



Exception Request

1) Email this completed form to scenarioexception@archomeloans.com (include Borrower last name in subject line); 2) Upload this form and Deal Desk response with your loan submission to Arc Home

** For Non-QM, refer to the [Arc Access Non-QM Exception Restrictions](#) prior to submitting your request! **

Client Company:		Requestor Name:	
Account Executive:		Borrower Name:	
Exception Type:		Exception Type:	
SPARC Loan Number (enter N/A if not registered):			
Loan Program:		Doc Type:	
Property Address:		Property Type:	
Occupancy:	Loan Purpose:	Loan Amount:	
Appraised Value:	Purchase Price:	Cash Out Amount:	
LTV:	CLTV:	DTI:	DSCR:
FICO – Borrower #1:		FICO – Borrower #2:	
Employment Type – Borrower #1:		Employment Type – Borrower #2:	
Total Monthly Income:	Current PITIA:	Proposed PITIA:	
# Properties Owned:	Total Closing Costs:	Months of Reserves:	

Exception Details (What, specifically, is not meeting guidelines?):

Compensating Factors to Support Request (check all that apply, be as accurate as possible):

Total Reserves	# Months:	Years in Same Job	# Years:
Years Clean Housing History	# Years:	Years in Current Home	# Years:
FICO:	LTV:	Residual Income:	DTI:

Additional Notes or Comp Factors (purpose of cash-out, if prior exception granted on loan, request within acceptable framework, etc.):

Outcome of Exception Request:

Exception Denied

Exception Approved

Rate Adjustment for Exception:

This is not a commitment to make or purchase any loan. Arc Home will review exceptions on a case-by-case basis when a case profile does not fall within the parameters of our published guidelines. Cases with exception requests should exhibit strong compensating factors. Arc Home's decision to allow or deny any exception is based on the information provided at the time of the request; any material change(s) that manifest during the processing and underwriting of the case may result in disqualification of the granted exception as originally submitted; therefore, exception decisions do not bind Arc Home to extend credit to the borrower or to purchase the loan.

Reviewed By:

Date:

Tracking #:

Reviewer Notes:



Arc Access Non-QM Exception Restrictions

At this time, Arc Home will not consider exceptions submitted for Arc Access Non-QM transactions when any of the items noted below are present.

Acreage

- Subject property acreage is more than 10 acres over the program maximum

Credit Score

- Cash-out refinance transaction with credit score exception greater than 5 points
- Payment shock exceeds guideline limits and credit score exception greater than 5 points
- Any credit score exception and close to program maximums for 3+ items (such as DTI, cash-out, reserves, etc.)
- Credit score exception greater than 10 points with additional requested exception(s)

Derogatory Credit

- Request for derogatory credit exception and credit reflects a Bankruptcy within the last 5 years

Escrows (Impound Accounts)

- Request for waiver of escrows outside of program guidelines

First Time Home Buyer

- Credit score exception greater than 10 points
- Request includes more than a single exception
- Requested income source is Asset Utilization

Foreign National

- Request for LTV exception

Housing Payment History

- 1x90 with any other late
- 2x30 within the last 6 months

Loan Amount

- Requested loan amount exception greater than 110% of maximum loan amount

Loan-to-Value (LTV)

- Requested LTV exception greater than 10% of maximum
- Request for LTV exception on Foreign National program

Mixed-Use Properties

- Subject property is outside of acceptable Fannie Mae mixed-use guidelines (SFR with office/business)

Multiple Exceptions

- Request includes multiple exceptions and exception items are not close to program requirements (multiple exceptions considered only when exception items are very close to requirements – 2 points from FICO, 2% from LTV, 1% from DTI)
- Request includes multiple exceptions and credit score exception greater than 10 points
- Request includes multiple exceptions and does not have one of the following:
 - LTV less than 10% of maximum and loan amount less than maximum
 - Borrower has more than 5 months additional reserves (own funds)

NSF/Overdrafts

- Bank statements reflect > 15 NSF/overdrafts

Rural Properties

- Requested LTV exceeds 80% for a rural property

