

## Underwriting guidelines

- Available products:
  - 15 and 30-Year Fixed Rate
  - 3/1, 5/1, 7/1, and 10/1 LIBOR ARMs (includes interest only payment options)
  - FlexPay® ARMs
  - HELOC and Closed-end Second
- SFR, PUD, Co-op, and Condo property types
- All borrowers must be U.S. citizens or permanent resident aliens
- Credit history:
  - A minimum of 5 tradelines open in the last 12 months
  - Late payments of 60 days or more within the past 24 months for any tradeline are not allowed
  - Late payments of 30 days or more within the past 24 months for any mortgage are not allowed
  - Bankruptcy, foreclosure, deed in lieu of foreclosure, voluntary or involuntary repossession or unpaid charge-off exceeding \$1,000 within the past 7 years are not allowed



**FastForward**<sup>SM</sup>  
Shuttle Past the Paperwork<sup>SM</sup>



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## Program Highlights

Call your Indymac Bank<sup>®</sup> Business Development Manager today or **1.888.INDYMAC** for more details. Visit our website at [www.indymacb2b.com/whole](http://www.indymacb2b.com/whole) and submit your loan parameters through QuickPricer and e-MITS and experience how the right lending technology can increase your productivity.

Many people. Many solutions.



Let the fund begin.<sup>SM</sup>

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**IndymacBank**<sup>SM</sup>  
Wholesale Lending

[www.indymacb2b.com/whole](http://www.indymacb2b.com/whole)  
**1.888.INDYMAC (463.9622)**

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**FastForward**<sup>SM</sup>  
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Now you can offer your qualified customers a hassle-free loan with income, asset and/or appraisal documentation relief, depending on your customer's unique loan characteristics.

### Get ready to close

FastForward<sup>SM</sup> processes in a fraction of the time of traditional Full Doc loans. Simply choose "FastForward" in QuickPricer<sup>®</sup> or e-MITS<sup>®</sup> under the "Documentation Type" section before you submit your loan and get ready to close.

### Pump up your pipeline from your current customer base

Indymac<sup>®</sup> even makes offering HELOCs and Closed-end Second loans as simply and quickly as a first lien. With rates rising, help borrowers get cash from their home equity without touching their low rate on their first mortgage. Whether they want to remodel, consolidate debt, or pay for an unexpected event, Indymac's competitive HELOC and Closed-end Second loans are easier than ever to provide and a great way to pump up your pipeline from your current customer base.

## Primary Residence

Purchase/Rate & Term Refinance: SFR, PUD, Low Rise Condo			
Loan Amount	LTV	CLTV	Min Dec Credit Score
\$400,000	95% <sup>1</sup>	95%	700
\$500,000	90% <sup>1</sup>	90%	700
\$650,000	80%	90%	700
\$1,000,000	80%	90%	740
\$1,500,000	60%	60%	740

#### Cash-Out Refinance: SFR, PUD, Low Rise Condo

Loan Amount	LTV	CLTV	Min Dec Credit Score
\$650,000	70%	70%	700

#### Purchase/Rate & Term Refinance: High Rise Condo

Loan Amount	LTV	CLTV	Min Dec Credit Score
\$400,000	90% <sup>1</sup>	90%	700
\$500,000	90% <sup>1</sup>	90%	700
\$650,000	80%	80%	700
\$1,000,000	80%	80%	740
\$1,500,000	60%	60%	740

#### Purchase/Rate & Term Refinance: Co-op

Loan Amount	LTV	CLTV	Min Dec Credit Score
\$400,000	80%	80%	700
\$500,000	80%	80%	700
\$650,000	80%	80%	700
\$1,000,000	80%	80%	740
\$1,500,000	60%	60%	740

#### Cash Out Refinance: High Rise Condo, Co-op

Loan Amount	LTV	CLTV	Min Dec Credit Score
\$650,000	70%	70%	700

## Second Home

Purchase/Rate & Term Refinance: SFR, PUD, Low Rise Condo			
Loan Amount	LTV	CLTV	Min Dec Credit Score
\$400,000	90% <sup>1</sup>	90%	700
\$650,000	80%	80%	700

#### Purchase/Rate & Term Refinance: High Rise Condo

Loan Amount	LTV	CLTV	Min Dec Credit Score
\$400,000	90% <sup>1</sup>	90%	700
\$650,000	75%	80%	700

#### Purchase/Rate & Term Refinance: Co-op

Loan Amount	LTV	CLTV	Min Dec Credit Score
\$400,000	80%	80%	700
\$650,000	75%	75%	700

#### Cash Out Refinance: SFR, PUD, Low Rise Condo

Loan Amount	LTV	CLTV	Min Dec Credit Score
\$650,000	70%	70%	700

## HELOC<sup>2</sup>

Primary Residence: SFR, PUD, Low Rise and High Rise Condo					
Min DCS	MAX CLTV	Max Loan Amount (1st TD)	Max Loan Amount (2nd TD)	Max Total DTI	Max Total Combined Loan Amount
700	95%	\$800,000	\$200,000	45%	\$1,000,000
700	90%	\$1,000,000	\$250,000	45%	\$1,200,000

#### Second Home: SFR, PUD, Low Rise and High Rise Condo

Min DCS	MAX CLTV	Max Loan Amount (1st TD)	Max Loan Amount (2nd TD)	Max Total DTI	Max Total Combined Loan Amount
700	70%	\$750,000	\$200,000	45%	\$950,000

## Closed-end Second<sup>2,3</sup>

Primary Residence: SFR, PUD, Low Rise and High Rise Condo					
Min DCS	MAX 30 Day Mortgage Lates w/in 12 Months	Max Loan Amount	Max CLTV	Max Total Debt-to-Income Ratio	Min Debt Service Reserves
700	0	\$250,000	80%	45%	0
700	0	\$150,000	90%	45%	0
700	0	\$125,000	90%	45%	0

1 Maximum LTV is 80% for loans with subordinate financing.  
 2 HELOC and Closed-end Second loans must be closed concurrently with an Indymac first.  
 3 First lien requirements: maximum LTV of 80% and maximum loan amount: \$400,000.