

# CHASE B&C LENDING

## The Top 10 Reasons to Choose Chase for All Your Subprime Needs

1. The Superior Resources, Expertise and Financial Strength of Chase
2. Higher Scores = Better Pricing & Credit Enhancements
3. Bank Statement Programs
  - ✓ Personal – 100% gross deposits
  - ✓ Business – 75% gross deposits
  - ✓ 6-24 months to \$1 Million
4. 100% CLTV Programs
  - With Second provided by another institutional lender
  - ✓ SFR, PUD, Condo, 2-4 Units
  - ✓ Full or Stated DOC
  - ✓ Minimum score of 580 (Middle Score)
  - ✓ Purchase or Cash-Out Refinances
5. Up to 4 Rebate
  - ✓ With 5 year prepayment penalty term only
6. Stated Income to 85% LTV
  - ✓ Wage Earner to 80%
7. Unlimited Cash-Out to 85% LTV
8. JUMBO LOANS to \$1 Million
9. Consumer Credit Counseling O.K.
10. Account Executives with Industry Knowledge, Experience and Integrity

*For more details, contact your Chase Account Executive today!*



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Top10\_4-01

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**NEW STATED EXPANDED PROGRAM!!**

**Stated Income expanded to allow 1-4 Family  
Expanded line amounts and expanded total liens**

**NO PRICING ADD ON**

**NO 4506**

**SALARIED OR SELF EMPLOYED**

**NO CLOSING COST WITH NO PREPAYMENT PENALTY**

**NO ASSET VERIFICATION**

**1 UNIT, CONDO, PUDs – Owner Occupied**

<u>CLTV</u>	<u>CREDIT RISK SCORE</u>	<u>DTI</u>	<u>AMOUNT</u>	<u>TOTAL LIENS</u>
100%	740	45%	\$ 50M	\$650M
95%	740	45%	\$ 75M	\$650M
90%	720	45%	\$100M	\$650M
85%	700	45%	\$100M	\$750M
80%	700	45%	\$150M	\$750M
75%	720	45%	\$200M	\$750M
70%	700	45%	\$200M	\$750M

**2 UNIT, Owner Occupied**

<u>CLTV</u>	<u>CREDIT RISK SCORE</u>	<u>DTI</u>	<u>AMOUNT</u>	<u>TOTAL LIENS</u>
90%	740	45%	\$ 50M	\$650M
85%	720	45%	\$100M	\$650M
80%	700	45%	\$100M	\$750M
75%	700	45%	\$150M	\$750M
70%	720	45%	\$200M	\$750M

**3-4 UNIT, Owner Occupied**

<u>CLTV</u>	<u>CREDIT RISK SCORE</u>	<u>DTI</u>	<u>AMOUNT</u>	<u>TOTAL LIENS</u>
80%	720	45%	\$100M	\$650M

**DO MORE..... SELL MORE.....MAKE MORE.....WITH CHASE!**

**[REDACTED] Account Executive  
Chase Home Equity**

# CHASE WHOLESALE LENDING

## Chase No Doc

**OVERVIEW:** Chase No Doc is designed for borrowers with a strong credit profile and a strong property profile. It is best suited for borrowers who are looking for simplified income and asset documentation requirements.

<b>CO-BORROWER</b>	<ul style="list-style-type: none"> <li>• Non-occupant co-borrowers are eligible.</li> <li>• All borrowers must meet the minimum credit risk score requirement.</li> <li>• See Product Guide for specific credit risk score requirements.</li> </ul>
<b>CONTRIBUTIONS BY OTHERS</b>	<ul style="list-style-type: none"> <li>• Permitted on Primary Residence and Second/Vacation Home up to maximum of 9%.</li> <li>• Based on LTV.</li> <li>• Permitted on non-owner occupied up to a maximum of 2% regardless of the LTV.</li> </ul>
<b>CREDIT HISTORY</b>	<ul style="list-style-type: none"> <li>• Minimum credit risk score for Second/Vacation Home and Non-Owner-Occupied is 660.</li> <li>• Minimum credit risk score for primary residence is 660 or 700 depending on LTV.</li> </ul>
<b>DOWN PAYMENT &amp; CLOSING COSTS</b>	<ul style="list-style-type: none"> <li>• Listing of assets on any documentation is prohibited and verification is not permitted.</li> </ul>
<b>EMPLOYMENT/ INCOME</b>	<ul style="list-style-type: none"> <li>• Do not state any employment information, sources of income, income amounts, or assets on the 1003.</li> <li>• Do not perform any VOE.</li> </ul>
<b>MAXIMUM LOAN AMOUNT/LTV</b>	<ul style="list-style-type: none"> <li>• Maximum LTV up to 95%.</li> <li>• Maximum loan amount up to \$1,000,000.</li> <li>• See Product Guide for complete maximum loan amount/LTV matrix.</li> </ul>
<b>PROPERTY TYPE</b>	<ul style="list-style-type: none"> <li>• 1-2 Unit/PUD/Condo permitted on primary residence and Non-Owner-Occupied.</li> <li>• 1 Unit/PUD/Condo permitted on second/vacation home.</li> <li>• Co-ops eligible on primary residence only.</li> </ul>
<b>RATIOS</b>	<ul style="list-style-type: none"> <li>• No qualifying ratios.</li> </ul>
<b>RESERVES</b>	<ul style="list-style-type: none"> <li>• No reserves required.</li> <li>• Assets are not required to be stated, nor are they verified.</li> </ul>
<b>SUBORDINATE FINANCING</b>	<ul style="list-style-type: none"> <li>• Permitted on primary residence only.</li> <li>• Must be obtained from an outside lender.</li> <li>• See Product Guide for complete LTV/CLTV and loan amount restrictions.</li> </ul>
<b>PRODUCT CODES</b>	<ul style="list-style-type: none"> <li>• 760 - 30-Year Term</li> <li>• 745 - 15-Year Term</li> </ul>

For additional product parameters and underwriting guidelines, please refer to the *Wholesale Lending Guide* or contact your Chase professional.



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## Chase No Doc

**General Description:** Chase No Doc is designed for borrowers with a strong credit profile and a strong property profile. It is best suited for borrowers who are looking for simplified income and asset documentation requirements.

Topic	Chase No Doc			
MINIMUM LOAN AMOUNT	• None			
MAXIMUM LOAN AMOUNT & LTV - PRIMARY RESIDENCE	<b><u>Purchase and NCO Refi to \$650,000</u></b>		<b><u>LTV</u></b>	<b><u>Minimum FICO</u></b>
	1-2 Unit/PUD/Condo	\$500,000	95%	700
	1-2 Unit/PUD/Condo	\$650,000	90%	660
	Co-op*	\$333,700	90%	700
	Co-op*	\$650,000	80%	700
	*Co-ops Eligible in NYC Only			
	<b><u>Purchase and NCO Refi to \$1,000,000</u></b>		<b><u>LTV</u></b>	<b><u>FICO</u></b>
	1-2 Unit/PUD/Condo	\$750,000	70%	≥660
	1-2 Unit/PUD/Condo	\$850,000	65%	≥660
	1-2 Unit/PUD/Condo	\$1,000,000	55%	≥660
	<b>NOTES:</b>			
	• All First Time Homebuyers - single family only.			
	• See "Geographic Restrictions" topic for eligible states.			
	<b><u>Cash-Out Refi to \$650,000</u></b>		<b><u>LTV*</u></b>	<b><u>FICO</u></b>
	1 Unit/PUD/Condo	\$650,000	90%	660
2 Unit	\$500,000	70%	660	
Co-op*	\$650,000	80%	700	
*Co-ops Eligible in NYC Only				
<b><u>Cash-Out Refi to \$1,000,000</u></b>		<b><u>LTV</u></b>	<b><u>FICO</u></b>	
1-2 Unit/PUD/Condo	\$750,000	65%	≥660	
1-2 Unit/PUD/Condo	\$850,000	55%	≥660	
1-2 Unit/PUD/Condo	\$1,000,000	50%	≥660	
<b>NOTES:</b>				
• Maximum cash-out to borrower limited to \$150,000 when LTV > 70%, otherwise no limit on amount of cash-out to borrower.				
• See "Property Type" topic for condo eligibility.				
• Cash-out refinance not eligible in Texas on Homestead properties.				
• See "Geographic Restrictions" topic for eligible states.				

<b>Topic</b>	<b>Chase No Doc</b>				
<b>MAXIMUM LOAN AMOUNT &amp; LTV - SECOND/VACATION HOME</b>	<b><u>Purchase and NCO Refi</u></b>		<b><u>LTV</u></b>	<b><u>Minimum FICO</u></b>	
	1-Unit/PUD/Condo	\$ 500,000	80%	≥660	
	1 Unit/PUD/Condo	\$ 750,000	70%	≥660	
	1 Unit/PUD/Condo	\$ 850,000	65%	≥660	
	1 Unit/PUD/Condo	\$1,000,000	55%	≥660	
	<b><u>Cash-Out Refi</u></b>		<b><u>LTV</u></b>	<b><u>FICO</u></b>	
	1 Unit/PUD/Condo	\$750,000	65%	≥660	
	1 Unit/PUD/Condo	\$800,000	55%	≥660	
	1 Unit/PUD/Condo	\$1,000,000	50%	≥660	
	<b>NOTES:</b>				
<ul style="list-style-type: none"> <li>• No limit on amount of cash-out when ≤ 70% LTV.</li> <li>• See "Property Type" topic for condo eligibility.</li> <li>• Cash-out refinance not eligible in Texas on Homestead properties</li> <li>• See "Geographic Restrictions" topic for eligible states.</li> </ul>					
<b>MAXIMUM LOAN AMOUNT &amp; LTV - NON-OWNER OCCUPIED</b>	<b><u>Purchase and NCO Refi</u></b>		<b><u>LTV</u></b>	<b><u>FICO</u></b>	
	1-2 Unit/PUD/Condos	\$ 500,000	65%	≥660	
	1-2 Unit/PUD/Condos	\$ 650,000	55%	≥660	
	1-2 Unit/PUD/Condos	\$1,000,000	50%	≥660	
	<b><u>Cash-Out Refi</u></b>		<b><u>LTV</u></b>	<b><u>FICO</u></b>	
	1-2 Unit/PUD/Condos	\$ 500,000	60%	≥660	
	1-2 Unit/PUD/Condos	\$1,000,000	50%	≥660	
	<b>NOTES:</b>				
	<ul style="list-style-type: none"> <li>• No limit on amount of cash-out.</li> <li>• See "Property Type" topic for condo eligibility.</li> <li>• Cash-out refinance not eligible in Texas on Homestead properties.</li> <li>• See "Geographic Restrictions" topic for eligible states.</li> </ul>				



**CHASE**

# Chase Home Equity Special Announcement

A Communication for Chase Brokers and Correspondent Lenders  
April 6, 2005

## Stated Income Criteria Expanded!

### Introduction

In continued efforts to enhance products that are more attractive to borrowers, Chase Home Equity has expanded its Stated Income credit guidelines. Brokers and Correspondent Lenders should be aware of the expanded home equity loan and line or credit amounts below, which become effective April 7.

### Expanded Loan & Line Amounts

What follows describes some of the many changes that have been made to the Chase Home Equity Stated Income program, which are applicable for both EasyClose and Standalone products.

Existing Max Loan Amount	Existing Total Lien Amount	COLLATERAL TYPE	New Max Loan Amount	New Total Lien Amount
\$50,000	\$650,000	1 Unit / Condo / PUD (100% CLTV, 740 Score)	\$150,000	\$1,000,000
\$50,000	\$650,000	2 Unit (90% CLTV, 740 Score)	\$150,000	\$1,500,000
\$100,000	\$650,000	2 Unit / 3 Unit / 4 Unit (80% CLTV, 700 Score)	\$200,000	2,000,000
\$100,000	\$750,000	Co-op: NYC Boroughs (80% CLTV, 700 Score)	\$150,000	\$2,000,000
\$2000,000	\$750,000	Co-op: Other NY Counties (65% CLTV, 680 Score)	\$200,000	\$2,000,000

*PLEASE NOTE: these figures do not include all CLTV percentage rate and credit risk score variations. More for details, please speak with your Account Executive, and ask to see an updated version of the Chase Credit Policy Guide.*

### Effective Date

April 7, 2005

### Questions

For more information about this matter, or about other policy changes recently made at Chase, please speak with your Account Executive.

**This bulletin is for general informational purposes only. It should not be relied upon or treated as legal advice. Any questions regarding information in this bulletin should be directed to your attorney.**

CHASE HOME FINANCE

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## CHASE B&C LENDING

# Got Bank Statements? Get Approved!

Ask Me  
About the  
Chase Quality  
Broker  
Program!

In fact, get lots of approvals with Chase's  
24 Months Bank Statements Program.

### 24 Months Bank Statements Program

- Personal OR Business Bank Statements Accepted
- Loan amounts up to \$1 Million
- Available for ALL Credit Grades
- Minimum Credit Score of 600 on **A**STAR, 500 on AO through C and 575 on C-
- Owner Occupied, 2nd Home & Investment Properties
- LTV's up to 95%\*
- No pricing add-on to rate/margin. No increase in fees/points.
- 1- 4 Units, Condos & Manufactured homes
- Asset information not required on **A**STAR through A- credit with credit risk scores of 660 or higher (or 640 for AO and A-)

*\*Higher LTV's require a Minimum Credit Risk Score (restrictions apply). See "Minimum Credit Risk Information for Enhanced LTV" on our Product & Credit Matrix.*

**Get Going! Approvals are waiting! Call your Account Executive today.**  
(Use our handy 24 Months Bank Statements Checklist/Guide on the back for FAST approvals on your loan submissions.)



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24\_Mos\_Statements/Checklist\_5-01

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## CHASE B&C LENDING

# Even More Borrowers Qualify With Chase!

Ask Me  
About the  
Chase Quality  
Broker  
Program!

Check out our great line-up of  
no income verification programs.

### Stated DOC/Reduced DOC Program Features

#### ■ Stated DOC Program

- ✓ No income verification necessary (proof of employment is required)
- ✓ Up to 90% LTV for **A<sub>STAR</sub>** Credit Grade\*
- ✓ Up to 85% LTV for AO and A- Credit Grades\*
- ✓ Up to 80% LTV for Non Self-employed **A<sub>STAR</sub>**, AO and A- Credit Grades\*\*
- ✓ Self-employed 2 years for **A<sub>STAR</sub>** to C Credit Grades is O.K.
- ✓ Income taken from application (must be reasonable for line of work)

\*With Minimum Credit Risk Score of 660 for **A<sub>STAR</sub>** or 640 for AO and A-. Asset verification required on all LTV's greater than 80%.

\*\*With Minimum Credit Risk Score of 660 for **A<sub>STAR</sub>** or 640 for AO and A-. Up to 70% LTV available for B Credit Grades.

#### ■ Reduced DOC Program

- ✓ Last 6 months personal or business bank statements O.K.
- ✓ All Credit Grades – Self-employed 2 years O.K.
- ✓ Up to 90% LTV\*\*\* on **A<sub>STAR</sub>**, AO and A- Credit Grades
- ✓ Maximum of 70% LTV for Non Self-employed **A<sub>STAR</sub>** to B Credit Grades
- ✓ Income taken from application or calculated income using cash flow from last 6 months bank statements (whichever is less)

\*\*\*With Minimum Credit Risk Score of 660 for **A<sub>STAR</sub>** or 640 for AO and A-.

Call Your Chase B&C Account Executive for More Details Today!



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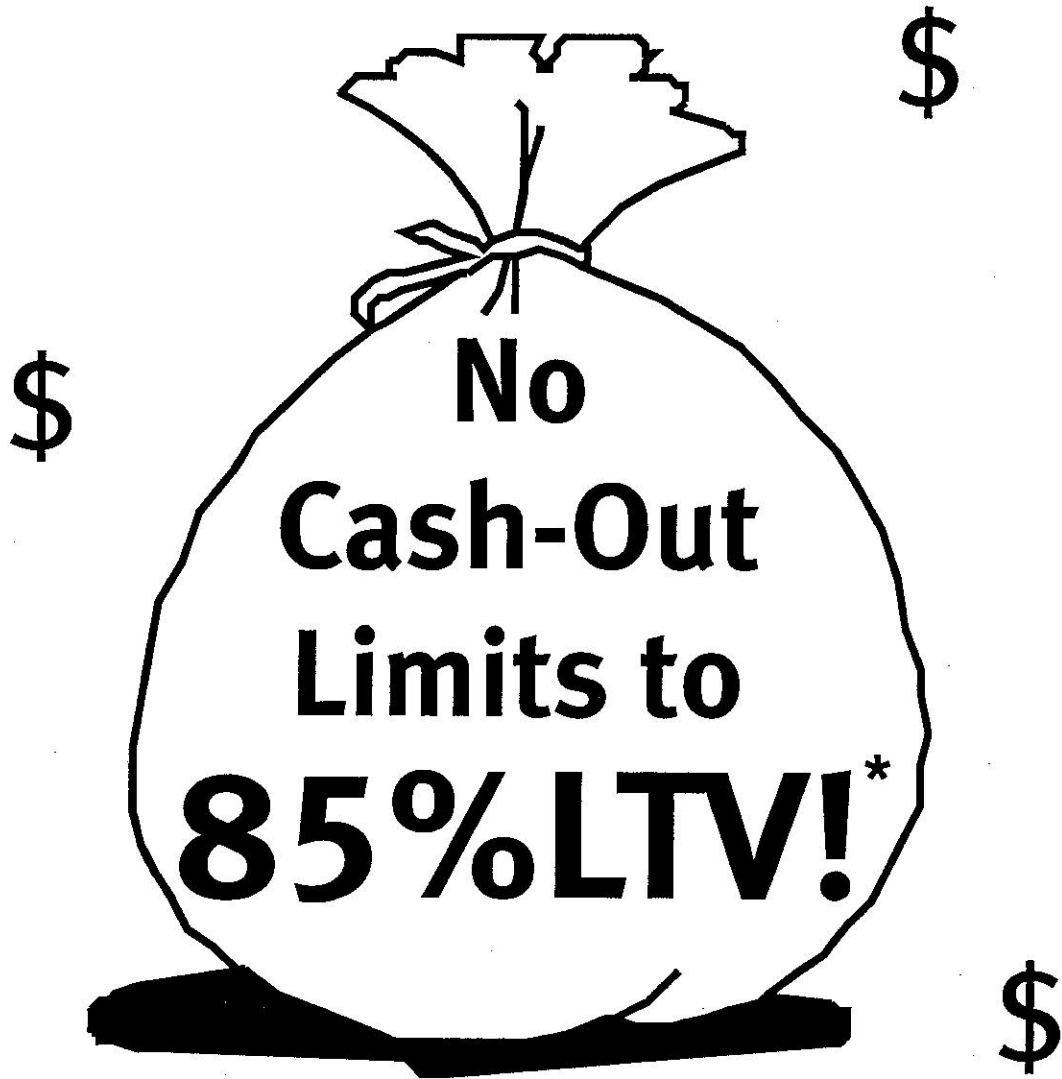
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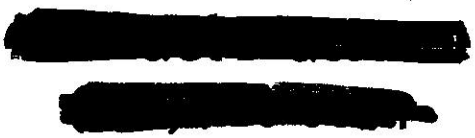
# CHASE B&C LENDING



*\*Please note, there is a cash-out limit on the following:*

- *Manufactured Home Loans - limited to \$50,000*
- *C-Credit Grade Loans - limited to \$25,000 (amount is restricted to cash in hand after consolidation of all debts.)*

**It's like money falling from the sky!**  
*Call your Chase B&C Account Executive today for details.*



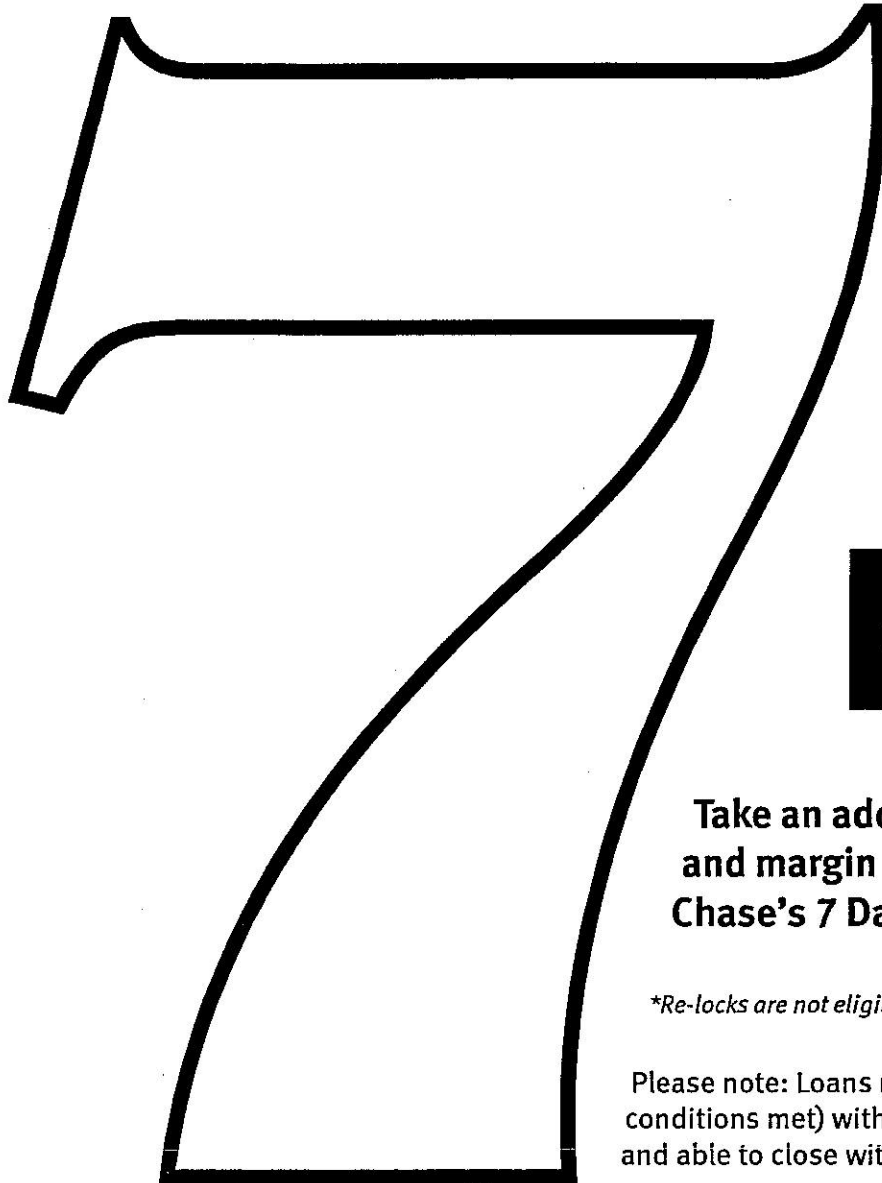
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*No\_Cash\_Out\_June\_2001*

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**CHASE B&C LENDING**



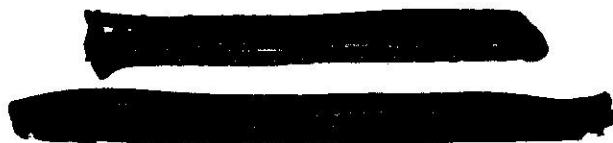
**DAYS  
PAYS!**

**Take an additional 25 bps in rate and margin on a 7 day lock\* with Chase's 7 Days Pays Program!**

*\*Re-locks are not eligible for this program.*

Please note: Loans must be approved and cleared to lock (all conditions met) within 7 calendar days of the decision date, and able to close within the next 10 calendar days.

*For more details, please call the Lock Desk at 1-800-435-9922 or your Chase B&C Account Executive today!*



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*7\_Days\_Pays\_4-01 (WI)*

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# CHASE B&C LENDING

See  
Rate Sheets  
for Pricing  
Adjustments

## 24 MONTHS BANK STATEMENTS PROGRAM

WITH CREDIT SCORE ENHANCEMENT <i>(Applies to 1-2 family homes only)</i>			
GRADE	OCCUPANCY	MAX. LTV	MAX. LOAN AMT.
AO 640	Primary	90%	\$350,000
	2nd Home	85%	\$350,000
	Non-Owner	85%	\$350,000
A- 640	Primary	90%	\$350,000
	2nd Home	85%	\$350,000
	Non-Owner	80%	\$350,000
B 600	Primary	85%	\$350,000
	2nd Home	80%	\$350,000
	Non-Owner	75%	\$350,000
B- 600	Primary	85%	\$250,000
	2nd Home	80%	\$250,000
	Non-Owner	75%	\$250,000
C 600	Primary	75%	\$250,000
	2nd Home	70%	\$250,000
	Non-Owner	65%	\$250,000

- Loan amounts up to \$1,000,000
- LTV's up to 85%, may be enhanced to 90% LTV
- No pricing add-on to rate, margin, fee/points
- Available for all credit grades
- Income must be supported by using either:
  - ✓ 100% Last 24 mo. average of gross deposits from personal bank statements OR
  - ✓ 75% of last 24 mo. average of gross deposits from business bank statements

*Income sources, regardless of the type of income, must be verified for all loans as outlined in "Underwriting Guidelines."*
- Income examples:
  - ✓ Self-employed – business license for last 2 years
  - ✓ Salaried – verbal employment certification
  - ✓ Pension Income – confirmation currently receiving social security income, etc.

Call  
Today!



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24\_mos\_bank\_statements\_4\_01

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# CHASE B&C LENDING

## MORTGAGE ONLY PROGRAM

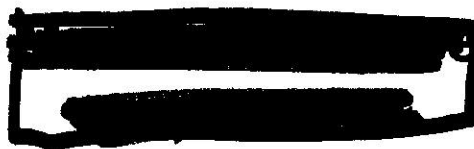
CREDIT GRADE	OCCUPANCY	MAXIMUM LOAN AMT.	MAXIMUM LTV			MAX DTI	MORTGAGE HISTORY	COLLECTIONS, JUDGMENTS & CHARGE-OFFS *	BANKRUPTCY/ FORECLOSURES
			FULL	24 Mo	RED. DOC				
<b>A<sup>STAR</sup></b>	Owner	\$250,000	85%	80%	75%	45%	0x30 last 12 mo. 1x30 last 24 mo. (must be open last 12 months. No rolling allowed).	All in the last 24 mos. must be satisfied.	Discharged over 3 years from Closing Date. Substantial re-establishment of credit.
<b>AO</b>	Owner	\$250,000	80%	80%	75%	50%	1 x 30 last 12 mo. 2 x30 last 24 mo. (must be open last 12 months.)	In the last 24 mos; up to \$1,000 cumulative can remain open. No restrictions if over 24 months	Discharged over 2 years from Closing Date. Substantial re-establishment of credit.
<b>A-</b>	Owner	\$250,000	75%	75%	65%	50%	2 x 30 last 12 mo. 4 x30 last 24 mo. (must be open last 12 months)	In the last 24 mos., up to \$1,000 cumulative can remain open. No restrictions if over 24 months	Discharged over 2 years from Closing Date. Substantial re-establishment of credit
<b>B</b>	Owner	\$250,000	70%	60%	60%	50%	3 x 30 last 12 mo. 5 x30 last 24 mo. (must be open last 12 months)	In the last 24 mos., up to \$2,500 cumulative can remain open. No restrictions if over 24 months	Discharged over 18 mos. from Closing Date. Substantial re-establishment of credit.

**Minimum Credit Risk Score of 600 required on A<sup>STAR</sup>**  
**Minimum Credit Risk Score of 500 required on AO through B**

- Only Mortgage Credit Reviewed
- Installment/Revolving Credit is NOT Reviewed
- Loan-to-Values to 85%
- Loan Amounts to \$250,000
- 1% Add-On to A<sup>Star</sup>, AO, A- and B Rate and Margin
- Not Available on Condos, Manufactured or Small Mixed Use Properties
- Not Eligible for Credit Risk Score Enhancements

*\*Note: Any debt/lien that effects title, judgments in the last 2 years, foreclosure deficiency & delinquent tax must be satisfied. Medical accounts excluded if individual account has balance <\$5,000 and is isolated.*

**Call Today!**



**THE RIGHT RELATIONSHIP IS EVERYTHING.®**

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