

Scotsman Guide's Alt-A matrix details a segment of the mortgage industry in which the lender's risk level falls between prime and nonprime.

Alt-A products encompass borrowers with excellent credit who do not quite fit the prime profile. They may need a higher LTV, lack traditional employment or be unable to provide traditional income and/or asset documentation. Borrowers include nontraditional earners such as seasonal employees, tip-earners and commissioned workers

who lack consistent verifiable income levels. They may have complex financial situations, such as being self-employed, or be individuals unwilling to provide extensive documentation.

In general, Alt-A loans are more flexible than prime loans and are judged on their specific loan characteristics rather than by traditional prime-product standards.

| Program Name | # Units | Occ OVN | Purpose PRC | Mtg Lates # 30s in Last # Mo | Doc Type | Loan Amt 1st Lien \$K | LTV % | CLTV % | Score # | DTI | Mortgage Insurance | | IO Option Avail? | Comments |
|---|---------|---------|-------------|------------------------------|----------|--------------------------|-------|--------|---------|-----|--|-----------------------|------------------|----------------------------|
| | | | | | | | | | | | Reqd if LTV is ≥ ? % | "No MI" Pricing Avail | | |
| All parameters on each line are used in combination with one another - each line represents a specific loan scenario or credit grade | | | | | | | | | | | | | | |
| CitiMortgage Inc. | | | | | | NATIONWIDE | | | | | 888-987-CITI (2484) broker.citimortgage.com | | | |
| Alt-A SIVA | 1-2 | 0 | PR | 0/12 | SIVA | 417 | 75 | 75 | 680 | 50 | | N | N | |
| Alt-A SIVA | 1-2 | 0 | C | 0/12 | SIVA | 417 | 75 | 75 | 700 | 50 | | N | N | |
| Alt-A SISA | 1-2 | 0 | PR | 0/12 | SISA | 417 | 75 | 75 | 700 | 50 | | N | N | |
| Alt-A SISA | 1-2 | 0 | C | 0/12 | SISA | 417 | 75 | 75 | 720 | 50 | | N | N | |
| Additional restrictions apply to properties located in AK and HI. | | | | | | | | | | | | | | |
| ICON Residential Capital | | | | | | NATIONWIDE except: AK GA | | | | | 888-247-6427 www.iconwholesale.com | | | |
| Select | 1-2 | 0 | PRC | 0/12 | SIVA | 533 | 75 | 75 | 700 | 41 | | N | N | Max \$100K cash-out |
| Select | 1 | OV | PR | 0/12 | SIVA | 417 | 75 | 75 | 680 | 41 | | N | N | Conf. limits or max per MI |
| Select | 1-2 | N | PR | 0/12 | SIVA | 533 | 75 | 75 | 700 | 41 | | N | N | Conforming loan limits |
| Select | 3-4 | 0 | PR | 0/12 | SIVA | 801 | 75 | 75 | 720 | 41 | | N | N | Conforming loan limits |
| Select | 3-4 | 0 | PRC | 0/12 | SIVA | 801 | 70 | 70 | 720 | 41 | | N | N | Max \$100K cash-out |
| Select | 1-2 | 0 | PR | 0/12 | SISA | 533 | 75 | 75 | 700 | 41 | | N | N | Conf. limits or max per MI |
| Select | 1 | OV | PR | 0/12 | SISA | 417 | 75 | 75 | 700 | 41 | | N | N | Conforming loan limits |
| Select | 1-2 | N | PRC | 0/12 | SISA | 533 | 75 | 75 | 740 | 41 | | N | N | Conforming loan limits |
| Cash-out not available in TX; Foreign Nationals ineligible for all products. | | | | | | | | | | | | | | |
| LoanValley Corp. | | | | | | CA | | | | | 408-227-4300 x1 www.LoanValleyB2B.com | | | |
| A | 1-2 | 0 | PR | 0/12 | Full | 417 | 95 | 95 | 660 | 45 | 80 | N | N | Other occ types available |
| Alt-A | 1 | 0 | PR | 0/12 | SIVA | 417 | 80 | 90 | 660 | 45 | 80 | N | N | Other occ types available |
| Alt-A | 3-4 | 0 | PR | 0/12 | SIVA | 801 | 80 | 80 | 720 | 45 | 80 | N | N | Other occ types available |
| Alt-A | 1-2 | 0 | PR | 0/12 | SISA | 417 | 75 | 75 | 720 | 45 | 80 | N | N | Other occ types available |
| Alt-A | 3-4 | 0 | PR | 0/12 | SISA | 801 | 75 | 75 | 740 | 45 | 80 | N | N | Other occ types available |
| Alt-A | 1-2 | 0 | C | 0/12 | SISA | 417 | 75 | 75 | 720 | 45 | 80 | N | N | Other occ types available |
| Alt-A | 3-4 | 0 | C | 0/12 | SISA | 801 | 70 | 70 | 740 | 45 | 80 | N | N | Other occ types available |

LEGEND: P=Purchase; R=Rate and Term Refi; C=Cash-Out Refi; O=Owner Occupied; V=Vacation Home; N=Non Owner Occupied; VINA=Verified Income, No Asset; SIVA=Stated Income, Verified Asset; SISA=Stated Income, Stated Asset; NISA=No Income, Stated Asset; NINA=No Income, No Asset; NIVA=No Income, Verified Asset

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