

| ORION <i>FUEL</i> CONVENTIONAL   |   |  |
|--|---|--|
| Topic  | Fannie Mae  | Freddie Mac  |
| <b>The guidelines below are in addition to the Conventional Program Matrix</b> |   |  |
| <b>Borrower</b>  | No POA allowed for Investment or non-occupant borrower  | <ul style="list-style-type: none"> <li>No POA allowed for Investment or non-occupant borrower</li> <li>Non-occupant borrower max LTV/CLTV 90%</li> </ul> |
| <b>Credit</b>  | Minimum 640 FICO for all borrowers  |  |
| <b>Condominium Projects</b>  | <ul style="list-style-type: none"> <li>Lender Full Review Required regardless of DU/LP Findings</li> <li>Subject property with units size less than 650 square feet or condo projects with any units less than 400 square feet</li> </ul>   |  |
| <b>Ineligible Property Types</b>   | <ul style="list-style-type: none"> <li>Condition Rating of C5/C6 or a Quality Rating of Q6</li> <li>Manufactured Homes</li> <li>Modular</li> <li>Properties greater than 15 acres not allowed</li> <li>Leasehold properties not allowed</li> <li>New Jersey 2-4 unit properties not allowed</li> </ul>  |  |
| <b>Income</b>  | <ul style="list-style-type: none"> <li>First Time Homebuyers may not use rental income to qualify, except on a multi-unit owner occupied property</li> </ul>  |  |
| <b>Income, Assets and Property Related to Illegal Activities</b>               | If the income or asset source is not acceptable under all laws, such as income generated through marijuana sales, then the loan is ineligible for Orion Lending; this includes both self-employed borrowers and wage earners working for a company. Likewise, all use of the subject property must be in compliance with all laws. Properties that have mixed-use that do not meet all local, state or federal laws are ineligible for Orion Lending. |  |
| <b>Non-Arm's Length Transactions</b>   | <ul style="list-style-type: none"> <li>Transactions with Realtor/Broker acting as Listing/Selling Agent, as well as mortgage broker are not eligible</li> <li>Not eligible for second homes or investment properties</li> </ul>   |  |
| <b>Subordinate Financing</b>   | <ul style="list-style-type: none"> <li>Property Assessed Clean Energy (PACE) loans are not eligible as subordinate financing</li> <li>Max CLTV 97% regardless of second lien type</li> </ul>  |  |
| <b>Texas 50(a)(6)</b>  | Not allowed   |  |
| <b>Underwriting</b>  | All loans must be approved by DU.   | All loans must be approved by LP.  |