



Rental Income Overlay Matrix

In addition to Agency seller guides, Thrive Mortgage must establish processes designed to achieve loan quality and mitigate risk associated with the lender's origination processes consistent with our reps and warrants with the agencies.

As a result, the following guidelines will apply to all loan types.

Topic	Requirement
Rental Income Departure Residence converting to an Investment property	<ul style="list-style-type: none">• Fully executed arm's length lease. Borrower cannot have a defined relationship or a familial relationship with the tenant.• Copy of security deposit &/or first month's rent• Evidence borrower deposited security deposit &/or first month rent into their personal bank account.• Motivation letter explaining why borrower is purchasing a new primary residence. Review agency guidelines for full requirements.
Rental Income Recently acquired other REO's	<ul style="list-style-type: none">• Copy of Warranty Deed from purchase transaction• Fully executed arm's length lease. Borrower cannot have a defined relationship or a familial relationship with the tenant.• Copy of security deposit &/or first month's rent• Evidence borrower deposited security deposit &/or first month rent into personal bank account. Review agency guidelines for full requirements.