

PROGRAM	LP – OPEN ACCESS Must have been purchased by Freddie Mac prior to June 1, 2009 and be an existing Freddie Mac Loan
REVISION DATE	5/11/2012
PRODUCT CODES	15 Yr LP Open Access, 20 Yr LP Open Access, 30 Yr LP Open Access
PURPOSE	<p>A program designed for the borrowers who have demonstrated an acceptable pay history, but due to a decline in home prices or where mortgage insurance is not available have been unable to refinance to obtain a lower payment or take advantage of a better product. May be used to:</p> <ul style="list-style-type: none"> - Pay off unpaid principal balance on existing first (cannot use to pay off existing subordinate financing). - Pay the lesser of 4% of current unpaid principal balance of the mortgage being refinanced or \$5,000 in related closing cost, financing cost and prepaids/escrows. - Cash back to borrower - \$250.00 maximum (Texas “\$0” cash back). - If cash to borrower exceeds \$250.00, loan may have principal curtailment at closing not to exceed the lesser of 2% or \$2000.
TERM	15, 20 or 30-Year Term LP “Accept” Only – No Levels
ELIGIBILITY	<ul style="list-style-type: none"> - A borrower on the existing mortgage may be removed; however, documentation to reflect the remaining borrower has been making the payments from their own funds in the prior 12 month period will be required. Documentation must be in the file to reflect the borrower being removed is also removed from the deed and will not retain any ownership interest in the mortgage premises. If the borrower being removed is due to death, evidence of prior 12 month payments is waived. - A borrower can be added to the new loan, provided the existing borrower(s) is retained. Borrower added must not be a non-owner occupying borrower. - LP Feedback Offering – LP Open Access – (LP-manual underwrite not available).
BORROWER BENEFIT	<p>A borrower is required to benefit when requesting a LP Open Access Loan. The borrower benefit requirement can be met in four different ways based on changes in the terms between the existing mortgage and the new mortgage loan. If any of the following are met, the borrower benefit provision has been satisfied:</p> <ul style="list-style-type: none"> - Reduction in the borrower’s monthly principal and interest payment; - Reduction in the interest rate; - Reduction in the amortization term; or - Movement to a more stable product. <p>If the borrower’s payment, interest rate or amortization period is staying the same or increasing, the borrower must be moving to a more stable product. The borrower <i>may not</i> extend their amortization period (although a shorter amortization period is considered to comply with the standard), or move from a fixed-rate mortgage to an adjustable-rate mortgage.</p>
TRANSACTION TYPE	Rate / Term (cash-out not allowed).

NOT ELIGIBLE	<ul style="list-style-type: none"> - Loans with <u>new</u> subordinate financing. - Loans with interest only feature. - Loans with adjustable rate mortgages with fixed rate periods less than 5 years. - Loans with balloon feature. - Loans through Home Possible. - Loans with a credit enhancement. - LTV/CLTV > 80% (Texas Loans Only) that fall under 50(a)(6) Article XVI. - Open Access – manual underwrite. - LPMI that is paid monthly or annually by the lender
OCCUPANCY	<p>Owner-Occupied, Investor and Second Homes. Texas – Principal residence only</p>
PROPERTY TYPE	<p><i>Principal Residence:</i></p> <ul style="list-style-type: none"> • Single Family • Attached and Detached PUDs • Multi-family (2-4 units) • <u>No Condos</u> <p><i>Second Homes and Investment Properties:</i></p> <ul style="list-style-type: none"> • Single Family • Attached and Detached PUDs • <u>No Condos</u>
MORTGAGE INSURANCE	<p><u>Original</u> LTV ≤ 80% mortgage insurance will be waived by LP. Crescent will now allow a LP Open Access where the original loan had a LTV > 80% as long as the mortgage insurance was issued by one of the following companies:</p> <ul style="list-style-type: none"> - Radian - MGIC - Genworth - RMIC - PMI - CMG <p>LP findings must include the following information:</p> <ul style="list-style-type: none"> - Mortgage Insurance Provider - Mortgage Insurance Certificate Number - Coverage Amount <p>Crescent will facilitate the transfer of the mortgage insurance, please allow for additional processing time. Loan cannot close until we have confirmation of the transfer from the mortgage insurance company.</p> <p><u>Crescent will only allow the transfer of Lender Paid Mortgage Insurance when the premium was paid as an up-front single premium. LPMI that is paid monthly or annually by the lender is not available for transfer.</u></p>
LTV / CLTV	<p>PRIMARY RESIDENCE -<u>SINGLE FAMILY</u>:</p> <p>Max 105% LTV/125% CLTV/HCLTV (only re-subordinating existing Secondary Financing allowed)</p> <p>Debt to income ratios: LTV > 80% - max 45% (credit score 620 to 659) - max 50% (credit score 660 to 719) - max 55% (credit score at 720 or above)</p> <p style="padding-left: 100px;">LTV ≤ 80% - max 55% (all credit scores)</p> <p>LTV above 105% allowed up to 125% (LTV/CLTV/HCLTV) for 15, 20 and 30 year product code (25 year terms must be locked under the 30 year product code) AND borrower must have a minimum 720 FICO score.</p>

<p>LTV/CLTV (Continued)</p>	<p>PRIMARY RESIDENCE –<i>MULTI-FAMILY</i>: Max LTV/CLTV/HCLTV 90% (only re-subordinating existing Secondary Financing Allowed). ALL LTV’s max 50% DTI with a Minimum Credit Score 700.</p> <p>SECOND HOMES: Max 105% LTV/125% CLTV/HCLTV (only re-subordinating existing Secondary Financing allowed)</p> <p>Debt to income ratios: LTV > 80% - max 45% (credit score 620 to 659) - max 50% (credit score 660 to 719) - max 55% (credit score at 720 or above) LTV ≤ 80% - max 55% (all credit scores)</p> <p>LTV above 105% allowed up to 125% (LTV/CLTV/HCLTV) for 15, 20 and 30 year product code (25 year terms must be locked under the 30 year product code) AND borrower must have a minimum 720 FICO score.</p> <p>INVESTMENT PROPERTIES: Max LTV/CLTV/HCLTV 90% (only re-subordinating existing Secondary Financing allowed). ALL LTV’s max 50% DTI with a Minimum Credit Score 700.</p>
<p>MAXIMUM LOAN</p>	<p>\$417,000 – (Super Jumbo – Not Available).</p>
<p>APPRAISAL</p>	<ul style="list-style-type: none"> - A full interior/exterior appraisal is required unless you receive an acceptable appraisal waiver. - If an appraisal is required it must comply with Appraisal Independence. - Updates have been made in LP that will offer use of Freddie Mac HVE Estimate instead of appraisal on certain transactions. The LP Message Code is Y7. This message is returned when the Home Value Explorer (HVE) results for the Relief Refinance Mortgage-Open Access are in high or medium confidence range. The message states “To use HVE results in lieu of an appraisal for Relief Refinance-Open Access, the property must be 1 or 2 units, attached or detached dwelling or a unit in a condominium...<i>(NOTE CRESCENT WILL NOT DO CONDOS)</i>...project or PUD, and may not be a manufactured home, dwelling in a leasehold estate, or a cooperative unit, if the seller is permitted to deliver Cooperative Share Mortgages under its Purchase documents. HVE point value estimate Forecast Standard Deviation must be between 0.000 and 0.200.” Once you have run the LP for an Open Access loan and received the Y7 finding that allows you to use the HVE value instead of an appraisal, YOU MUST RERUN THE LP AT EXACTLY WHAT THE HVE VALUE STATES IN ORDER TO MOVE FORWARD. ALSO NOTE THAT ANY TIME YOU RERUN LP, THE VALUE COULD CHANGE AS WELL AS THE AVAILABILITY OF THE Y7 FINDING. - HVE cannot be utilized if the loan is a Texas 50(a)(6)
<p>UNDERWRITING</p>	<ul style="list-style-type: none"> - <u>MUST HAVE PAYOFF STATEMENT FROM CURRENT SERVICER , MUST BE DATED FOR DATE OF CLOSING (WITH A PER DAY DIEM) AND MUST BE IN PACKAGE WHEN UNDERWRITING FILE OR FILE WILL BE SUSPENDED.</u> - Income – Follow LP findings

Underwriting (continued)	<ul style="list-style-type: none"> - 4506-T – completed and signed – (must be checked with IRS). - Must have LP Open Access eligibility in feedback message. To find out if borrower is eligible for Open Access go to www.freddiemac.com. Then go to the site: “Does Freddie Mac own your mortgage?” and input required fields. Freddie Mac will respond if they have the mortgage. The loan can then be input into LP with a 310 offering identifier. If the LP responds with a code of Elv63 this means the LP system can’t find a match. Double check all information when running LP – names, addresses, SS#, etc. or Freddie Mac is showing a settlement date on or after June 1, 2009 or if the response of Elv64 – this means loan could have been sold under a Credit Enhancement or existing mortgage being refinanced is ineligible for Open Access. If the LP feedback reflects loan not eligible for Open Access, the 310 offering code can be taken out and the loan can be resubmitted using the same AUS key number as a regular LP loan - If current loan has subordinate lien, you can not use funds from new loan to pay off, but can re-subordinate existing second. Must provide Subordination Agreement for underwriting and terms of 2nd must comply with Freddie Mac guidelines. - An accurate address is critical to make sure it is matched in the LP system. Incomplete or inaccurate addresses can prevent loan from receiving LP Open Access eligibility. - Seasoning requirement: Texas loans require 12 months seasoning. - No limit on number of loans financed through agency (Crescent will limit 2 loans per borrower to be financed with Crescent). - 1003 application must be complete (i.e. income, assets, employment, etc.).- - No late mortgage payments in the last 12 months. A separate VOM will be required if not on credit report. - Previous bankruptcy/foreclosures must have occurred over 4 years ago. - Underwriter must condition for a maximum of \$250.00 cash to borrower at closing. - When subject property is second home or investment property, borrower can own no more than 4 financed properties including the subject loan.
SCC Codes	<p>007-No cash-out. 95 – If LTV is greater than 80% & no MI obtained, may have an additional fee. H08 – Open Access.</p>

IMPORTANT – Loan must be registered as a LP Open Access!!!

PROGRAMS SUBJECT TO CHANGE WITHOUT NOTICE