Wealth Builder
First Lien HELOC

Wholesale Only
Effective 12/11/2025

This At-A-Glance (AAG) is a summary tool to use in conjunction with the Wealth Builder Guidelines. It does not replace the published Guide. Where the AAG is silent or conflicts with the published Guide, the Guide will govern and control. This AAG applies only to the channel and investor program indicated.

All States Except Texas						
Occupancy	**Type**	**Loan Amount [1]**	**Max LTV [2]**	**FICO**	**Max Cash Out**	**Initial Advance Limits**
Primary Residence (1-4 Unit)	Purchase | Rate & Term Refinance	$750,000	85%	700	N/A	**Min:** $150,000 **Max:** 99% of the line of credit amount
		$1,500,000	90%	720		
		$2,000,000	85%	720		
		$2,000,000	80%	700		
		$2,500,000	75%	720		
		$3,000,000[3]	70%	720		
		$3,500,000[3]	60%	740		
	Cash Out Refinance	$2,000,000	80%	700	No Max	
		$2,500,000[3]	75%	720		
		$3,000,000[3]	70%	740		
All States						
Second Home (1-4 Unit)	Purchase | Rate & Term Cash Out	$2,000,000	80%	720	No Max	**Min:** $150,000 **Max:** 99% of the line of credit amount
		$2,500,000[3]	75%	720		
		$3,000,000[3]	70%	720		
Investment (1-4 Unit)	Purchase, Rate & Term	$1,000,000	75%	720	N/A	
	Cash out		70%		$500,000	

Notes:

[1] Free-and-clear properties are not eligible unless the minimum draw requirement is met.
- Refer to Cash-Out Refinance – Cash Disbursed at Closing section of guidelines for requirements

[2] Additional LTV limits may apply. Refer to the rate sheet and the Regional and Geographic Restrictions section of guidelines for more details

[3] Loan Amounts greater than $2,000,000 require an exception

Program Highlights

Loan Description	• First Lien HELOC (360-month term)
DTI Ratios	• Max DTI 40% with 10% of the line of credit ("LOC") in reserves • Max DTI 43% with 15% of the LOC in reserves • Qualifying payment is calculated at the qualifying rate at the full LOC amount (loan amount) amortized for 30 years.
Amortization	None (no fixed schedule)
Index	30-Day Compound SOFR (set monthly)
Rate Type	Variable; 1-yr & 3-yr fixed start available
Interest Accrual	Daily, tied to swept principal balance
Prepayment Penalty	None
Payment Method	Linked checking account with nightly sweep
Appraisal Requirements	Loan Amounts up to $2,000,000 require 1 full appraisal Loan Amounts greater than $2,000,000 require 2 full appraisals
Maximum Exposure	Up to $3,500,000 total exposure per borrower

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Rate Lock	The rate can only be locked once the loan is cleared to close
Minimum FICO	700 (higher for certain LTV/occupancy)
Tradelines	4 open accounts (24 mo. avg age)
Housing History	0x30x12
Qualifying Rate	Note Rate (Current Index + Margin)
Reserves	10–15% of Line Amount (based on DTI)
Borrower Eligibility	• US Citizens • Inter Vivos revocable trust • Permanent resident Aliens • Non-permanent aliens that meet the TLS Guidelines
Escrow Account	No Escrow Account – Taxes and Insurance are the responsibility of the borrower(s)
Ineligible Credit Events	BK, foreclosure, deed-in-lieu, short sale, charge off < 4 yrs; multiple BK < 7 yrs
Credit Counseling	Must be completed prior to the application date
Property Type	
Eligible	• SFR • PUD • 2-4 Units • Warrantable Condos • Texas – Investment or Second Home
Ineligible	• Texas Homestead Property • Texas Owner Occupied • Rural • Leaseholds
Restrictions	
Escrow Holdback (Repairs or Incomplete items)	Ineligible
Purpose	Purchase, Rate/Term, Cash-Out
Cash-Out Limitations	Owned at least 6 months prior to the disbursement date of the new mortgage – there are exceptions to this – see guidelines for full details
Ineligible States	Hawaii, Illinois and New York