



PowerSelf and PowerSelf Plus Product Profile

Matrices

Power Mortgage PowerSelf and PowerSelf Plus - Bank Statement & Asset For Income

Primary Residence

Transaction Type	Units	Fico ⁶	New LTV ¹	New Loan Amount	Max DTI ²	Housing History ^{3,4,5}	SmartSelf Derogatory Credit Seasoning	SmartSelf Plus Derogatory Credit Seasoning ^{4,5}
Purchase or Rate & Term Refinance	1-4	720	90%	\$2,000,000	50%	1x30x12	4 Years	2 Years
			85%	\$2,500,000				
			75%	\$3,000,000				
		680	90%	\$1,500,000				
			80%	\$2,000,000				
			65%	\$3,000,000				
		660	85%	\$1,000,000				
			80%	\$1,500,000				
			75%	\$2,000,000				
		620	85%	\$750,000				
			80%	\$1,000,000				
			75%	\$1,500,000				
Cash Out Refinance	1-4	720	85%	\$1,500,000	50%	1x30x12	4 Years	2 Years
			80%	\$2,000,000				
			70%	\$2,500,000				
		680	85%	\$1,000,000				
			75%	\$2,000,000				
			65%	\$2,500,000				
		620	75%	\$1,000,000				
			70%	\$1,500,000				
			60%	\$2,000,000				

¹ New or newly converted condo projects in Florida are limited to 60% LTV/CLTV/HCLTV.

² For loans with DTI > 45%, 3 months additional reserves required

³ If the borrower is refinancing a loan with a prior modification/restructure then credit requirement is increased to 0x30 in the last 12 months for all mortgages. Modification must be complete prior to application on the subject loan to be refinanced and borrower is making on time scheduled payments.

⁴ SmartSelf Plus: Bankruptcy, Short Sale or Deed in Lieu waiting period of < 4 but ≥ 2 years permitted for loan amounts ≤ \$1,500,000 with 0x30x12 mortgage payment history, 3 months additional reserves and 5% LTV reduction for LTVs > 80%.

⁵ SmartSelf Plus: Foreclosure waiting period of < 4 but ≥ 2 years permitted for loan amounts ≤ \$1,500,000 with 0x30x12 mortgage payment history 3 months additional reserves and 5% LTV reduction for LTVs > 80%.

⁶ 40 Year Interest Only requires minimum 680 FICO

Power Mortgage PowerSelf and PowerSelf Plus - Bank Statement & Asset For Income								
Second Home								
Transaction Type	Units ¹	Fico ⁷	Max LTV/CLTV/HCLTV ²	Max Loan Amount	Max DTI ³	Housing History ^{4,5,6}	SmartSelf Derogatory Credit Seasoning	SmartSelf Plus Derogatory Credit Seasoning ^{5,6}
Purchase or Rate & Term Refinance	1-2	720	85%	\$1,500,000	50%	1x30x12	4 Years	2 Years
			75%	\$2,000,000				
			65%	\$2,500,000				
		680	85%	\$1,000,000				
			75%	\$1,500,000				
			65%	\$2,000,000				
		620	75%	\$750,000				
			65%	\$1,000,000				
			60%	\$1,500,000				
Cash Out Refinance	1-2	720	80%	\$1,500,000	50%	1x30x12	4 Years	2 Years
			70%	\$2,000,000				
			60%	\$2,500,000				
		680	80%	\$1,000,000				
			70%	\$1,500,000				
			60%	\$2,000,000				
		620	70%	\$750,000				
			65%	\$1,000,000				
			55%	\$1,500,000				

1 Multi-unit second homes must be in a recognized vacation area.
 2 New or newly converted condo projects in Florida are limited to 60% LTV/CLTV/HCLTV.
 3 For loans with DTI > 45%, 3 months additional reserves required
 4 If the borrower is refinancing a loan with a prior modification/restructure then credit requirement is increased to 0x30 in the last 12 months for all mortgages. Modification must be complete prior to application on the subject loan to be refinanced and borrower is making on time scheduled payments.
 5 SmartSelf Plus: Bankruptcy, Short Sale or Deed in Lieu waiting period of < 4 but ≥ 2 years permitted for loan amounts ≤ \$1,500,000 with 0x30x12 mortgage payment history, 3 months additional reserves and 5% LTV reduction for LTVs > 80%.
 6 SmartSelf Plus: Foreclosure waiting period of < 4 but ≥ 2 years permitted for loan amounts ≤ \$1,500,000 with 0x30x12 mortgage payment history 3 months additional reserves and 5% LTV reduction for LTVs > 80%.
 7 40 Year Interest Only requires minimum 680 FICO

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Power Mortgage PowerSelf and PowerSelf Plus - Investment Home								
Transaction Type	Units	Fico ⁶	Max LTV/CLTV/HCLTV ¹	Max Loan Amount	Max DTI ²	Housing History ^{3,4,5}	SmartSelf Derogatory Credit Seasoning	SmartSelf Plus Derogatory Credit Seasoning ^{4,5}
Purchase or Rate & Term Refinance	1-4	720	85%	\$1,000,000	50%	1x30x12	4 Years	2 Years
			75%	\$1,500,000				
			65%	\$2,500,000				
		680	85%	\$750,000				
			75%	\$1,000,000				
			65%	\$2,000,000				
		620	70%	\$750,000				
			65%	\$1,000,000				
			60%	\$1,500,000				
Cash Out Refinance	1-4	720	80%	\$1,000,000	50%	1x30x12	4 Years	2 Years
			70%	\$1,500,000				
			60%	\$2,000,000				
		680	75%	\$1,000,000				
			65%	\$1,500,000				
			55%	\$2,000,000				
		620	70%	\$750,000				
			60%	\$1,000,000				
			55%	\$1,500,000				

1 New or newly converted condo projects in Florida are limited to 60% LTV/CLTV/HCLTV.
2 For loans with DTI > 45%, 3 months additional reserves required
3 If the borrower is refinancing a loan with a prior modification/restructure then credit requirement is increased to 0x30 in the last 12 months for all mortgages. Modification must be complete prior to application on the subject loan to be refinanced and borrower is making on time scheduled payments.
4 SmartSelf Plus: Bankruptcy, Short Sale or Deed in Lieu waiting period of < 4 but ≥ 2 years permitted for loan amounts ≤ \$1,500,000 with 0x30x12 mortgage payment history, 3 months additional reserves and 5% LTV reduction for LTVs > 80%.
5 SmartSelf Plus: Foreclosure waiting period of < 4 but ≥ 2 years permitted for loan amounts ≤ \$1,500,000 with 0x30x12 mortgage payment history 3 months additional reserves and 5% LTV reduction for LTVs > 80%.
6 40 Year Interest Only requires minimum 680 FICO

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