



BLUE SAPPHIRE INVESTMENTS (CA), INC.

For files in U/W, Rates, Scenarios call 1-877-950-5464 (KING)

Website: <http://sapphirepricing.com> email: sham@bluesapphireinc.com

SUPER CONFORMING PROFILE

ELIGIBLE PRODUCTS

- 15,20 and 30 year Fixed Interest Only 30 yr Fixed
- 5/1, 7/1 and 10/1 ARM; Interest Only 5/1, 7/1 and 10/1 ARM

DTI RATIO

- Max DTI 45%

APPRAISAL FORMS

- Full URAR Interior/Exterior required
- LTV/HTLTV greater than 75% and an appraisal value of \$1 million or greater requires an additional Appraisal Field Review Report
- Lowest of Appraisal, Field Review or Sales Price must be use to calculate LTV/TLTV/HTLTV

AUTOMATED UNDERWRITING

- All loans must properly verify and calculate Income, Liabilities, and Assets regardless of AUS findings or LTV. No documentation waivers are allowed.
- LP Accept only. DU not accepted
- No A minus. No Manual Underwrite
- Declining property value, as indicated on the appraisal, as determined through an Appraisal Review, or as listed on the Declining Market list, the max allowed LTV must be reduced by 5% regardless of AUS. If reduced LTV is over 80% the TLTV must also be reduced by 5% of the max allowed. Reduced LTV may not exceed 85%.

ELIGIBLE BORROWERS

- US citizen, Permanent Aliens, Non-Permanent Aliens. Non-Occupant Co-Borrower.
- A signed IRS form 4506T is required for all borrowers regardless of incomes source or doc types. A final 4506T will also be required at time of closing.

ELIGIBLE PROPERTY TYPES

- Single Family 1 Unit, Planned Unit Development, Modular Homes and Condominiums
- Condominiums must follow published Condominium Guidelines and Project Approval.
- If subject property is a Second Home or Investment Property max of four(4) financed properties including subject are allowed. No limit if subject property is a primary residence.

INELIGIBLE PROPERTY TYPE/MORTGAGE TYPES

- Manufactured Homes, Home Possible Mortgages, Affordable Products, Balloon Mortgages, Buy-downs, Cooperatives, Second Liens, Unimproved land, Detached Manufactured Home Condominiums, Condohotels, Container Homes, timeshares, tax sheltered syndicates, working farms and properties zoned commercial or industrial properties listed for sale in the past 1 month (owner occupied) or 3 months (non-owner occupied)
- Properties in Guam and Virginia Islands.

RATE CHANGE AND CAP

- 5/1 ARM—5/25
- Floor = Margin, Margin = 2.25, Start Rate = Note Rate
- Qualifying Rate 1 Year = Note Rate + 2%
- Qualifying Rate 5/1 = Note Rate
- Index = Most recent 1 Year LIBOR figure as available 45 days before the Change Date, as published in The Wall Street Journal
- Conversion to fixed is not available

INTEREST ONLY

- Interest only 10/20 fixed-rate mortgage—a 30 year fixed rate mortgage with a 10 year interest only period followed by a 20 year fully amortizing period
- Fixed Rate mortgages must qualify borrower based on fully amortized PITI calculated at the Note Rate
- ARM Offerings include a 5/1, 7/1 and 10/1 ARMs with a 10 year interest only period followed by a 20 year fully amortizing period
- Adjustable Rate mortgage must qualify borrower based on fully amortized PITI calculated at the higher of the Note Rate or the fully indexed rate (Index plus margin).

Super Conforming Loan Limits

# of Units	Min Loan Amount	Maximum Loan Amount
FIRST MORTGAGE LIMITS		
<ul style="list-style-type: none"> • The new loan limits are applicable to high cost areas only and are the higher of the 2009 Conforming Loan Limits (\$417,000) or 115% of the area median house price • The link for High Cost Lookup is https://entp.hud.gov/idapp/html/hicostlook.cfm • Limit type must be set to Fannie/Freddie lookup 		
1	>\$417,000	not to exceed \$625,500
2	>\$533,850	not to exceed \$800,775
3	>\$645,300	not to exceed \$967,950
4	>\$801,950	not to exceed \$1,000,000

Maximum LTV, TLTV, HTLTV Ratio Requirements

Transaction Type	LTV w/o 2nd	LTV with 2nd	TLTV/HTLTV
PRIMARY RESIDENCE 1 UNIT—Max Cash Out not to exceed \$200,000			
Purchase or R/T	90	85	90
Cash out	80	75	80
I/O Purchase or R/T	90	85	90
I/O Fixed Cash Out	80	75	80
I/O ARM Cash Out	75	70	75
Primary Residence 2 to 4 Units—Max Cash Out not to exceed \$100,000			
Purchase or R/T	75	70	75
Cash Out	70	65	70
Second Home 1 Unit—Max Cash Out not to exceed \$200,000			
Purchase or R/T	85	80	85
Cash out	75	70	75
I/O Purchase or R/T	85	80	85
I/O Fixed Cash Out	75	70	75
I/O ARM Cash Out	65	60	65
Investment Property 1 Unit—Max Cash Out not to exceed \$200,000			
Purchase	80	80	85
R/T or Cash Out	75	70	75
Investment Property 2 to 4 Units—Max Cash Out not to exceed \$100,000			
Purchase or R/T	70	65	70
Cash Out	65	60	65

Effective on all loans Registered and/or Locked on or after 01/08/2008

FICO Requirements Regardless of LP Findings

Purchase or R/T Refinance		
Property Type	TLTV >75% Min FICO	TLTV <= 75% Min FICO
1 to 4 unit Primary	660 (720 if over 80% LTV)	620
Second Home	720	620
1 Unit Investment Property	720	620
2 to 4 Unit Investment Property	N/A	660
Cash Out Refinance		
Property Type	TLTV >70% Min FICO	TLTV <=70% Min FICO
1 Unit Primary	720	620
2 to 4 Unit Primary	N/A	680
Second Home/Investment	720	700

MORTGAGE INSURANCE ELIGIBILITY

DTI Restrictions		FICO Restrictions	
All Loans	Max 45%	All Loans	Min 720
LTV Restrictions		Declining Marker	Min 720
All Loans	Max 90%	Ineligible for MI	
Condominiums	Max 90%	Loans over \$417K in AZ, CA, FL, NV	
Declining Market	Max 85%	Bankruptcy or foreclosure in past 4 years	

MORTGAGE INSURANCE

LTV	Up to 30yr	Up to 20yr
85.01-90	25	12
80.01-85	12	6

- Lender Paid Single Premium Mi (No MI option) is available
- Custom MI, Financed MI, and Lender paid Annual or Monthly Premium not accepted
- Any loan that is ineligible for Mortgage Insurance coverage cannot be approved regardless of the AUS findings
- Interest only is not eligible for Mortgage Insurance in a Declining Market

SALES CONCESSIONS

LTV/TLTV	Primary & Second	Investment
0-90	3%	2%