



AMERICAN
GENERAL
MORTGAGE
CORPORATION

1100 E. BROADWAY SUITE #300
GLENDALE, CA 91205
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M O R T G A G E B A N K E R S

AG PROGRAM

Full/Alt Documentation Fixed Rates & Fully Amortizing ARM's <u>Owner Occupied</u> Purchase and Rate & Term Refinance		
Property Type	LTV/CLTV[1]	Minimum Credit Score
1-Unit Residences	95/95%	Generally 620
2-Unit Residences	95/95%	Generally 620
3-4 Unit Residences	80/80%[2]	DU or LP Required
<u>Second Home</u>		
1-Unit Residences	95/95%	Generally 620
<u>Investment Property</u>		
1-Unit Residences	90/90%	Generally 620
2-Unit Residences	90/90%	Generally 620
3-4 Unit Residences	75/75%	Generally 620

Full/Alt Documentation Fixed Rates & Amortizing ARM's <u>Owner Occupied</u> Cash Out Refinance		
Property Type	LTV/CLTV[1]	Minimum Credit Score
1-Unit Residences	90/90%	Generally 620
2-Unit Residences	90/90%	Generally 620
3-4 Unit Residences	75/75%	DU or LP Required
<u>Second Home</u>		
1-Unit Residences	90/90%	Generally 620
<u>Investment Properties</u>		
1-Unit Residences	85/85%	Generally 620
2-Unit Residences	85/85%	Generally 620
3-4 Unit Residences	70/70%	Generally 620

Additional Restrictions:

Note: HELOC Combined Loan-to-Value (HCLTV):

- If secondary financing is a HELOC, the maximum HCLTV is 5% higher than the CLTV.
 - The loan amount plus any draw amount cannot exceed the CLTV, and the loan amount plus the total line amount cannot exceed the HCLTV.
1. LP Loans: for loans with secondary financing submitted to LP, the LTV must be recued by 5%.
 2. Eligible only with an Approve/Eligible DU or Accept LP certificate and executed Occupancy Declaration.

The above matrixes are intended for broker use only and are not intended for distribution to the general public. All Rates, terms and parameters are subject to change without prior notice. The above matrixes are only a summary.

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<p>Funds</p>	<ul style="list-style-type: none"> - Owner-Occupied: Relatives, domestic partner, fiancé/fiancée, church, municipality or non-profit organization. - Second Home: Relatives only. - Investments: Relatives only. • Percentage of Borrower's Funds*: <ul style="list-style-type: none"> - Owner-Occupied: Minimum 5% down payment must be from the borrower's own funds. If the LTV/CLTV is less than or equal to 80%, the entire down payment may be a gift. - Second Homes: Minimum 5% down payment must be from the borrower's own funds. If the LTV/CLTV is less than or equal to 80%, the entire down payment may be a gift. - Investments: Gift funds allowed only under the following conditions: <ul style="list-style-type: none"> - 1-unit SFR, condo or PUD - Maximum 70% LTV - Minimum 20% down payment must be from the borrower's own funds. <p>* LTV/CLTVs greater than 95% have more restrictive guidelines.</p>
<p>Additional Requirements</p>	<ul style="list-style-type: none"> • Credit Score <ul style="list-style-type: none"> - Minimum 620 - Use the middle of 3 scores or the lower of 2, for the lowest scoring borrower. • Prepayment Penalty <ul style="list-style-type: none"> - Standard Amortization: Allowed for loan terms greater than or equal to 30 years. - Interest Only: Not allowed