

*This summary of overlays is being provided as a resource tool to aid in identifying areas in which Impac Mortgage Corp. has additional credit requirements which supplement agency guidelines. This matrix is not intended to replace the more detailed Impac product descriptions. Refer to the applicable Impac guidelines for complete product criteria.*

<b>Appraisal</b>	Property Condition Rating of C5 or C6 is ineligible.
<b>Assets</b>	<u>Verification of Deposit</u> A written VOD cannot be standalone documentation. At least one month's bank statement is required with a VOD.
<b>Borrower Eligibility</b>	<p><u>DACA – Deferred Action for Childhood Arrival</u> This immigration policy started in June 2012 allows certain undocumented immigrants to the U.S. who entered the country as minors to receive a renewable two-year period of <u>deferred action from deportation</u> and eligibility for a work permit. The program does not provide a legal status or a path to citizenship. Borrowers in the U.S. via DACA are not eligible for FHA loans.</p> <p><u>Power of Attorney (POA)</u> POA must be recorded POA may not be used on a cash-out loan POA is not allowed on properties held in a trust</p> <p>Non-occupying borrower must always have a qualifying credit score</p> <p><u>Non-Permanent Resident Alien</u> Borrower must have 2 year residence and work history in U.S. prior to application.</p> <p><u>Ineligible</u></p> <ul style="list-style-type: none"> <li>• Land Trusts</li> <li>• Non-profit agencies</li> <li>• Governmental entities</li> </ul>
<b>Credit</b>	580 minimum credit score  <u>FHA Back to Work – Extenuating Circumstances Policy</u> Not Allowed.
<b>Documentation</b>	Document as determined by AUS findings, FHA Manual and Impac guidelines.
<b>Down Payment Assistance</b>	<u>Impac approved</u> Down Payment Assistance programs are eligible. Must also meet FHA guidelines.
<b>Escrow Holdback (aka Repair Completion Escrow)</b>	<u>Correspondent:</u> Repair Escrow for FHA 203(b) Impac will not purchase a loan with an outstanding repair completion escrow. All repairs must be completed prior to sale of the loan to Impac. See Escrow Holdback Policy.
<b>Financing Types</b>	Texas Section 50(a)(6) Equity Cash Out loans are not allowed Energy Efficient Mortgages (EEMs) not allowed One time close (OTC) Construction to Permanent mortgages are ineligible
<b>Geographic Locations/ Restrictions</b>	See respective Retail, Wholesale, Correspondent channel guidelines for eligible states.
<b>High-Cost Mortgage Loans</b>	Impac does not originate or purchase high-cost mortgage loans (12 CFR 1026.32). In addition, loans defined by certain states as "higher priced", "high cost", "subprime", "high risk", or "high rate, high fee" loans are prohibited.
<b>Income</b>	<p><u>Verification of Employment (VOE)</u> A written VOE cannot be standalone documentation. Pay stub(s) or pay stub(s) and W-2s must always accompany a written VOE.</p> <p><u>4506-T Transcripts</u> IRS Form 4506-T must be executed for all borrowers regardless of income type and is required upfront and at closing. Minimum 2 years most recent transcripts required for all loans</p> <ul style="list-style-type: none"> <li>• Transcripts must match the income documentation used for qualification <ul style="list-style-type: none"> <li>○ Full transcripts are only required when tax returns are required</li> <li>○ W2 transcripts are required when only W2s are used to qualify</li> <li>○ 1099 transcripts are required when only 1099 income is used to qualify</li> <li>○ The above applies to full doc transactions only</li> </ul> </li> </ul>

	<p>Tax return transcripts are required for all years of income being used to qualify ** (self-employed, rental income, &gt; 25% commission)</p> <p>Mortgage Credit Certificates (MCC) are not eligible sources of qualifying income</p>
<b>Program Exclusions</b>	<p>HUD Section 184/184A Indian Home Loan Guarantee Program          HUD Section 248 Mortgages on Indian Land          HUD Section 247 Hawaiian Home Lands          Assumptions of existing FHA loans          Refinance of existing Section 235 Mortgage          Energy Efficient Mortgage Program          FHA Construction Financing          Mortgage Credit Certificates – may not be used for qualifying income          Back to Work – Extenuating Circumstances Policy – not allowed          Refinance of Borrowers in Negative Equity Positions (also known as Short Refinance)          PACE (Property Assessed Clean Energy) loans (aka HERO loans, etc)</p> <ul style="list-style-type: none"> <li>o New Purchase loans or refinance of loans with existing HERO/PACE liens (unless those liens are completely paid off at closing)</li> </ul>
<b>Property Types</b>	<p><u>Ineligible</u></p> <ul style="list-style-type: none"> <li>• Manufactured Home</li> <li>• FHA non-approved condo (i.e. Single-Unit Approval Process not eligible)</li> <li>• Co-ops</li> <li>• Leasehold</li> <li>• Properties with greater than 25 acres</li> <li>• Uniquely designed properties such as dome homes, log cabins, earth berms, and underground homes</li> <li>• On-frame modular homes are not allowed</li> <li>• Fee simple land within the bounds of Indian reservation land or under jurisdiction of tribal council or laws</li> </ul>
<b>Streamline</b>	<p>Non-credit qualifying only (except when removing a borrower from existing FHA loan)          N/O/O limited to one-unit non-credit qualifying streamline</p>
<b>Tax Returns</b>	<p>Amended tax returns must have 6 months seasoning prior to application date. Tax returns filed within 6 months of loan application date for any years in which tax returns are used to validate income are not acceptable. Amended tax returns must be processed and validated with IRS transcripts. “Stamped” filed amendment documentation is not acceptable.</p>
<b>Temporary Buy Downs</b>	<p>Not allowed</p>