

Junior Lien Guidelines

GOLD



March 21, 2025

Contact us at lending@buttonfinance.com to get started or select Gold program in our price lock portal:

<https://modelportal.buttonfinance.com/>

BUTTON FINANCE		Junior Liens				
FICO / CLTV / Occupancy Limits	FICO	Max CLTV				
		Owner Occupied 1-unit	Owner Occupied 2-units	Owner Occupied 3-4 units	2nd Home 1-unit	Investor
	640-659	65%	65%	65%	65%	
	660-679	75%	75%	75%	75%	60%
	680-699	80%	80%	80%	80%	65%
	700-719	85%	85%	85%	80%	65%
	720-739	85%	85%	85%	80%	70%
	740+	85%	85%	85%	85%	75%

Maximum CLTV for Piggyback loans is based off first Lien Terms and Conditions

TERMS AND ELIGIBILITY		Junior Liens									
Product Terms	HELOAN: Fixed Rate. 10, 15, 20, or 30 year. Fully amortizing.						HELOC: 3yr/5yr/10yr IO term - 10yr/15yr/20yr/30yr final term. ARM, indexed to Prime				
States	HELOAN: AL, AZ, CA, CO, DC, FL, GA, IA, IL, KS, MD, ME, MI, NC, NE, NJ, OR, PA, SC, TN, TX, UT, WA, WI, W						HELOC: Available in all HELOAN states except Texas				
Loan Amounts	<ul style="list-style-type: none">• Minimum: \$50,000• Maximum Standalone: \$500,000• Maximum Standalone: \$500,000										
Initial Draw Required	HELOC: Greater of \$50,000 or 75% of the total line amount										
Lifetime Floor	HELOC: Initial Fully Indexed Rate - 2%										
Monthly and Lifetime Caps	HELOC: No Monthly Cap, Lifetime Cap 18%										
Qualifying Rate	HELOAN: Fixed Note Rate						HELOC: Fully Indexed Rate + 2%				
Adjustment Period	HELOC: Monthly with a 30-day lookback										
Debt to Income (DTI) Limits	FICO / CLTV	Max DTI									
		60	65	70	75	80	85	90	95		
		<= 60	>60-65	>65-70	>70-75	>75-80	>80-85	>85-90	>90-95		
	640-659	50%	43%								
	660-679	50%	50%	50%	43%						
	680-699	50%	50%	50%	50%	43%					
	700-759	50%	50%	50%	50%	45%	43%				
	760-779	50%	50%	50%	50%	50%	43%				
	780+	50%	50%	50%	50%	50%	43%				
Housing Ratio	N/A										
Occupancy	<ul style="list-style-type: none">• Owner-Occupied• 2nd Home• Investor Properties										
Income Requirements	<ul style="list-style-type: none">• Income calculations must comply with all Appendix Q requirements in the ATR Final Ruling										
Employment / Income Verification	<ul style="list-style-type: none">• Must adhere to FNMA requirements										
Short-term Rental Income	<ul style="list-style-type: none">• Eligible for Purchase, Cash-out and No-Cashout Refis. Capped at 15% of total income.• Must provide:<ul style="list-style-type: none">• Two years personal tax returns showing Schedule E Part I Rental Income• Two years personal tax return transcripts• Year-To-Date Print out of payout records from source of income										
Credit Score	<ul style="list-style-type: none">• Qualifying FICO must be either a Tri-Merge FICO or a Single Bureau Experian (recommended)• Single Bureau reports are permitted, however, if a Tri-Bureau report is available it must be used<ul style="list-style-type: none">• The qualifying credit score is from the primary wage earner. The primary wage earner is the applicant with the greatest income on application.• If Tri-merge is available, the representative credit score is the middle of 3 FICO scores, or the lower of 2• When multiple borrowers exist, the lowest representative FICO is used<ul style="list-style-type: none">• Credit scores must be available from at least 2 credit bureaus in case of frozen credit• Non-traditional credit is not eligible for financing										
Significant Derogatory Credit	<ul style="list-style-type: none">• Foreclosure – 7 Years• Charge-Off of a Mortgage Account, DIL, Pre-foreclosure Sale, Short Sale or Short Payoff – 5 Years• Modified or Restructured of any mortgage – 4 years• Chapter 7 or 11 Bankruptcy – 4 years from discharge or 4 years from dismissal• Chapter 13 Bankruptcy – 2 years from discharge or 4 years from dismissal• See Button Finance Underwriting Guidelines for Multiple Derogatory Events										
Trade Lines	<ul style="list-style-type: none">• All trade lines must be current										

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Appraisal Requirements	<p>Full appraisals are required if any of the following conditions are true, else AVMs are acceptable:</p> <ul style="list-style-type: none">• Loan Amount >\$250,000• Mortgage CLTV is >85 CLTV• Loan is HPML• Loan is a piggyback or a first-lien HELOC with CLTV > 65%• The subject property is an Investment Property with 2-4 Units <p>NOTES: AVMs must have a high confidence score as defined by the AVM Confidence Score Matrix</p> <p>If an AVM is acceptable, Wholesale Partners may provide an AVM at file submission</p> <p>If no AVM is provided, Button Finance will pull AVMs until we get an acceptable AVM based on the AVM waterfall</p> <p>If AVMs are not acceptable, a full 1004 appraisal is needed. Appraisal recertification is allowed if it is within 12 months of note date and the recertified value is at least as high as the original appraisal.</p> <p>All loans must follow CFPB HPML appraisal guidelines.</p> <p>A full appraisal must be within 120 days of note date. An AVM must be within 30 days of note date.</p> <p>If a broker pays for an appraisal out of pocket, Button Finance will reimburse the broker at closing.</p> <p>Borrower is responsible for paying appraisal fees upfront at the time of order, via the Triserv payment link.</p> <p>See appraisal pricing pdf for fee details.</p>		
Title Requirements	<ul style="list-style-type: none">• Loans <\$250,000 require a title search with Owner and Encumbrance property report with E&O insurance• Full Title Insurance is required on loans that are >=\$250,000 or are first liens• Borrower is responsible for all title insurance costs associated with the transaction		
Reserve Requirements	No Reserves Required		
Housing History	<ul style="list-style-type: none">• Max 0x30x6, 1x30x24 mortgage payment history is required inclusive of all REO for all borrowers on the transaction• Piggyback FTHB Housing History: 1st lien provider to verify housing history on first-time homebuyer• Continuity of Obligation: at least one borrower who is on the 1st mortgage be on the Button Finance, Inc. loan.• Piggyback transactions follow FNMA DU AUS guidance		
Eligible First Liens	<ul style="list-style-type: none">• Fixed Rate• ARMs: If the senior lien is an ARM, follow FNMA guidance for qualifying payment• IOs: If the senior lien is an IO loan, then the fully amortizing payment will be used to qualify• Fully amortizing• Terms up to 30 years• Mortgages must be held in title holder's name		
Ineligible first Liens	<ul style="list-style-type: none">• Negative Amortization or reverse mortgages• Loans with balloon payments during the life of our loan• Capitalizations or other non-standard features• TX 50(a)(6). Texas regulations allow for only one 50(a)(6) loan on a property at a time		

OTHER REQUIREMENTS	Junior Liens	
Borrower Age	• 18 years or older	
Citizenship / Eligible Borrowers	• US Citizens • Permanent Residents • Non-Permanent Residents with valid US H, L, E-1, F-1 with OPT, G or TN visa or EAD card • Non-Occupant Co-Borrower Eligible on Owner Occupied Purchase Transactions only	
Ineligible Borrowers	• LLCs, Corporations, Partnerships • POA on Cash-out deals is not permitted • Borrower's holding diplomatic immunity • Temporary protected status • Foreign nationals	• Deferred enforced depature • Humanitarian parole • Irrevocable trusts are not permitted • Life Estates • Land Trusts
Eligible Property Types	• Single Family Residence (1-4 Units) • Condominium (Warrantable) • PUDs	• Townhouses • Modular Homes • 1-unit Second Homes only
Ineligible Property Types	• Non-warrantable condos • Condotels • New construction condos • Mobile Homes • Manufactured Homes • Commercial Operations • Properties listed for sale in the last 6 months (on cash-outs)	• Geodomes • Working farm with ranch • Properties > 10 Acres • Timeshares • Leaseholds • Tenants In Common • Property must be worth over \$200,000
Condominumums	• Established projects only • Limited Project Review to be completed by lender • Confirmation of subject property not being a condotel • H06 policy is required	

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Geographic Restrictions: Texas	Minimum FICO	Max CLTV				
		Owner Occupied Cash Out	Owner Occupied Purchase & Rate / Term	2nd Home Cash Out	2nd Home Purchase & Rate / Term	Investment
	640-659	65%	65%	65%	65%	
	660-679	75%	75%	75%	75%	60%
	680-699	80%	80%	80%	80%	65%
	700-719	80%	85%	80%	80%	65%
	720-739	80%	85%	80%	80%	70%
	740+	80%	85%	85%	85%	75%
Owner Occupied 2-4 units, Purchase / Rate and Term - refer to HELOAN Max CLTV limits Maximum CLTV for Piggyback loans is based off first Lien Terms and Conditions						
Mixed Use	Mixed Use properties are not allowed					
Piggyback Additional Requirements	<ul style="list-style-type: none"> Final closing disclosure from first lien lender to confirm final CLTV and DTI Calculation Use of existing appraisal from first lien is acceptable subject to collateral review Agreement of sale on purchase contracts Note Mortgage / Deed of Trust 					
Liabilities	<ul style="list-style-type: none"> Paying off debt is allowed for qualifying purposes Paying down installment debt is allowed to <=10 Months Lease payments not be excluded Student Loan - 1% of the balance is used to calculate the payment to qualify when no payment is reported See Button Finance Underwriting Guidelines for Liabilities and Ratios 					
Solar Panel UCC	<ul style="list-style-type: none"> Recorded UCCs and liens on title do not impact lien position Obtain copy of monthly statement unless able to obtain payment from credit report 					
Assumptions	<ul style="list-style-type: none"> Loans are not assumable 					
Prepayment Penalty	<ul style="list-style-type: none"> Not permitted 					
Escrows	<ul style="list-style-type: none"> No escrow 					
Ineligible Transaction Types	<ul style="list-style-type: none"> Non-arms length transaction 					

DOC REQUIREMENTS		Junior Liens				
Age of Documents		Expiration dates are based upon the note date				
		<ul style="list-style-type: none"> Credit documents (credit, income, and assets) - 120 days. VOE within 10 days of closing. Credit refresh done at final Underwriting Approval, prior to clear to close Title documents - 90 days Appraisal/AVMs A full appraisal must be within 120 days of the note date when used to determine the value of the home A full appraisal can be used for HPML purposes for up to 365 days, but it cannot be used for CLTV calculation AVMs must be within 30 days of the note date 				
Identity		Any of: <ul style="list-style-type: none"> Valid state driver's license with photo Valid state non-driver's license with photo Valid US passport with photo Valid international passport with photo Valid Permanent Resident card with photo 				
		<ul style="list-style-type: none"> Birth Certificate Valid Military photo ID Valid Medicare card Valid Military dependents photo ID 				
Citizenship		Any of: <ul style="list-style-type: none"> Valid US passport with photo Valid Permanent Resident card with photo Valid international passport with photo (must be accompanied by valid visa) Valid US H, L, E-1, G or TN visa with photo Valid Employment Authorization Document (EAD) card with photo 				
Social Security Verification		Any of: <ul style="list-style-type: none"> Valid Social Security Card Current Paystub W-2 Tax transcript 				

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Income	<p>Wage Earners:</p> <ul style="list-style-type: none"> • VOIE from The Work Number OR • Paystubs covering most recent 30 days • Borrower provided most recent 2 years W2 <p>Self-Employed</p> <ul style="list-style-type: none"> • Most recent 2 years 1040s, including all schedules • Borrower provided most recent 2 years 1040 • Borrower provided most recent 2 years W2 • Paystubs covering most recent 30 days • Most recent 2 years business tax returns (25% ownership or more), including all schedules • Unaudited Year-to-date Profit and Loss Statement • Unaudited Year-to-date Balance Sheet
Mortgage and Collateral	<ul style="list-style-type: none"> • Latest statements for mortgage and / or additional liens on additional real estate owned • AUS DU or LP Findings, if applicable • Latest homeowner's association statement, if applicable • Completed homeowner's association questionnaire, if condo <p>Standalone Transactions</p> <ul style="list-style-type: none"> • Latest statements for mortgage and / or additional liens on subject property • Homeowners' and/or flood insurance <p>Piggyback Transactions</p> <ul style="list-style-type: none"> • 1003 reflecting the terms of both mortgages • 1008 reflecting the terms of both mortgages • Fully-executed purchase agreement and all addenda • First Mortgage Approval Letter • Appraisal supporting estimated value/purchase price • Title report to be reviewed by Button Finance