

RCB FINANCIAL SERVICES

NON-CONFORMING MORTGAGE PROGRAM

New Product Announcement!

RCB Financial Services, through a relationship with a Strategic Alliance Member, is proud to announce the release of a *NEW RESIDENTIAL MORTGAGE PROGRAM*.

Products with the program include:

<u>Credit Score</u>	<u>LTV/CLTV</u>	<u>Documentation</u>	<u>Details</u>
580	100%LTV	Full Doc	No MI; Purchase/Refi
600	103%CLTV	Full Doc	No MI; Purchase/Refi No Adverse Credit
640	115%LTV	Full Doc	No Lates; Refi Only
640	125% CLTV	Full Doc	Stand Alone 2 nd
680	107%CLTV	Full Doc	No MI; Purchase/Refi No Adverse Credit

A financial institution that has been in business for over 40 years has offered this program to correspondents of the RCB Strategic Alliance. RCB is excited to be able to introduce you to this new mortgage outlet that will be sure to excite your customers.

100 CLTV Loan Programs

Mortgage/Rent Lates		Origination Credit Score Lower of 2, Middle of 3					
		600+	620-659	600-619	580-599	540-579	520-539
Rolling 30% are allowed	0x30	AA	A	A	A-	B	B-
	1x30	A	A-	A-	**B	B	B-
	2x30	B	B	B	B	B-	B-
Rolling 60% are NOT allowed	3x30	B	B	B	B-	B-	C
	1x60	B-	B-	B-	C	C	C
	2x60	C	C	C	C	C	C
Bankruptcy/Foreclosure		AA	A	A-	B	B-	C
Bankruptcy		3 yrs	2 yrs	1 yr/2 yrs	1 yr	1 yr	Disch.
(Ch 7 - dis. date, Ch 13 - file date) CCCS treated as Ch 13 bankruptcy		NOTE < 2 yr Bk for A- Grade requires 12 mortgage/rent history of 0x30 (0x30 must be on bureau or cancelled checks required - no supplements)					
Foreclosure		5 yrs	3 yrs	3 yrs	2 yrs	2 yrs	1 yr

1st Lien LTV/Loan Limits (SFR, Condo, Town home, Two Units & PUD)

Full Doc (& Bank Statements)	AA	A	A-	B	B-	C
	100% to \$625K	100% to 625K	100% to 500K	**95% to \$400K 90% to \$400K	85% to \$400K	80% to \$350K
Full Doc Notes:	**95% LTV Allowed for "B" grade with minimum 580 credit score and 1x30 mortgage/rent history ONLY					
Stated Doc	AA	A	A-	B	B-	C
680+	100% to \$500K	*100% to \$500K			75% to	65% to

660-679	N/A	\$500K				
640-659		\$95% to \$500K				
620-639		90% to \$400K	85% to \$400K		70% to \$400K	60% to \$350K
600-619						
580-599		N/A				
520-579			N/A	N/A	N/A	

Stated Doc Notes:
 1) W-2 Stated < 600 reduce LTV/CLTV 10%
 2) Stated 1st time homebuyer reduce LTV/CLTV 5%
 3) Borrower must be a W-2 wage earner or BFS to qualify
 4) Stated 1st time homebuyer > 90% LTV/CLTV requires 2 mo PITI reserves (exclusive of any chase to close)
 * All Stated Loans > 95% LTV/CLTV requires 12 mo. Mtg/rent history of 0x30

1st Lien Notes and LTV Adjustments:

Manufactured	Full Doc & O/O only - Reduce LTV 20%. Not eligible for AA.		
3-4 Unit Properties	90% Max LTV/CLTV (Purchase or Refinance)		
N/O/O	Full Doc Only - Reduce LTV 10% - Max LTV 85%. Not eligible for AA.		
2nd Homes	Full Doc Only - Max 95% LTV/CLTV - No Reductions. Not eligible for AA. (See Seller Guide for criteria regarding 2nd homes)		
Interest Only Feature	5 yr IO Period	SFR, Condo, TH or PUD Only	Min loan size of \$100K
	Max LTV/CLTV - 100%	Min score of 600 (AA or A grade only)	1st Lien, O/O Only, All Doc Types
	No Rural Properties	Max D/R of 50%. If > 45%, \$1,500 Gross DI	Qualify D/R using Interest Pmt (Plus T&I)

2nd Lien - Fixed / HELOC - LTV/Loan Limits (SFR, Condo, Town home, Two Unit & PUD)

	90% to \$250K	95% to \$125K 90% to 250K			
640-659	N/A	90% to \$250K	85% to \$250K	75% to \$250K	
620-639					
600-619					
Stated Doc Notes:	1) Borrower must be a W-2 wage earner or BFS to qualify 2) Stated 1st time homebuyer reduce LTV/CLTV 5% 4) Stated Doc 1st time homebuyer > 90% LTV/CLTV requires 2 mo PITI reserves (exclusive of proceeds) * All Stated Loans > 95% LTV/CLTV requires 12 mo. Mtg/rent history of 0x30				

2nd Lien - Notes and LTV Adjustments

Manufactured	Not permitted	
3-4 Unit Properties	90% Max CLTV (Purchase or Refinance)	
N/O/O	Not permitted	
2nd Homes	2nd Homes to 95% CLTV	
115% 2nd Lien Program ("A" Grade Only)	Fixed Rate & Full Doc Only No Multi-Unit or Rural permitted Max 1st Lien LTV of 100% Max D/R of 50%. If > 45%, \$1,500 Gross Disposable Income Refinance & Cash out Only (\$25K Max), No Purchase Money	Min Score 640 AND 0x30 Min \$80,000 Property Value 5 year Bankruptcy requirement Max Loan Size of \$125K (Max Comb. \$625K) only allowed behind fully amortizing 1st lien
2nd Lien behind I.O.	Fixed 2nd Liens - Min Score is 600, HELOC - Min Score is 640. The 1st lien must meet Bank Interest Only Feature parameters - See above	
Appraisal Types	AVM & Drive by appraisals accepted w/certain restrictions. Consult your sales rep for details.	
Miscellaneous	No 2nd liens behind private 1st liens or Neg Am 1st liens	
Combined Loan Limits	Max = first lien limits by grade and doc type	

General Guidelines & Parameters

<p>Minimum Credit Profile</p> <p><i>Required for any of the following:</i></p>	<ul style="list-style-type: none"> • <620 Credit Score OR • Any stated doc > 90% LTV/CLTV OR • Any prior bankruptcy <p>2 year history, minimum 3 trade lines with 1 account \$1,500+ High Credit, and one account must have activity over the past 6 months</p> <p>Accounts NOT eligible to count as trade line: Charge offs, Collections, Public Records, Accounts included in or paid off prior to a bankruptcy, account currently >= 90 days delinquent, student loans not currently in repayment, or "Authorized User" accounts.</p> <p>NOTE: 12 month cancelled checks for rental history will count as a trade line.</p>
<p>DTI</p>	<p>55% Max - NOTE: if > 50%, gross disposable income of \$3,000 required.</p>
<p>Gross Disposable Income</p>	<p>\$1,000 for >= 600 credit score, \$1,300 for < 600 credit score</p>
<p>Bank Statements Product (24 mo or 12 mo bank statements)</p>	<ul style="list-style-type: none"> • S/E borrowers only (2 yr proof of business required) • 1st or 2nd liens allowed • 1st time Homebuyer allowed • 100% of Average Gross Deposits
<p>Minimum Appraised Value</p>	<p>\$50,000</p>
<p>Minimum Loan Amount</p>	<p>1st Lien = \$50,000, 2nd Lien = \$10,000 All Stated Doc > 90% LTV/CLTV: 1st Lien = \$80,000, 2nd Lien = \$25,000</p>
<p>Cash Out - All Doc Types</p>	<p>< 580 credit score = \$100K 580-639 credit score AND 95% LTV/CLTV = \$100K 580-639 credit score AND <= 95% LTV/CLTV = \$200K 640+ credit score = \$200K</p>
<p>Purchase Money Specific</p>	<p>No seller carry backs permitted. Max 90% LTV/CLTV for 3-4 Unit Properties</p>
<p>Collections, Charge offs, Judgments/Tax Liens</p>	<p>Cumulative Accounts > \$5,000 in the last 12 mos must all be paid in full, including medical & utility collections. Unpaid public records cannot affect title. NOTE: Tax liens must be paid in full.</p>
<p>Hawaii Specific</p>	<p>1st lien max LTV is 85%. 2nd lien max CLTV is 100% - If > 85% CLTV, max loan size is \$25K.</p>
<p>Seller Concessions</p>	<p>6% for >= 580 credit score, 3% for < 580 credit score</p>

125 CLTV Loan Program

Credit Grade	1	2	3	4
Credit Score <small>1,3,4,5</small>	700+	699-680	679-660	640-659
Maximum Loan Amount	\$75,000	\$60,000	\$50,000	\$35,000
Credit History (Minimum 4 Lines)	2 years	2 years	2 years	2 Years
Cash Out	\$30,000	\$30,000	\$20,000	\$10,000
Home Ownership	1+ years	1+ years	1+ years	1+ years
First-Time Buyer	Maximum Loan Amount \$50,000, maximum cash-out \$10,000, maximum DTI 45%, minimum Residual Income \$2000, minimum 30 days mortgage seasoning (on current home) See First-Time Homebuyer criteria for more detail NA	Maximum Loan Amount \$50,000, maximum cash-out \$10,000, maximum DTI 45%, minimum Residual Income \$2000, minimum 30 days mortgage seasoning (on current home) See First-Time Homebuyer criteria for more detail NA	Maximum Loan Amount \$50,000, maximum cash-out \$10,000, maximum DTI 45%, minimum Residual Income \$2500, minimum 30 days mortgage seasoning (on current home) See First-Time Homebuyer criteria for more detail NA	N/A
Mortgage Credit History ²	0x30 (12 months) 0x60 (24 months)	0x30 (12 months) 0x60 (24 months)	0x30 (12 months) 0x60 (24 months)	0x30 (12 months) 0x60 (24 months)
Bankruptcy Filing ³	7 years discharged < \$50,000 45% DTI	7 years discharged < \$50,000 45% DTI	7 years discharged < \$50,000 45% DTI	None

Foreclosure History ³ (Deed in Lieu)	7 years < \$50,000 45% DTI	7 years discharged < \$50,000 45% DTI	None	None
Employment	Waged 2 years 3 years self-employed	Waged 2 years 3 years self-employed	Waged 2 years 3 years self-employed	Waged 2 years 3 years self-employed
Debt Ratios ³	< 45% w/Residual Income >\$1500/month 45.01 to 50% w/Residual Income >\$2000/month	< 45% w/Residual Income >\$1500/month 45.01 to 50% w/Residual Income >\$2000/month	≤ 50% w/Residual Income ≥\$2500/month	≤ 45% w/Residual Income ≥ \$3,000/month
Property / Occupancy	1-4 Units ⁴ , condominiums 8 stories ⁵ , owner occupied	1-4 Units ⁴ , condominiums 8 stories ⁵ , owner occupied	1-2 Units, condominiums 8 stories ⁵ , owner occupied, SFR	1-2 Unites, condominiums 8 stories ⁵ , owner occupied, SRF
CLTV Ratios	125% all property types	125% all property types	125% all property types	125% all property types
Property Valuation ⁴	≤ \$35,000 Stated Value, AVM or appraisal per guidelines	≤ \$35,000 Stated Value, AVM or appraisal per guidelines	≤ \$25,000 Stated Value, AVM or appraisal per guidelines	≤ \$15,000 Stated Value, AVM or appraisal per guidelines
Qualifying Prepayment Penalty ⁶	3 Year	3 Year	3 Year	3 Year
Major Adverse Credit ⁷	No major adverse credit reported within last 24 months	No major adverse credit reported within last 24 months	No major adverse credit reported within last 24 months	No major adverse credit reported within the last 24 months

1. Minimum Loan Amount of \$10,000.
2. If current Loan has less than 1 year of history, the most recent 12 months housing payment history must be documented.
3. If a bankruptcy or foreclosure has ever occurred, the maximum Loan is \$50,000 and the maximum DTI is 45%. See current rate sheet for applicable adjustments.
4. Three to four units the maximum Loan amount is \$35,000 and requires an appraisal. See current rate sheet for applicable adjustments.
5. Condominiums 1 to 8 stories, maximum Loan amount of \$50,000. See current rate sheet for applicable adjustments.
6. Prepayment penalties are acceptable as allowed by applicable State law. Follow individual State guidelines regarding prepayment penalties.
7. Adverse accounts over 24 months old that do not affect title will not be considered in grade determination and are not required to be paid.