

# PORTFOLIO SELECT

September 30, 2025

LOAN AMOUNT		MAX LTV/CLTV	MIN FICO	MAX DTI		
<b>PRIMARY RESIDENCE</b>						
Purchase Rate Term	\$2.0MM	75%	640	50%		
	\$2.0MM	80%	660	50%		
	\$2.0MM	85%	700	50%		
	\$2.5MM	80%	740	50%		
Cash-Out	\$2.0MM	70%	640	50%		
	\$2.0MM	80%	660	50%		
	\$2.5MM	80%	740	50%		
<b>SECOND HOMES</b>						
Purchase Rate Term	\$1.5MM	70%	640	50%		
	\$2.0MM	80%	680	50%		
	\$2.5MM	80%	740	50%		
Cash-Out	\$2.0MM	80%	680	50%		
	\$2.5MM	80%	740	50%		
<b>INVESTMENT PROPERTIES</b>						
Purchase Rate Term	\$1.5MM	70%	640	50%		
	\$1.5MM	80%	680	50%		
Cash-Out	\$1.5MM	80%	680	50%		
<b>GENERAL REQUIREMENTS</b>						
Product Type	• 30-YR Fixed	• 40-YR Fixed – Interest Only, 10-YR I/O Period				
	• 5/6 SOFR ARM 30-YR	• 7/6 SOFR ARM 30-YR	• 5/6 SOFR ARM 30-YR Interest Only	• 7/6 SOFR ARM 30-YR Interest Only • 10-YR I/O Period		
Interest Only	• Fully Amortizing	• Fully Amortizing	• 10-YR I/O Period			
	• Primary Residence and Second Home	• MIN 680 FICO	• Second Home Max LTV/CLTV 75%			
	• Fixed Rate - 40 YR term qualified at 30 YR AM full PITIA Payment		• ARMs – 30 YR term qualified at 20 YR AM full PITIA Payment			
• Interest-Only Payment Calculation: <i>Loan Amount x Interest Rate divided by 12 months</i>						
Adjustable Rate Loans	• 5/6 SOFR ARM: Fixed rate for 5 years, then adjust every six months	• 7/6 SOFR ARM: Fixed rate for 7 years, then adjusts every six months				
	• Index: 30-Day Avg SOFR	• Margin: 4.000% (Primary Res & Second Homes) / 5.000% (Investment Prop)	• Lookback Period: 45 Days			
	• Initial Rate Change Caps: Max 2% for 5/6 SOFR / Max 5% for 7/6 SOFR	• Periodic Caps: Max 1%	• Life Cap: Max 5%	• Floor: Margin		
	• ARM Qualifying: 5/6 SOFR ARM qualified at greater of Note Rate and Fully Indexed Rate	• 7/6 SOFR ARM qualified at Note Rate				
Loan Amounts	• Minimum \$125,000	• MAX \$2.5MM	• Loan Amounts > \$2.0MM require MIN 740 FICO and MAX 80% LTV/CLTV			
Loan Purpose	• Purchase, Rate/Term Refinance, & Cash-Out Refinance					
Occupancy	• Primary, Second Home, and Investment					
Second Home / NOO	• Min 640 FICO   MAX 80% LTV/CLTV		• NOO MAX \$1.5MM			
Escrow Waiver	• Allowed when LTV ≤ 80% (LTV ≤ 85% for CA properties)		• MIN FICO 700			
Prepayment Penalty NOO Only	• Unless otherwise restricted by law, 5% of the amount prepaid in excess of 20% of the original principal balance; or if fully prepaid, 5% of the balance prepaid. No prepayment penalty will apply for any prepayment after the penalty period.					
	• 5 years, 4 years, 3 years, 2 years, 1 year, and No PPP options are available. Please see rate sheet for pricing options.					
Property Type	• Single Family, PUD's, 2-4 Units, Townhouses and Condos   NOO MAX LTV/CLTV 70% for 2-4 Units					
Cash-Out	• MIN FICO 640 MAX 80% LTV/CLTV		• TX 50 (a) (6) loans – Max 80% LTV/CLTV			
	• MAX Cash-Out \$1.0MM   \$200,001-\$400k – 5% LTV Reduction   \$400,001-\$500k – 10% LTV Reduction   \$500,001-\$1.0MM MAX 60% LTV					
	• 2 <sup>nd</sup> Home/NOO MAX Cash-in-Hand \$300k   200,001-\$300k – 5% LTV Reduction		• 6 months seasoning required			
	• Pay off of non-lien & HELOCs with withdrawals in past 12 mo. is considered cash-out.					
Appraisals	• Loan amounts ≥ \$2.0MM a borrower paid second appraisal must be obtained					
<b>UNDERWRITING REQUIREMENTS</b>						
Credit Score	• Primary wage earners middle FICO score					
Housing History	• Residential pay history 2 x 30 x 12 or 1 x 60 x 24		• Rent Free allowed – Max 80% LTV/CLTV   MIN FICO 720			
	• Due to Forbearance (Delinquency prior to March 2020 will not be considered forbearance): Up to 6 consecutive missed payments if due to forbearance if now current with 3 current payments (rate adjustment applies. Does not apply if Forbearance is greater than 12 months.)					
Credit History	• No 60 day late payments in past 12 months		• Collections/charge offs/Judgments allowed in past 24 months; must be paid off			
	• Due to Forbearance (Delinquency prior to March 2020 will not be considered forbearance): Up to 6 consecutive missed payments if due to forbearance if now current with 3 current payments (rate adjustment applies. Does not apply if Forbearance is greater than 12 months.)					
Trade lines	• 3 trade lines reporting for ≥ 12 month; or 2 trade lines reporting for ≥ 24 months					
DTI Requirements	• MAX 50% when LTV ≤ 85%   LTVs > 85% Max 40%/50%   NOO MAX 50%					
Payment Shock	• Maximum 450%   FTHB 350%					



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## UNDERWRITING REQUIREMENTS (continued)

Residual Income	<ul style="list-style-type: none"> <li>Minimum required \$2,000</li> </ul>		
Seasoning Requirements	<ul style="list-style-type: none"> <li>Foreclosure, Deed-in-Lieu, Short Sale, Forbearance, Modification, or 120 day late – 12 months from deed date (&lt; 24 months Rate adjustment applies)</li> </ul>		
	<ul style="list-style-type: none"> <li>Short Sale – No Seasoning if paid as agreed through sale date</li> </ul>		
	<ul style="list-style-type: none"> <li>Bankruptcy Chapter 7 &amp; 11</li> </ul>		<ul style="list-style-type: none"> <li>24 months from discharge date</li> <li>60 months if multiple filings</li> </ul>
	<ul style="list-style-type: none"> <li>Bankruptcy Chapter 13</li> </ul>		<ul style="list-style-type: none"> <li>24 months from filing date (if paid as agreed and discharged prior to application)</li> <li>Min 24-months from dismissal date</li> </ul>
Reserves/Cash to Close	<ul style="list-style-type: none"> <li>MIN 3 Months</li> </ul>		<ul style="list-style-type: none"> <li>Cash-Out may be used to satisfy reserve requirements</li> </ul>
	<ul style="list-style-type: none"> <li>If using business funds, the ending balance may be the lesser of 100% or the percent of business ownership.</li> </ul>		
<h2>DOCUMENTATION</h2>			
Assets	<ul style="list-style-type: none"> <li>Must be sourced or seasoned for 30 Days</li> </ul>		
Income	<ul style="list-style-type: none"> <li><b>Full Doc:</b> Wage Earner: W-2, Paystubs, 2 years tax returns</li> </ul>		<ul style="list-style-type: none"> <li><b>Gift Funds allowed - Primary, Second Home, and Investment</b></li> </ul>
	<ul style="list-style-type: none"> <li><b>Self-Employed:</b> 2 years personal &amp; business tax returns</li> </ul>		<ul style="list-style-type: none"> <li><b>1 YR Tax Return:</b> Self-employed 2 Yrs</li> </ul>
<h2>NON-PERMANENT RESIDENT ALIEN</h2>			
• MAX 80% LTV/CLTV	<ul style="list-style-type: none"> <li>Primary Residences Only</li> </ul>	<ul style="list-style-type: none"> <li>Purchase &amp; Rate Term Refinances Only</li> </ul>	<ul style="list-style-type: none"> <li>See guidelines for acceptable residency documentation.</li> </ul>
<h2>2:1 BUYDOWN</h2>			
• Purchase Only	<ul style="list-style-type: none"> <li>Primary Residence Only</li> </ul>	<ul style="list-style-type: none"> <li>MAX 80% LTV/CLTV</li> </ul>	<ul style="list-style-type: none"> <li>Interest Only Not Available</li> <li>Non-Perm Resident Alien Not Available</li> </ul>
<ul style="list-style-type: none"> <li>Buydown Fee may be paid by Seller or Builder. Lender Funded option not available</li> </ul>			

