

<b>The Bridge Program (patent pending) - Traditional Second Mortgage or Closed End Home Equity Loan</b>	
<b>Characteristics</b>	<b>Underwriting Guidelines</b>
Eligible Borrowers	U.S. Citizens and Permanent Resident Aliens
Geographic Restrictions	All States Allowed Excluding Alaska and Hawaii
Purpose	Purchase and Refinance - No Cash-Outs (closed end)
Collateral	Owner Occupied - Primary Residence
Property Types:	SFD's, 1 - 2 Unit Family Dwellings, Townhouses, PUD's, and GSE Approved Condo
	Manufactured, Modular, and Mobile Homes are not allowed.
Mortgage Type	Traditional Second Mortgage or Home Equity Loan (Closed End)
Mortgage Term (Maps to 1st Mortgage)	Fixed Rate, Adjustable Rate, Interest Only (No Neg Am, No Reverses); 5-Year Minimum
Maximum Loan Size (1st plus 2nd)	\$1,000,000
Minimum Loan Size (1st plus 2nd)	\$50,000 or Applicable State Law
Maximum Debt Ratio	45% (back end)
Credit Score	Minimum 580 Credit Score for All Borrowers - Middle of Three (660 Recommended)
Maximum LTV	25% Base Loan Amount (Fixed; Based Upon Total Property Value)
Maximum CLTV	100%
Credit History	Current - Past 12 Months
Trade Line Requirements	Four (4) Trade Lines - 12 Months History
Foreclosures	Not Allowed
Bankruptcies:	
Chapter 13	Discharged - Per GSE Guidelines - 4 Years
Chapter 7	Not Allowed
Liens/Collections/Judgements	GSE Guidelines - Must be Satisfied
Section 32	Not Allowed
Seller Contributions	Not Allowed
Pre-payment Penalty	None (second mortgage); May apply on first mortgage
Mortgage Insurance	None
Escrow	Required - Taxes and Insurance
Appraisal	Full FIRST AMERICAN Appraisal
Documentation	Full FNMA Documentation - See (3)
Verification of Income	Required - See (3)
Verification of Employment	Required - See (3)
Verification of Deposits	Required - See (3)
Verification of Rent	Required - 12 Months
Rural Property	Not Allowed
Title Policy	Required
Tax Service	Required
Employment History	24 Months - See (3)
Reserve Requirement	None
Credit Report	Tri-Merge
Seasoning Requirements	FNMA Guidelines