



SmartEdge Product Summary: Correspondent

ELIGIBILITY MATRIX				
Transaction Type	Units	Loan Amount	Credit Score	LTV/CLTV ¹²
Primary Residence				
Purchase	1-4	\$1,500,000	720	90%
Purchase Rate & Term Refi	1-4	\$3,000,000	740	75%
		\$2,000,000	700	80%
		\$1,500,000	700	85%
		\$1,000,000	660	80%
Cash out Refi	1-4	\$2,000,000	720	80%
		\$1,500,000	700	80%
		\$1,000,000	680	75%
		\$1,000,000	660	70%
¹ Condotels <ul style="list-style-type: none"> Cash out Refi: Maximum 75% LTV/CLTV or the maximum based on loan amount ² Cooperatives – Non Delegated Only <ul style="list-style-type: none"> Maximum LTV/CLTV 70% 				

ELIGIBILITY MATRIX				
Transaction Type	Units	Loan Amount	Credit Score	LTV/CLTV ¹²
Second Home				
Purchase Rate & Term Refi	1-2	\$2,000,000	740	80%
		\$1,500,000	720	80%
		\$1,000,000	680	75%
		\$1,000,000	660	70%
Cash out Refi	1	\$1,500,000	740	80%
		\$1,000,000	720	80%
		\$1,000,000	700	75%
		\$1,000,000	680	70%
¹ Condotels <ul style="list-style-type: none"> Maximum 75% LTV/CLTV for cash out refi or the maximum based on loan amount 				

Information is accurate as of the date of publishing and is subject to change without notice. The guidelines outlined in this document apply to Newrez SmartEdge loans originated under Newrez's Smart Series Product Line. This document should not be relied upon or treated as legal advice. **Guidelines subject to change without notice;** Printed copies may not be the most current version. For the most current version, always refer to the online version.



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² Cooperative – Non-Delegated Only

- Maximum LTV/CLTV 70%

The following are not permitted

- First time homebuyers
- Non-permanent residents

ELIGIBILITY MATRIX				
Transaction Type	Units	Loan Amount	Credit Score	LTV/CLTV ¹
Investment Property				
Purchase Rate & Term Refi	1-4	\$2,000,000	740	70%
		\$1,500,000	720	80%
		\$1,000,000	720	85%
		\$1,000,000	660	75%
Cash out Refi	1-4	\$1,500,000	720	65%
		\$1,000,000	720	75%
		\$1,000,000	700	70%
		\$1,000,000	680	65%

¹ Condotels

Maximum 75% LTV/CLTV for cash out refi or the maximum based on loan amount

Not permitted

- First time homebuyers
- Non-permanent residents

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ASSET QUALIFIER ELIGIBILITY MATRIX				
Transaction Type	Units	Loan Amount	Credit Score	LTV ¹
Primary Residence				
Purchase Rate & Term Refi	1-4	\$2,000,000	700	80%
Second Home				
Purchase Rate & Term Refi	1	\$2,000,000	720	80%
¹ Cooperative – Non-Delegated Only <ul style="list-style-type: none"> • Maximum LTV/CLTV 70% <p>The following are not permitted on second homes</p> <ul style="list-style-type: none"> • First time homebuyers • Non-permanent residents 				

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