible:</p> <ul style="list-style-type: none"> • US Citizens • Permanent Resident Aliens • Non-Permanent Resident Aliens • First Time Homebuyers • Non-Occupant Co-Borrowers • LLCs and Corporations provided that the Vesting in the Name of an Entity requirements in the Arc Selling Guidelines are met. <p>Ineligible:</p> <ul style="list-style-type: none"> • Foreign Nationals
Credit/Payment History Requirements	<ul style="list-style-type: none"> • No foreclosure/bankruptcy/short sale within last 48 months • All applicant(s) and co-borrowers must meet the credit score requirements individually. • Non-traditional credit is not permitted. • Payment history requirements: 0x30x12 mortgage/rental history on the subject property and all financed REOs under the borrower's name. If the loan is seasoned less than 12 months, evidence the existing loan has no 30-day lates since the inception of the loan and no 30-day lates or greater mortgage lates for any first mortgage loans are associated with the property and borrower(s) in the most recent 12 months.



Documentation	Full/standard documentation is required for the most recent two (2) years of employment and income. Refer to the Arc Selling Guide for complete program requirements.
Impound/Escrow Accounts	Escrow funds/impound accounts may be waived for taxes and hazard insurance in accordance with the Arc Selling Guide.
Lien Position	First
Minimum Loan Amount	\$100,000
Number of Financed Properties	<ul style="list-style-type: none"> A single borrower can have no more than 20 financed properties including subject property. All properties in which the borrower is personally obligated must be included in the financed property maximum. For Arc Elite, Arc Access, Conventional Investment Property and FNMA/FHLMC Second Home-Investment Property Products, each borrower may not exceed either an aggregate unpaid principal balance amount of \$5MM or 10 loans (including the subject property) financed with Arc Home Loans.
Occupancy	<ul style="list-style-type: none"> Primary Residence Second Home Investment Property
Prepayment Penalty	Allowed on Investment properties. May be subject to up to a five-year prepayment penalty or the maximum permitted by state law, whichever is lower.
Property Types	<p>Eligible:</p> <ul style="list-style-type: none"> 1-4 unit (Detached, Semi Detached, Attached) PUD (Detached, Attached) Warrantable Condominium (Detached, Attached) Non-Warrantable Condominiums. Refer to the Arc Selling Guide for details. <p>Ineligible: Refer to the Arc Selling Guide for ineligible property types.</p>
Reserve Requirements	<ul style="list-style-type: none"> Loan Amount \leq \$1.5M: <ul style="list-style-type: none"> LTV \leq 85%: 6 months of PITIA LTV > 85%: 12-months of PITIA Loan Amount > \$1.5MM-\$2.5MM: 9 months of PITIA Loan Amount > \$2.5MM: 12 months of PITIA Cash out proceeds may be used to satisfy reserve requirements.
Secondary Financing	Allowed
Tax Transcripts	A signed 4506-C and IRS Tax Transcripts must be obtained during the loan process.
Transaction Types	<p>Eligible:</p> <ul style="list-style-type: none"> Purchase Rate Term Refinance Delayed Financing Cash Out Refinance Texas 50(a)(6) Rate Term and Cash Out refinances
Underwriting	Manual underwriting required. AUS not allowed. Refer to the Arc Selling Guide for complete program requirements.

Product Names

Full Principal and Interest Options	Interest Only Options
15 YR FIXED ACCESS AGENCY PLUS	30 YR FIXED IO ACCESS AGENCY PLUS
30 YR FIXED ACCESS AGENCY PLUS	40 YR FIXED IO ACCESS AGENCY PLUS
5/6m SOFR ARM ACCESS AGENCY PLUS	5/6m SOFR ARM IO ACCESS AGENCY PLUS
7/6m SOFR ARM ACCESS AGENCY PLUS	7/6m SOFR ARM IO ACCESS AGENCY PLUS
15 YR FIXED ACCESS AGENCY PLUS - 1 YR PREPAY PENALTY TERM	30 YR FIXED IO ACCESS AGENCY PLUS - 1 YR PREPAY PENALTY TERM



30 YR FIXED ACCESS AGENCY PLUS - 1 YR PREPAY PENALTY TERM	40 YR FIXED IO ACCESS AGENCY PLUS - 1 YR PREPAY PENALTY TERM
5/6m SOFR ARM ACCESS AGENCY PLUS - 1 YR PREPAY PENALTY TERM	5/6m SOFR ARM IO ACCESS AGENCY PLUS - 1 YR PREPAY PENALTY TERM
7/6m SOFR ARM ACCESS AGENCY PLUS - 1 YR PREPAY PENALTY TERM	7/6m SOFR ARM IO ACCESS AGENCY PLUS - 1 YR PREPAY PENALTY TERM
15 YR FIXED ACCESS AGENCY PLUS - 2 YR PREPAY PENALTY TERM	30 YR FIXED IO ACCESS AGENCY PLUS - 2 YR PREPAY PENALTY TERM
30 YR FIXED ACCESS AGENCY PLUS - 2 YR PREPAY PENALTY TERM	40 YR FIXED IO ACCESS AGENCY PLUS - 2 YR PREPAY PENALTY TERM
5/6m SOFR ARM ACCESS AGENCY PLUS - 2 YR PREPAY PENALTY TERM	5/6m SOFR ARM IO ACCESS AGENCY PLUS - 2 YR PREPAY PENALTY TERM
7/6m SOFR ARM ACCESS AGENCY PLUS - 2 YR PREPAY PENALTY TERM	7/6m SOFR ARM IO ACCESS AGENCY PLUS - 2 YR PREPAY PENALTY TERM
15 YR FIXED ACCESS AGENCY PLUS - 3 YR PREPAY PENALTY TERM	30 YR FIXED IO ACCESS AGENCY PLUS - 3 YR PREPAY PENALTY TERM
30 YR FIXED ACCESS AGENCY PLUS - 3 YR PREPAY PENALTY TERM	40 YR FIXED IO ACCESS AGENCY PLUS - 3 YR PREPAY PENALTY TERM
5/6m SOFR ARM ACCESS AGENCY PLUS - 3 YR PREPAY PENALTY TERM	5/6m SOFR ARM IO ACCESS AGENCY PLUS - 3 YR PREPAY PENALTY TERM
7/6m SOFR ARM ACCESS AGENCY PLUS - 3 YR PREPAY PENALTY TERM	7/6m SOFR ARM IO ACCESS AGENCY PLUS - 3 YR PREPAY PENALTY TERM
15 YR FIXED ACCESS AGENCY PLUS - 4 YR PREPAY PENALTY TERM	30 YR FIXED IO ACCESS AGENCY PLUS - 4 YR PREPAY PENALTY TERM
30 YR FIXED ACCESS AGENCY PLUS - 4 YR PREPAY PENALTY TERM	40 YR FIXED IO ACCESS AGENCY PLUS - 4 YR PREPAY PENALTY TERM
5/6m SOFR ARM ACCESS AGENCY PLUS - 4 YR PREPAY PENALTY TERM	5/6m SOFR ARM IO ACCESS AGENCY PLUS - 4 YR PREPAY PENALTY TERM
7/6m SOFR ARM ACCESS AGENCY PLUS - 4 YR PREPAY PENALTY TERM	7/6m SOFR ARM IO ACCESS AGENCY PLUS - 4 YR PREPAY PENALTY TERM
15 YR FIXED ACCESS AGENCY PLUS - 5 YR PREPAY PENALTY TERM	30 YR FIXED IO ACCESS AGENCY PLUS - 5 YR PREPAY PENALTY TERM
30 YR FIXED ACCESS AGENCY PLUS - 5 YR PREPAY PENALTY TERM	40 YR FIXED IO ACCESS AGENCY PLUS - 5 YR PREPAY PENALTY TERM
5/6m SOFR ARM ACCESS AGENCY PLUS - 5 YR PREPAY PENALTY TERM	5/6m SOFR ARM IO ACCESS AGENCY PLUS - 5 YR PREPAY PENALTY TERM
7/6m SOFR ARM ACCESS AGENCY PLUS - 5 YR PREPAY PENALTY TERM	7/6m SOFR ARM IO ACCESS AGENCY PLUS - 5 YR PREPAY PENALTY TERM