



Piggy Back Second Mortgage Matrix

(Full Doc, SFR, Purchase Only)

Effective Date: 2/14/2003

Required Middle Credit Score	680+	660-679	620-659	600-619
Qualifying Credit score	Middle of primary wage earner	Middle of primary wage earner	Lower middle score of all borrowers	Middle of primary wage earner
Mortgage History	0 X 30 past 12 months	0 X 30 past 12 months	0 X 30 past 12 months	0 X 30 past 12 months
Consumer Credit	Delinquent Accounts must be brought current			
Bankruptcy/ Foreclosure/ CCCS	Chapter 7 discharged over 36 mths and foreclosure terminated over 60 months. Ch 13 over 36 mths from filing date if paid as agreed. Must be paid off at closing			
Collections/ Judgements/ Tax liens/ Charge-offs	Open items < 2yrs old, open tax liens, or items affecting title must be paid in full at closing			
Standard DTI Ratio	45%	45%	45%	50%
Required Reserves	Four Months PITI Sourced and Seasoned	Two Months PITI Sourced only	Two Months PITI Sourced Only	None
Seller Concessions	Max 3%	Max 3%	Max 3%	Max 3%

1. 2nd mortgage behind FundNation first only; no stand alone seconds
2. Max combined loan amount is \$500,000 for 100% CLTVs.
3. Minimum loan amount is \$10,000 (unless prohibited by state law)
4. Minimum 5 trades: 1 open and active in last 6 mths, 1 opened over 24 mths ago and 3 others
5. Max CLTV 100%, must close simultaneously with FundNation 1st mortgage
6. A \$795 commitment fee will be charged on the first mortgage
7. Yield spread premium not available on the second mortgage
8. No broker fees allowed on 2nd mortgage
9. FundNation does not do Section 32 loans

Rates			
Loan Amount	\$10,000-\$50,000	\$50,001-\$74,999	\$75,000-\$100,000
Middle Score	680+	680+	680+
Interest Rate	9.000%	10.000%	11.250%
Blended Rate	4.625%	4.875%	5.125%
Middle Score	660-679	660-679	
Interest Rate	9.500%	10.500%	
Blended Rate	4.750%	5.000%	
Middle Score	620-659	620-659	
Interest Rate	10.500%	11.500%	
Blended Rate	7.900%	8.125%	
Middle Score	600-619		
Interest Rate	13.750%		
Blended Rate	8.625%		

- Rates as shown are Par

- Blended Rates:

-scores of 680 and higher- rates are blended with Capital Advantage 1 month Libor at par

-scores below 680 - rates are blended with the 2/28 core product at par

-Rates with scores >= 660 are shown with a 1 year pre-payment penalty where state regulations allow

Rate Adjustments:	
Terms:	
360/180 mths (standard)	0.00%
180 mths	-0.250%
240 mths	-0.125%
360 mths	0.250%
CLTV's:	
100	0
95	-1.00%
90	-1.50%
Interest rate can not be reduced below 8.000%	
Prepay Options:	
3 yrs (standard)	0.00%
2 yr	0.25%
1 yr	0.50%
Minimum 1 yr prepay unless prohibited by state law then use the 1yr add-on.	
- Prepayment penalties not allowed on rates >12% in TX	
-Prepayment penalties are not permitted in IN,SC, NC,TN,WI	
Restrictions:	
-360/180 only in CO,CT,DC,IL,KS,LA,MD,MI,MS,MO,NJ,OH, and WV	
-360/180 not allowed in IN and NY	
-Max term 180 mths : TN	
-Minimum loan amount \$15000 in KY	
-2nd mortgages not available in AR,PA & MN	