



VA IRRRL Product Profile

Overlays to VA are Underlined. Items indicated as Non-Del are specific to Non-Delegated loans.

Maximum LTV/TLTV and Credit Requirements		
Occupancy	Maximum LTV/CLTV	Minimum FICO
Owner-occupied	105%	620
Second Home/Investment		
*LTV based upon Base Loan Amount (Loan amount prior to financed funding fee)		
Appraisals		
<ul style="list-style-type: none">Not Required. Appraised value to be original loan amount on current VA mortgage		
Assignment of Mortgages		
<u>All loans must be registered with MERS at the time of delivery to Windsor Mortgage Solutions, and a MERS transfer of beneficial rights and transfer of servicing rights must be initiated by the Seller to Plains Commerce Bank (#1005210) within 24 hours of purchase.</u>		
Borrowers		
<ul style="list-style-type: none">Resident Alien is permitted as long as the primary borrower is a veteran.COEs are required on all IRRRLs unless otherwise indicated by the VA.Joint loans are allowed in accordance with VA’s requirements.A loan involving a veteran and their spouse will not be treated as a “joint loan” if the spouse:<ul style="list-style-type: none">Is not a veteranIs a veteran who will not be using their entitlement on the loan.Borrowers may be removed in accordance with VA guidelines.<u>Non-Del: Windsor employees are ineligible.</u>		
Buydowns		
<u>No Temp buydowns</u>		
Condominiums		
Condo approval is not required.		

Credit
<ul style="list-style-type: none"> • <u>All borrowers must return at least one credit score via a three-in-file merged credit report. Non-traditional credit is not allowed.</u> • <u>Must have a subject mortgage history of 0 x 30 for the last 3 payments</u> • In order to meet Ginnie Mae and VA seasoning requirements, the new note date must be one or after the later of: <ul style="list-style-type: none"> ○ The date that is 210 days after the date on which the first monthly payment was due on the mortgage being refinanced ○ The date on which 6 full monthly payments have been made on the mortgage being refinanced.
Disaster Policy
<ul style="list-style-type: none"> • <u>Windsor Mortgage Solutions may require a post-disaster inspection when the appraisal occurred before the incident end date of the disaster. See Windsor Mortgage Solutions disaster policy located in the Seller's Guide for full details.</u> • <u>None-Delegated: Disaster inspections may not be completed by the Lender. Acceptable inspection providers include but are not limited to, an appraiser or a post-disaster inspection company.</u>
Documentation
<ul style="list-style-type: none"> • <u>Tri-merge credit report or mortgage account(s) rating is required.</u> • Tax transcripts and the 4506-T are not required for non-credit qualifying IRRRL transactions.
Eligible Mortgage Products – Existing Loan
VA to VA refinance
Eligible Mortgage Products – New Loan
<ul style="list-style-type: none"> • Fixed Rate: 10, 15, 20, 25, and 30-year terms. High Balance allowed on all terms. • CMT ARM: 5/1 (1/1/5 caps). High Balance allowed on ARMS. 7/1 ARMs are no longer allowed. • <u>EEM is not eligible</u>
Employment/Income Verification
<ul style="list-style-type: none"> • <u>The following Income and Employment documentation are required at a minimum:</u> • <u>Salaried/Hourly borrowers require a Verbal VOE</u> • <u>Self-employed borrowers require verification of the business through a third-party source</u> • <u>Retired borrowers require evidence of retirement income</u> • Housing Choice Voucher Homeownership Program income (commonly known as Section 8 for homeowners) paid via Housing Assistance Payments (HAPs) is an acceptable source of income. However, due to operational constraints, transactions involving HAPs paid directly to the Servicer are ineligible for purchase by Windsor. Transactions with HAPs paid directly to the borrower continue to remain eligible.
Escrow Accounts
<u>An impound account for the collection of taxes and insurance (or additional escrow items) is required.</u>

Exclusionary Lists

All borrowers must be screened by CAIVRS to determine there have been no late payments or Federal debt obligations.

Fee Recoupment

- 36 months Maximum Recoupment Period from note date.
- See VA circular 26-19-22 for recoupment calculation requirements. A comparison statement form showing 36 months or less recoupment is acceptable. If the comparison shows more than 36 months, provide evidence the statutory recoupment calculation results in 36 months or less.
 - Comparison statement calculation: include all fees, expenses, and closing costs (including taxes, amounts held in escrow, and fees paid under Chapter 37, such as the VA funding fee), whether included in the loan or paid outside of closing.
 - Statutory calculation: Exclude the VA funding fee, escrow, and prepaid expenses, such as insurance, taxes, special assessments, and homeowners' association (HOA) fees, from the recoupment calculations
- All VA IRRRL transactions require 36-month recoupment. Transactions that do not meet recoupment requirements are ineligible. This includes payment increases due to changing from ARM to fixed rate and term reduction.
 - IRRRLs with P&I increases may be eligible if the borrower(s) incur no fees, closing costs, or expenses (other than taxes, amounts held in escrow, and fees paid under chapter 37 (e.g., VA funding fee collected under 38 USC 3729)).

Funding Fee

- The Funding Fee may be financed in the loan. Maximum LTV. Based on Base Loan Amount (Loan amount prior to financed funding fee).
- The following Veterans are exempt from paying the funding fee:
 - Veterans receiving VA compensation for service-connected disabilities
 - Veterans who would be entitled to receive compensation for service-connected disabilities if they did not receive retirement pay
 - Veterans who VA rates as eligible to receive compensation as a result of pre-discharge disability exam and rating
 - Veterans entitled to receive compensation but who are not presently in receipt of the compensation because they are on active duty
 - Surviving spouses of veterans who died in service or from service-connected disabilities, whether or not such surviving spouses are veterans with their own entitlement and whether or not they are using their own entitlement.
 - The surviving spouse must receive Dependency and Indemnity Compensation (DIC) before the loan closing takes place.
 - Members of the armed forces who are serving on active duty and provide, on or before the date of the loan closing, certificate or military order having been awarded the Purple Heart

High Cost / High Priced

- Windsor will not purchase High-Cost Loans.
- Higher-priced Priced Mortgage Loans (HPML) transactions are eligible for purchase. HPML guidelines require:
- Must meet all applicable state and/or federal compliance requirements.

Loan Limits
<ul style="list-style-type: none"> The base loan amount cannot exceed \$2 mill. Base loan amounts of \$1 million to 1,499,999 must have a min FICO of 680. Base loan amounts of 1.5 million to 2 million must have a minimum FICO of 700 Minimum loan amount of \$50,000
Loan Purpose
<ul style="list-style-type: none"> Interest Rate Reduction Refinance Loan (IRRRL) The borrower should receive no cash back at closing. However, cash back to the borrower can never exceed \$500. Credit Qualifying is allowed. When credit qualifying, all existing Windsor VA overlays are still in effect, including but not limited to credit history and tax transcripts for income validation.
Net Tangible Benefit
<p>Net tangible benefit based on borrower's current interest rate and payment.</p> <ul style="list-style-type: none"> The interest rate must bear a lower interest rate than the loan it is refinancing: <ul style="list-style-type: none"> Fixed to Fixed requires 0.5% reduction Fixed to ARM requires a 2.0% reduction ARM to Fixed and ARM to ARM are exempt from rate reduction To ensure compliance, a copy of the note from the refinanced loan must be provided When refinancing from Fixed Rate to ARM and Discount Points are used to reduce the interest rate, an LTV calculation is required based on the following: <ul style="list-style-type: none"> Less than or equal to one discount point requires an LTV of 100% or less Greater than one discount point requires an LTV of 90% or less Note: this is not required when refinancing from ARM to Fixed Rate or Fixed Rate to Fixed Rate LTV is calculated by dividing the base loan amount (loan amount prior to the financed funding fee) by the value. The value may be determined via: <ul style="list-style-type: none"> Exterior-Only Inspection Residential Appraisal Report (Fannie Mae 2055) Uniform Residential Appraisal Report (Fannie Mae 1004) Exterior-Only Inspection Individual Condominium Unit Appraisal Report (Fannie Mae 1075) Individual Condominium Unit Appraisal Report (Fannie Mae 1073) Note: When a 2055 or better is obtained, the AVM to determine market value is not required. The market value from the valuation product may be used.
Occupancy
<ul style="list-style-type: none"> Owner-occupied Second Home/Investment <ul style="list-style-type: none"> Veteran must certify that they previously occupied the property as their home.
Payment History
See the Credit section for requirements.
Payment Decrease/Increase Requirements
The principal and interest payment on the IRRRL may be less than the loan being refinanced. See the Fee Recoupment section for requirements.

Property: Eligible Types
<ul style="list-style-type: none"> • Single Family Residence • 2-4 Unit • PUDs • Low-rise and High-rise Condominiums
Property: Ineligible Types
<p>In addition to the ineligible property types identified in the VA Lender's Handbook, the following property types are ineligible:</p> <ul style="list-style-type: none"> • <u>Mobile Homes</u> • <u>Working Farms and Ranches</u> • Cooperatives • Unimproved Land and property are currently in litigation • Condotels • Hotel Condominiums • Timeshares • Geodesic Domes • Commercial Enterprises (e.g., Bed and Breakfast, Boarding House, Hotel)
Property: Maximum Number
No limit.
Qualifying
<ul style="list-style-type: none"> • For Credit Qualifying: <ul style="list-style-type: none"> ○ The fixed-rate qualifies at the Note rate. ○ 5/1 ARMs qualify at the Note rate. • DTI ratios are not calculated unless the transaction is credit-qualified.
Ratios
DTI ratios are not calculated unless the transaction is credit-qualified.
Recently Listed Properties
<ul style="list-style-type: none"> • <u>The listing must have expired or been withdrawn on or before the application date.</u> • <u>Note: if the property was listed in the prior 30 days to the application date, the Early EPO provision will be extended to one year.</u>
Reserves / Funds to Close
Reserves are not required. The source of funds to close is not required on an IRRRL.

State Restrictions
<ul style="list-style-type: none"> • <u>Texas 50 (a)(6) refinance mortgages are ineligible</u> • <i>Please refer to the Windsor Seasoned Loan Policy located in the Windsor Seller Guide for requirements and loan-level price adjustments.</i>
Title Insurance
Required.
Underwriting Method
Manual underwriting only
Seller shall deliver loans that were originated in accordance with the Federal Housing Administration Handbook, unless otherwise noted in the Windsor Seller's Guide.
Windsor does not discriminate in any aspect of a credit transaction on the basis of sex, gender identity or expression, sexual orientation, marital status, familial status, race, color, ethnicity, religion, national origin, age, handicap or disability status, income derived from public assistance, military status or the good faith exercise of rights under the Consumer Credit Protection Act.