

# Arc Access Non-QM Exception Restrictions

At this time, Arc Home will not consider exceptions submitted for Arc Access Non-QM transactions when any of the items noted below are present.

## Borrower Eligibility

- Borrowers (U.S. Citizen, permanent or non-permanent resident alien) who do not have a valid and verifiable legal address within the U.S.
- Personal transactions for owner/principal of mortgage brokerage or correspondent lender originated within own company

## Debt Service Coverage Ratio (DSCR)

- No exceptions for true First Time Home Buyers who have never held ownership in a property
- The use of gift of equity
- Inter-Vivos Revocable Trusts
- DSCR ratio below program minimum

## All Program Requirements

- Escrow waiver exceptions
- Loan amounts less than minimum loan amount
- LTVs greater than program maximum
- Waiving more than four (4) months reserves for programs that require at least 12 months of reserves
- Waiving reserves for programs that require six (6) months of reserves or less
- Loan amounts greater than \$4,000,000

**Note:** All loans must adhere to Higher-Priced Mortgage Loans (HPML)/Regulation Z and Ability to Repay/Qualified Mortgage (ATR/QM) regulations.