

Agency Investor Plus Product (AIP)

Last Updated: September 14, 2026



© 2026 Silver Hill Capital. NMLS #2469. This information is for lending institutions only, and not intended for use by individual consumers or borrowers. These programs are offered to qualified residential lending institutions and are not applicable to the general public or individual consumers. Equal Housing Lender.

Agenda

- Correspondent Lending Structure
- Define the Agency Investor Plus Product
- Discuss Program Highlights and Eligibility Features
- Documentation Requirements
- Review available resources
- Q&A



Correspondent Lending Structure



© 2026 Silver Hill Capital. NMLS #2469. This information is for lending institutions only, and not intended for use by individual consumers or borrowers. These programs are offered to qualified residential lending institutions and are not applicable to the general public or individual consumers. Equal Housing Lender.



Correspondent Lending



AGENCY PRODUCTS

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



NON-AGENCY PRODUCTS

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



© All Agency products are offered through Lakeview Loan Servicing, LLC. NMLS #391521, 4425 Ponce de Leon Blvd, MS 5-251, Coral Gables, FL 33146. All Non-Agency/Jumbo products are offered through Silver Hill Capital, LLC. (FKA Community Loan Servicing, LLC.) NMLS #2469, 507 Prudential Road, Horsham, PA 19044, Both are Equal Housing Lenders. All Programs referenced herein are offered to qualified residential lending institutions only and are not applicable to the general public and/or individual consumers. www.nmlsconsumeraccess.org

Correspondent Lending

 Key Contacts		 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.



Define Agency Investor Plus



© 2026 Silver Hill Capital. NMLS #2469. This information is for lending institutions only, and not intended for use by individual consumers or borrowers. These programs are offered to qualified residential lending institutions and are not applicable to the general public or individual consumers. Equal Housing Lender.



Agency Investor Plus



Investment Property Program

- Loans secured by investment properties



Occupancy Restriction

- Cannot be occupied by any of the borrowers or authorized signers of the LLC



Agency Guideline Compliance

- Loans are originated in accordance with:
 - Fannie Mae Single Family Selling Guide
 - Freddie Mac Single Family Seller/Servicer Guide
 - *Unless otherwise noted in the Product Matrix*

Product Codes

Eligible Products	Terms	PPP	Loan Amortization
PPF360	30 Year Fixed	With	–
PPF390	10 Year Interest Only	With	Over remaining 20 yrs
PPF361	30 Year Fixed	w/o	–
PPF391	10 Year Interest Only	w/o	Over remaining 20 yrs

- Up to **50** financed properties allowed
- Able to vest into the name of an **LLC**



Interest only Details



DTI calculation for Interest Only loans

- Use the note rate to calculate a fully amortized, 30 year P&I payment
- The proposed payment must be entered into DU or LPA as applicable for debt ratio calculation purposes



Additional Documents Required

- Interest only Note
- Interest only Rider



Benefits of Agency Investor Plus



© 2026 Silver Hill Capital. NMLS #2469. This information is for lending institutions only, and not intended for use by individual consumers or borrowers. These programs are offered to qualified residential lending institutions and are not applicable to the general public or individual consumers. Equal Housing Lender.



Benefits of the AIP Product



Full Doc Product
that leverages **DU/LPA**



PPP Options
for **rate sensitive** borrowers



Purchase & Rate/Term Refi
up to **90% LTV**



IO Options
for **cash flow sensitive** borrowers



Cash Out Refi
up to **80% LTV**



Ideal for Maximizing
cash flow on **rental properties**



Ability to vest in an LLC
& up to **50** properties financed



Maximum loan amounts
up to **\$2M**



Note: Terms subject to creditworthiness



Eligibility and Program Highlights

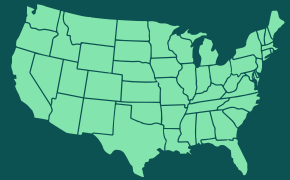


© 2026 Silver Hill Capital. NMLS #2469. This information is for lending institutions only, and not intended for use by individual consumers or borrowers. These programs are offered to qualified residential lending institutions and are not applicable to the general public or individual consumers. Equal Housing Lender.



Eligible Borrowers

Acceptable Residency Statuses:



- **US Citizen(s)**



- **Non-US Citizen(s)** who are lawfully present in the United States. This includes both Permanent Qualified Resident Aliens and Non-Permanent Qualified Aliens.
 - Foreign Nationals are ineligible



- **Documentation evidencing lawful residency** be met (see **Special Products Seller Guide** for requirements)



- **Inter Vivos Revocable Trusts** permitted in accordance with Fannie Mae or Freddie Mac guidelines, as applicable. File to contain clear evidence of compliance



Vesting in the Name of an LLC



This is permitted on all product codes



The borrower(s) on the loan application must be a managing member(s) and have documented authority to sign on behalf of the entity



All members with signing authority must sign the security instrument



All members with 25% ownership or more are subject to AML/BSA review



Underwriting Criteria

 Desktop Underwriter (FNMA)	 Loan Product Advisor (FHLMC)
 Approve/Eligible	 Approve/Eligible
 Approve/Ineligible	 Caution or Refer with Caution
REASONS CONSIDERED	
• Number of financed properties	
• Loan amount	
• LTV over 75% on a refinance (minimum 740 FICO)	
• FICO below 720 on conforming loans where the borrower has ≥ 7 financed properties	
• Prepayment Penalty	



Underwriting Criteria, continued



- Must enter 30-year fully amortized PITIA into DU or LPA, (as applicable), on all interest-only products



- Loans with Out of Scope findings are not eligible for purchase



- Manual underwriting not permitted



- Credit is evaluated by DU/LPA as applicable



Eligibility Table



Determine minimum FICO, and max LTV

- Ivan Investor is purchasing a 2-unit investment property for \$538,150.00



He owns 8 other rental properties that are currently financed

- 1 Determine the Transaction Type
- 2 Determine how many units are in the subject property
- 3 Determine if the loan amount meets conforming or non-conforming amounts
- 4 What is the Max LTV
- 5 Find the FICO by determining the number of financed properties the borrower has

Agency Investor Plus				
Transaction Type	Units	Loan Limit	Maximum	Minimum Fico
 Purchase	1	Conforming	80% / 80%	740
			75% / 75%	≤ 7 financed properties: 660 > 7 financed properties: 700
		Non-Conforming	80% / 80%	740
	2-4	Conforming	80% / 80%	740
			75% / 75%	≤ 7 financed properties: 680 > 7 financed properties: 700
		Non-Conforming	70% / 70%	740
 Rate & Term Refinance	1	Conforming	80% / 80%	740
			75% / 75%	≤ 7 financed properties: 660 > 7 financed properties: 700
		Non-Conforming	80% / 80%	740
	2-4	Conforming	80% / 80%	740
			75% / 75%	≤ 7 financed properties: 680 > 7 financed properties: 700
		Non-Conforming	70% / 70%	740
 Cash-Out Refinance	1	Conforming	80% / 80%	740
			75% / 75%	≤ 7 financed properties: 660 > 7 financed properties: 700
		Non-Conforming	70% / 70%	740
	2-4	Conforming	80% / 80%	740
			70% / 70%	≤ 7 financed properties: 680 > 7 financed properties: 700
		Non-Conforming	65% / 65%	740
 LTV = 75%			 FICO = 740	



80.01% – 90% LTV/CLTV Requirement



- Interest only transactions not eligible



- 1-4 unit purchase and rate/term refinance transactions only



- Mortgage Insurance is not required at the time of closing



- New and existing subordinate financing not permitted



- Borrower(s) are limited to a maximum of three loans greater than 80% LTV with Silver Hill Capital



Appraisal Requirements

- A full appraisal is required, including appraisal reports completed under **UAD Version 3.6** and the redesigned Uniform Residential Appraisal Report (**URAR**)
- The following additional requirements apply for all **Non-Conforming** Loan amounts unless two full appraisals are provided (One of the following required):



- **Collateral Desktop Analysis (CDA)**
from Clear Capital, or



- **Consolidated Collateral Analysis (CCA XP)**
from Consolidated Analytics, or



- **RicherValues Oversight Report**
or



- **Collateral Underwriter (CU)**
with a score of 2.5 or less in lieu of a CDA, CCA XP, or RicherValues Oversight

Appraisal Requirements Continued

- If the CDA, CCA XP or RicherValues Oversight Report result is "indeterminate," or returns a lower value by more than a 10% tolerance, then one of the following must be met:



- **Clear Capital or Consolidated Analytics BPO or a RicherValues**

Desktop Review along with a reconciliation of all valuation reports is required. The reconciled value will be used for the appraised value.



- **Field Review or 2nd full appraisal**
(lower of the two values is used for appraised value)



- **RicherValues Full Service Review**
may be obtained to support appraised value



Property Types



Eligible

- Single Family Detached
- Single Family Attached
- 2-4 Unit Detached
- PUDs
- **Condominiums** follow FNMA/FHLMC eligibility guidelines
- **Rural Properties** follow FNMA/FHLMC eligibility guidelines and properties must be residential in nature
- Leaseholds



Ineligible

- Manufactured homes
- Mobile Homes
- Cooperatives
- Condotels
- Hotel Condominiums
- Timeshares
- Working Farms and Ranches
- Unimproved Land
- Land trusts in those states where the beneficiary is an individual
- Community Land Trusts



Employment Income



- **Employment and income documentation** must comply with the requirements of the AUS findings and the Fannie Mae Seller Guide or Freddie Mac Seller Guide, as applicable



- **Rental income is permitted** using Fannie Mae or Freddie Mac Guidelines with the following exception:

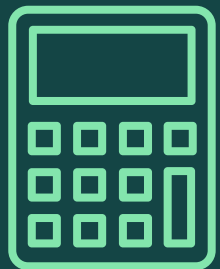


When purchasing or refinancing a 1-4 unit investment property, the borrower must currently own a primary residence in order to use rental income from the subject property for qualifying purposes

Employment Income, continued



- **Tax transcripts are required** in the following circumstances:
 - When tax returns are used to qualify a borrower – the number of years provided must be based on the DU/LPA findings



- **Income verified via tax returns** includes but is not limited to the examples listed below
 - Self-employment income
 - Rental Income
 - Other Income Sources (i.e. Dividend/Interest, Capital Gains, Alimony, etc.)
 - When a written VOE form 1005 is used as a standalone income verification
 - Employment by family members



- **When amended tax returns** have been filed, tax transcripts are required and must support the amended income

Asset and Reserve Requirements



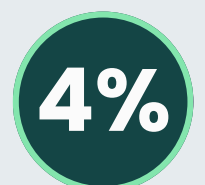
- Asset documentation must comply with the requirements of DU/LPA findings and the Fannie Mae Selling Guide or Freddie Mac Seller Guide
 - Fannie Mae/Freddie Mac approved third party suppliers and distributors that generate asset verification reports are permitted for the purpose of verifying assets.



- Reserves: LTV < %80: 6 months for the subject property
- Reserves: LTV > %80.01: 12 months for the subject property plus,



of the aggregate UPB if the borrower has one to four financed properties



of the aggregate UPB if the borrower has five to six financed properties, or



of the aggregate UPB if the borrower has seven to fifty financed properties



Documentation Requirements



Business Purpose Affidavit

Can use for cash out letter requirement if it provides an explanation for the use of proceeds



Interest-only Note (if applicable)



Interest-only Rider (if applicable)



Pre-payment Penalty Rider (if applicable)



1-4 Family Rider



All other forms required

per the AIP Closed Loan Delivery Checklist posted on LakeviewCorrespondent.com



Vested in LLC

Documentation Requirements if vested in an LLC:



- Certificate of formation, filed articles of incorporation, as applicable, (including any, and all addendums) and a current listing of all ownership interests



- The Operating Agreement for the LLC must be provided in order to confirm acceptability of the LLC



- Current Certificate of good standing, dated within 12 months prior to note date

Review of Available Resources



© 2026 Silver Hill Capital. NMLS #2469. This information is for lending institutions only, and not intended for use by individual consumers or borrowers. These programs are offered to qualified residential lending institutions and are not applicable to the general public or individual consumers. Equal Housing Lender.



LakeviewCorrespondent.com



© 2026 Silver Hill Capital. NMLS #2469. This information is for lending institutions only, and not intended for use by individual consumers or borrowers. These programs are offered to qualified residential lending institutions and are not applicable to the general public or individual consumers. Equal Housing Lender.



Questions?



© 2026 Silver Hill Capital. NMLS #2469. This information is for lending institutions only, and not intended for use by individual consumers or borrowers. These programs are offered to qualified residential lending institutions and are not applicable to the general public or individual consumers. Equal Housing Lender.

