

Titanium Advantage

Program Matrix

Full or Alternative Document

FICO	Loan Amount	Max LTV Purchase	Max LTV R/T	Max LTV Cash Out
720	≤\$1.0M	90	85	80
	\$1.5M	85	85	80
	\$2.0M	85	85	75
	\$2.5M	80	80	75
719 - 700	≤\$1.0M	80	80	80
	\$1.5M	80	80	80
	\$2.0M	80	80	75
	\$2.5M	75	75	70

General Requirements

Exceptions	Considered case-by-case; pricing adjustment may apply
Product Type	Fixed Rate: 15, 30, 40-Years (IO Only)
Interest Only	Eligible
Loan Amount	\$500k - \$2.5M
Cash-in-Hand	Max \$1M
Loan Purpose	Purchase, Rate/Term, Cash Out
Occupancy	Owner Occupied (Primary and 2nd homes)
Property Type	SFR/PUD, 2-4 unit, Condo, NW Condo, Rural (case-by-case)
Second Home	\$2.5M max loan amount
Acreage	Up to 20 acres, non-rural. Acreage ≥ 10, max 80% CLTV
Document Age	Income, Assets: 90 days Title, Credit Report, Appraisal: 120 days
DTI Requirements	50%

Income Requirements

Full Document	12 or 24 months
Alt-Document	Self-employed borrowers only: <ul style="list-style-type: none"> 12 or 24 months business or personal bank statements CPA prepared P&L + 2 months bank statements (80% LTV max) 1099 only
Asset Depletion	<ul style="list-style-type: none"> Purchase & R/T: 80% LTV max Cash Out: 75% LTV max

Housing Information

History	0x30x12
Event Seasoning	BK/FC/SS/DIL/Mod ≥ 36 Months
Appraisals	FNMA form 1004, 1025, 1073 with interior/exterior inspection. Appraisal review product required unless 2nd appraisal obtained <i>2nd appraisal required for loans ≥ \$2.0M</i>

Required Reserves

Loan amount ≤ \$1.0M	3 Months PITIA (ITIA for IO Loans)
Loan amount \$1.0M - \$1.5M	6 Months PITIA (ITIA for IO Loans)
Loan amount > \$1.5M	12 Months PITIA (ITIA for IO Loans)
Interest Only	6 Months Minimum

- Cash out may be used to satisfy requirement

LTV Limits by Property Type

Property*	Purchase	R/T	Cash Out
Non-Warr. Condo	75	75	70
Condo	85	85	75
2-4 Unit	85	85	75
Rural	75	75	70

*See full guidelines for additional overlays and requirements specific to doc type, property type, and loan level characteristics.