

Investor Advantage

Program Matrix

DSCR

1.00+

Min FICO	Max Loan Amount	Max LTV Purchase	Max LTV R/T	Max LTV Cash Out
740	≤\$1.0M	85 ¹	80	75
	\$2.0M	80	80	75
	\$3.0M	70	70	65
	\$3.5M	70	65	-
700	≤\$1.5M	80	80	75
	\$2.0M	80	75	75
	\$3.0M	70	70	65
	\$3.5M	70	65	-
680	≤\$1.5M	80	80	75
	\$2.0M	75	75	70
	\$2.5M	70	70	60
	\$3.0M	65	65	60
660	≤\$1.5M	75	75	70
	\$2.0M	70	70	65
	\$2.5M	70	65	60
	\$3.0M	55	-	-
640	≤\$1.0M	75	75	65
	\$1.5M	65	65	55
	\$2.0M	65	65	-

¹>80%: 12 months PITIA Reserves, No First Time Investors, 0x30x12, No STR

LTV Restrictions

DSCR 1.00+

Item	Purchase	R/T	Cash Out
2-4 Unit	80	80	75
Condo	80	80	75
NW Condo ²	75	75	70
Condotel ³	75	70	65

²FICO ≥ 680

³\$1.5M Max Loan Amount

.75 - .99

Min FICO	Max Loan Amount	Max LTV Purchase	Max LTV R/T	Max LTV Cash Out
740	≤\$1.5M	75	75	70
	\$2.0M	75	70	65
	\$3.0M	60	-	-
720	≤\$1.5M	75	75	70
	\$2.0M	70	70	65
	\$3.0M	60	-	-
700	≤\$1.5M	75	75	70
	\$2.0M	70	65	60
	\$3.0M	60	-	-
680	≤\$1.5M	75	75	65
	\$2.0M	65	65	55
	\$3.0M	60	-	-
660	≤\$1.0M	70	65	60
	\$1.5M	65	65	60
	\$2.0M	60	60	50

LTV Restrictions

DSCR .75-.99

Item	Purchase	R/T	Cash Out
2-4 Unit	75	75	70
Condo	75	75	70
NW Condo ²	70	70	65
Condotel ³	70	65	60

²FICO ≥ 680

³\$1.5M Max Loan Amount

DSCR - FOREIGN NATIONAL

1.00+

Foreign National

FICO	Loan Amount	Max LTV Purchase	Max LTV R/T	Max LTV Cash Out
680 and Foreign Credit	≤\$1.0M	75	65	65
	\$1.5M	70	60	60

.75 - .99

Foreign National

FICO	Loan Amount	Max LTV Purchase	Max LTV R/T	Max LTV Cash Out
680 and Foreign Credit	≤\$1.0M	65	60	60
	\$1.5M	65	-	-

Investor Advantage

Program Matrix

INCOME QUALIFYING⁴

Min FICO	Max Loan Amount	Max LTV Purchase	Max LTV R/T	Max LTV Cash Out
720	≤\$2.0M	85	80	75
	\$2.5M	80	80	75
	\$3.0M	75	75	70
	\$3.5M	70	70	-
700	≤\$2.0M	85	80	75
	\$2.5M	80	80	70
	\$3.0M	75	75	70
680	≤\$1.5M	85	80	75
	\$2.0M	80	80	75
	\$3.0M	75	75	65
660	≤\$1.5M	80	80	75
	\$2.0M	75	75	70
	\$2.5M	70	65	60
640	≤\$1.5M	75	70	65
	\$2.0M	65	65	55

⁴Use DSCR 1.00+ property type LTV limits

NO RATIO[†]

Min FICO	Max Loan Amount	Max LTV Purchase	Max LTV R/T	Max LTV Cash Out
740	≤\$1.0M	75	75	65
	\$1.5M	70	70	60
	\$2.0M	65	65	60
720	≤\$1.0M	70	70	60
	\$1.5M	65	65	60
700	\$1.5M	65	65	60
680	\$1.0M	65	60	-
660	\$1.0M	60	-	-

[†]Minimum ratio of .5, property must be occupied
Use DSCR .75-.99 for LTV property restrictions
I/O not permitted

GENERAL PROGRAM REQUIREMENTS

Product Type	Fixed Rate: 30, 40-Yr (IO Only); 5/6 & 7/6 ARM
Interest Only	FICO 680+, Max 80% LTV (DSCR< 1: Max 75% LTV)
Loan Amount	\$150k - \$3.5M
Loan Purpose	Purchase, Rate/Term, Cash Out
Occupancy	Non-Owner Occupied Business Purpose
Cash-in-Hand	Currently free & clear OR LTV< 50%: Unlimited LTV>50% Max \$1.0M
Doc Type	<ul style="list-style-type: none"> DSCR 1 & 2 year Full Doc 1 & 2 year Bank Statements 1 & 2 year 1099 P&L + Bank Statements (80/75/70: P/RT/CO) Asset Depletion/Utilization (FICO 660+, Max \$3M, 80/75: PRT/CO) WVOE
Prepay Penalty	5% fixed, Declining, 6 months interest, or as permitted by law
Property Type	SFR, 1-4 Units, PUD, Condo, Non-Warrantable Condo, Condotel, Rural (Inquire about eligibility for DSCR up to 20 acres)
Eligible Borrowers	US Citizen, Permanent Resident, Non-Permanent Resident (80/75: PRT/CO), Foreign National

Housing Information

Event Seasoning	Restrictions	Mortgage DQ
≥ 36 Months	No adjustment at any loan amount	1x30x12
≥ 24 Months	Purchase 75% Max LTV; Refi 70% Max	2x30x12
≥ 12 Months	Purchase 70% Max LTV; Refi 65% Max	0x60x12

- Chapter 7 seasoning based on discharge date
- Chapter 13 seasoning based on filing date
- DSCR transactions require 24 months seasoning from bankruptcy or housing events
- Rolling mortgage lates graded as individual

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