Medical Professionals (MedPro)

Last Updated: July 9, 2026

Silver Hill Capital

Agenda

- Define the Correspondent Lending Structure and Product Support
- Identify the Characteristics and Eligibility of the Program
- Explore the Program Details
- Navigate through resources
- Q&A

Correspondent Lending Structure

Correspondent Lending

Lakeview

AGENCY PRODUCTS

- FNMA/FHLMC
- FHA
- HFA/Affordable Lending
- USDA
- VA

Silver Hill Capital

NON-AGENCY PRODUCTS

- Agency Investor Plus
- Bank Statement
- DSCR
- Jumbo AUS
- Jumbo ARMs
- Conforming (2nd Home/NOO)
- Medical Professionals (MedPro)

Correspondent Lending

Key Contacts	Lakeview	Silver Hill Capital
Client Services	clientservices@lakeview.com	clientservices@silverhillcap.com
Scenario Help Desk	underwritingquestions@lakeview.com	nonagency@silverhillcap.com
Loan Servicing	LoanCare, LLC originationsserviceroversightteam@lakeview.com	Rushmore Servicing bvcmservicing@silverhillcap.com
Client Manager Contacts	Regional Assignments See the Quick Reference Guide	nonagencyclientmgt@silverhillcap.com

Product Support

We make subject matter experts available from beginning to end to support a flawless execution.

- Your credit teams will have access to a dedicated group to assist your credit teams with scenarios, single loan variances, and guideline expertise.

nonagency@silverhillcap.com	Utilized for all pre-close questions and scenarios
nonagencyclientmgt@silverhillcap.com	Utilized to answer your post-closing, pre-purchase questions regarding loan status, suspense conditions, escalations and rebuttals.

Medical Professionals (MedPro) Loan Characteristics

Borrower Profile

- Designed for licensed medical professionals with strong income stability and earning potential

- Supports high income/limited liquidity borrowers with a clean credit history

Product Characteristics

- **Purchase and Rate/Term Refinance**
  - Max cash back at closing is limited to 1% of the new loan amount for a r/t refi
- **Manual Underwriting**
- **ARM options available**

Eligible Products	Terms	Caps
PPF365	Fixed 30 Year Term	
PPA205	5/6 SOFR ARM 30 Yr	2/1/5
PPA207	7/6 SOFR ARM 30 Yr	5/1/5
PPA210	10/6 SOFR ARM 30 Yr	5/1/5

Note: Single Loan Variances will not be permitted with this program

Product Characteristics, continued

Mortgage Insurance
- Not Required

DTI Requirements
- LTV ≤ 95%: Maximum 50%
- LTV > 95%: Maximum 45%

Minimum Loan Amounts
- 30 Year Fixed - $100,000
- ARMs - $200,000

Non-Permanent Resident Aliens permitted for Primary Residence
- Maximum LTV 95%

- Seller must ensure that each loan delivered is in compliance with the Ability to Repay (ATR) and the Safe Harbor Qualified Mortgage (QM) rules established by the Consumer Financial Protection Bureau ("CFPB")

- Single Loan Variances (SLV), High-Priced Mortgage Loans (HPML), and Higher-Priced Covered Transactions (HPCT QM-Rebuttable Presumption) are not permitted

Eligiblity Grid

30 Year Fixed Rate and ARMs Primary Residence | Purchase, Rate and Term Refinances				
Transation Type	**Units**	**FICO**	**Max LTV/CLTV/HCLTV**	**Max Loan Amount**
Purchase or Rate and Term Refinance	1	700	100	$1,000,000
		720	100	$1,500,000
		700	95	$2,000,000

Borrower Eligibility

At least one borrower must hold one of the eligible professional designations.

PHYSICIANS

- Medical Doctor (MD)
- Doctor of Osteopathy (DO)
- Psychiatry (MD or DO)
- Doctor of Podiatric Medicine (DPM)

DENTAL

- Doctor of Dental Science or Surgery (DDS)
- Doctor of Dental Medicine (DMD)

EYE

- Ophthalmology (MD or DO)
- Doctor of Optometry (OD)

PHARMACY

- Doctor of Pharmacy (PharmD)

VETERINARY

- Doctor of Veterinary Medicine (DVM or VMD)

OTHER LICENSES

- Physician Assistant/Associate
- Nurse Practitioner (NP)
- Certified Registered Nurse Anesthetist (CRNA with DNAP or DNP

*Medical residents, fellows, or interns with one of above degrees qualify

ELIGIBILITY REQUIREMENTS	Eligible Professional Occupations are limited to those with established predictable income trajectories and employment stability that support the underwriting of high LTV loans with projected income	**FOR RESIDENTS OR FELLOWS:** Must have a signed guaranteed non-contingent employment contract, or be a graduate from a doctoral program	**DOCUMENTATION REQUIRED** Third party written evidence of an acceptable doctorate degree is required

Ineligible Borrowers

- Foreign Nationals
- Borrowers with Diplomatic Immunity status
- Life Estates
- Non-Revocable Trusts
- Guardianships
- ITINs
- LLCs, Corporations or Partnerships
- Syndications
- Nonprofits or Agencies
- Land Trusts, except for Illinois Land Trust
- Non-Occupant Co-Borrowers
- Borrowers with **any** ownership in a business that is Federally illegal, regardless if the income is not being considered for qualifying

Program Details

Medical Professional Contractor or 1099 Income

Executed Employed Contract
Must have an executed employment contract

Guaranteed/Minimum Salary or Hourly Rate
The contract must have a guaranteed/minimum salary of hourly rate and **stated number of hours** to be worked

12-Month Income Coverage
Guaranteed/minimum salary must cover at least a 12-month period

No Expenses Confirmation
A satisfactory letter from the hospital/clinic or the contract must specifically confirm that there are no expenses to the medical professional **in order to perform their duties.**

Start Date Requirement
The start date must be within **60 days** of the Note date at closing

Tax Return Requirement for 1099 Income
If the borrower has filed taxes using 1099 income in the previous year, tax returns are required

If the returns show expenses, a letter cannot be used to document that there are no expenses.
In this case, the borrower must qualify under standard self-employment guidelines

Employment Contract/Offer Letter Requirements

REQUIRED ELEMENTS

- A fully executed employment contract or offer letter must be signed by all parties and it must include the following:
  - **Position/Title**
  - **Start date of employment** which must be no *more than 150 days* after the Note date for medical professionals
  - **Salary/compensation** details covering at least a twelve (12) months

ALLOWED CONTINGENCIES

- The employment contract or offer letter may only include contingencies related to the following:
  - Borrower's receipt of their medical license or
  - Normal administrative requirements such as background checks, drug testing and finger printing

Alternative Sources of Income*

Asset Depletion

- Retirement assets
- Lump-sum distribution not deposited into an eligible retirement account
- Depository accounts and securities

Retirement Income

- Pension
- Annuity
- 401(k)
- IRA Distributions

Trust Income

Restricted Stock Units (RSUs) and Stock Options

See the product matrix for additional details on the sources of income

Student Loan Exclusion Requirements

- Student Loan payments that are in deferment, forbearance, or reporting as $0 due to an Income Based Repayment (IBR) plan may be excluded from the borrower's DTI ratio if all of the following conditions are met:
    - Borrower is currently in residency, or the borrower is currently in training in a medical clinical fellowship program
    - The borrower is qualified based on the current income received during residency or medical clinical fellowship

- If the borrower is being qualified on an employment contract income starting at a future date, then student loan payments cannot be excluded from the qualifying DTI

Student Loan Exclusion Requirements, continued

- Student Loans not meeting the previous requirements whether deferred, in forbearance, or in repayment, a monthly payment must be included in the borrower's DTI

- If a monthly payment is provided on the credit report, the amount indicated may be used in qualifying

- If the credit report does not provide a monthly payment or show a $0 payment, the monthly payment may be calculated as follows:
  - Loan payment indicated on student loan documentation verifying payment is based on an income driven plan
  - For deferred loans or loans in forbearance:
    - 1% of the outstanding balance
    - A fully amortizing payment using the documented loan repayment terms

Self-Employment Income Requirements

- **Self-Employment Income, follow Fannie Mae Selling Guide and:**
  - A minimum two years of personal and business tax returns required with at least twelve (12) months of self-employment reported
  - YTD Profit & Loss required if the Note is after April

- **Follow requirements above for salaried borrowers, and**
  - Commission/Bonus income must be documented for the most recent two years with a year-to-date paystub and W-2s

Reserve Requirements

Two (2) months of reserves are required

Borrowed funds (secured or unsecured) are not allowed for reserves

Gift funds are eligible for reserves

Projected Income

- Borrower must document sufficient reserves to cover the monthly PITIA for each month between the Note date and the employment start date

Collateral – Property Eligibility

1 Unit Owner Occupied Properties

Condominiums – Must be **Fannie Mae warrantable and meet Fannie Mae guidelines**

Cooperatives (Co-ops)

- Must meet Fannie Mae Selling Guide requirements and project standards

Modular Homes

Planned Unit Developments (PUDs)

Properties with < 40 acres

- For properties >10 acres and up to 40 acres
  - Max land value of 35%
  - No income producing attributes

Appraisal Requirements

- **One of the following secondary valuation products is required to be ordered by the lender to support the appraised value:**
  - **Collateral Desktop Analysis (CDA)** from Clear Capital
  - **Consolidated Collateral Analysis (CCAXP)** from Consolidated Analytics, or
  - A **RicherValues** Oversight Report

Note: *In lieu of one of the above options a Collateral Underwriter (CU) score of 2.5 or less would also be accepted to support the value of the appraisal (Max loan amount $1.5M)*

- **If the CDA/CCA XP returns a value that is "Indeterminate" or if the CDA/CCA XPindicates a lower value than the appraised value that exceeds a 10% tolerance, then one (1) of the following requirements must be met:**
  - A **Clear Capital BPO, Consolidated Analytics BPO** (Broker Price Opinion) **or RicherValues** Oversight Report
  - A field review or 2nd full appraisal may be provided

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Questions?