

Impac is pleased to announce the following iQM loan program changes.

Appraisal Requirements (applies to all iQM loan programs)

- As an alternative to the current requirement to obtain a Pro Teck Valuation Services Appraisal Risk Review (ARR) or a Clear Capital Collateral Desktop Analysis (CDA) when the program requires “One Full Appraisal,” Impac has added the following alternative:

Impac will accept a Fannie Mae Collateral Underwriter (CU) appraisal review that meets the following:

- 1-unit property only (This is a FNMA CU limitation)
- Loan amount ≤ \$679,650 (high balance limit)
- CU Risk Score of 2.5 or less

When an acceptable CU is provided, Impac will not require an ARR or CDA.

New York Consolidation, Extension & Modification Agreements (NY CEMA) (applies to all iQM loan programs)

- CEMA is ineligible when an interest-only refinance loan transaction is used.

iQM Bank Statement enhanced (applies only to the iQM Bank Statement loan program)

- Impac is introducing an enhancement to the Bank Statement loan program called the **Premier Bank Statement** option for the higher quality borrower. The Premier Bank Statement option offers better pricing, and the loan must meet the following requirements:
 - Minimum 680 credit score
 - Maximum 43% debt-to-income (DTI) ratio
 - Minimum 4 years since major derogatory
 - Bankruptcy, Deed-in-Lieu, Foreclosure, Mortgage Charge-off, Short Sale
 - 0 x 30 in last 24 months mortgage/rental lates (i.e., none in the last 2 years on any property)
 - Six months reserves, or standard Bank Statement guideline, whichever is higher
 - Proceeds from a cash-out refinance on the subject property are ineligible as reserves
 - Reserves cannot be waived (includes subject property reserves and reserves for additional property)
- New Premier Bank Statement Product Codes

Hybrid ARM	Product Code	Product Code Interest-Only
5/1 ARM	IA51ADPR – iQM Bank Statement Program 5/1 LIBOR ARM	IA51ADPRIO - iQM Bank Statement Program 5/1 LIBOR ARM Interest Only
7/1 ARM	IA71ADPR – iQM Bank Statement Program 7/1 LIBOR ARM	IA71ADPRIO – iQM Bank Statement Program 7/1 LIBOR ARM Interest Only
10/1 ARM	IA101ADPR – iQM Bank Statement Program 10/1 LIBOR ARM	IA101ADPRIO – iQM Bank Statement Program 10/1 LIBOR ARM Interest Only
Fixed	Product Code	
15 Year	IF15ADPR – iQM Bank Statement Program 15 Year Fixed	
30 Year	IF30ADPR – iQM Bank Statement Program 30 Year Fixed	

- Income/Asset Verification for the Bank Statement program, including the Premier, is enhanced to allow non-taxable income to be grossed up by 15% for qualifying (e.g., Social Security).

Eligibility Matrix Loan Amount & LTV Limitations (applies only to the iQM Agency Plus, iQM Asset Qualification and iQM Bank Statement, including Premier Option loan programs)

Primary Residence - Purchase and Rate & Term Refinance

Units	Credit Score	LTV ¹	CLTV/HCLTV ^{1,2}	Minimum Loan Amount	Maximum Loan Amount
1 unit	680	90%*	90%*	\$100,000	\$1,500,000
1-4 units	680	80%	80%		\$1,750,000
		75%	75%		\$2,000,000
		70%	70%		\$2,500,000
		60%	60%		\$3,000,000
		75%	75%		\$750,000
		65%	65%		\$1,000,000
1-4 units	600	55%	55%		\$1,500,000

* see below

Primary Residence Cash-Out Refinance

Units	Credit Score	LTV ¹	CLTV/HCLTV ^{1,2}	Minimum Loan Amount	Maximum Loan Amount
1 unit	680	85%*	85%*	\$100,000	\$1,000,000
1-4 units	680	80%	80%		\$1,500,000
1-4 units	680	70%	70%		\$2,000,000
		60%	60%		\$2,500,000
		70%	70%		\$750,000
		60%	60%		\$1,000,000
		50%	50%		\$1,500,000

* Loans with > 80% LTV/CLTV must meet the following parameters:

- Minimum 680 score
- 1-unit single family, PUD, or condo (no non-warrantable condos)
- Minimum 4 years since major derogatory event: Bankruptcy, Short Sale, Deed-in-Lieu, Mortgage Charge-off, Foreclosure
- Mortgage Lates: 0x30x12
- 6 months minimum reserves (may not be waived)

Reserve Requirement (applies only to the iQM Agency Plus and iQM Bank Statement loan programs)

- Cash out from the subject transaction may be used toward the reserve requirement when LTV ≤ 80%. Proceeds from a cash-out refinance may **not** be used for reserves when LTV > 80%.
 - The above does not apply to the iQM Bank Statement Premier Option. For this option, proceeds from a cash-out refinance can never be used as reserves.

We thank you for your continued business.

If you have questions, please contact 855-GO-IMPAC (855-464-6722).