

PLATINUM

September 30, 2025

LOAN AMOUNT (MIN \$150K)		MAX LTV/CLTV	MIN FICO	MAX DTI
PRIMARY RESIDENCE				
Purchase Rate Term	\$2.0MM	90%	720	50%
	\$2.0MM	85%	700	50%
	\$2.0MM	80%	680	50%
	\$2.5MM	85%	720	50%
	\$3.0MM	70%	680	50%
	\$3.0MM	80%	700	50%
	\$3.5MM	75%	740	50%
	\$4.0MM	65%	740	50%
Cash-Out	\$2.0MM	80%	680	50%
	\$3.0MM	65%	680	50%
	\$3.0MM	80%	700	50%
	\$3.5MM	70%	740	50%
	\$4.0MM	60%	740	50%
SECOND HOMES				
Purchase Rate Term	\$2.0MM	85%	700	50%
	\$2.0MM	80%	680	50%
	\$3.0MM	75%	680	50%
	\$3.0MM	80%	700	50%
Cash-Out	\$2.0MM	80%	680	50%
	\$3.0MM	65%	680	50%
INVESTMENT PROPERTIES				
Purchase Rate Term	\$1.0MM	85%	700	50%
	\$2.0MM	80%	680	50%
	\$3.0MM	75%	680	50%
	\$3.0MM	80%	700	50%
Cash-Out	\$2.0MM	80%	680	50%
	\$3.0MM	65%	680	50%
ASSET QUALIFIER PROGRAM				
Purchase & R&T MIN FICO 700 I 75% LTV/CLTV	Cash-Out FICO 720 I 70% LTV/CLTV FICO 700 I 60% LTV/CLTV	O/O Only	BK/Housing Event	5 Yrs.
ASSET QUALIFIER QUALIFICATIONS				
<ul style="list-style-type: none"> Greater of - total loan amount + cash required to close + total monthly debts x 60 mo. + 6 months reserves OR \$500k in post-closing assets 				
ASSET DEPLETION PROGRAM				
O/O Only Purchase & R&T Only MIN FICO 700	Loan Amt & LTV/CLTV Limits : ≤ \$2.0MM (80%) ≤ \$2.5MM (75%) ≤ 3.0MM (70%)			
ASSET DEPLETION QUALIFICATIONS				
<ul style="list-style-type: none"> DTI Requirements 40%/45% 		<ul style="list-style-type: none"> Income Calculation – Qualified assets divided by 84 months equals monthly income. No other income sources allowed. 		
GENERAL REQUIREMENTS				
Product Type	• 30-YR Fixed	• 40-YR Fixed – Interest Only, 10-YR I/O Period		
	• 5/6 SOFR ARM 30-YR Fully Amortizing	• 7/6 SOFR ARM 30-YR Fully Amortizing	• 5/6 SOFR ARM 30-YR Interest Only 10-YR I/O Period	• 7/6 SOFR ARM 30-YR Interest Only 10-YR I/O Period
Interest Only	• Primary Residence & Second Home	• MIN 680 FICO	• Primary Residence Max LTV/CLTV 85% 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	<ul style="list-style-type: none"> 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 			
	• Minimum \$150,000	• MAX \$4.0MM	• Max Loan Amount \$4.0MM for Primary Residence Only	
	• Purchase, Rate/Term Refinance, & Cash-Out Refinance			
	• Primary, Second Home, and Investment			
Second Home / NOO	• MIN 680 FICO - MAX 80 % LTV/CLTV	• MIN 700 FICO - MAX 85% LTV/CLTV	• Second Home/NOO - MAX \$3.0MM	
Escrow Waiver	• Allowed when LTV ≤ 80% (LTV ≤ 90% for CA properties)	• MIN FICO 700	• Primary Residence & 2 nd Homes - Not HPML	
Prepayment Penalty NOO Only	<ul style="list-style-type: none"> 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. 			
	<ul style="list-style-type: none"> Single Family, PUD's, 2-4 Units, Townhouses and Condos 2-4 Units - NOO MAX LTV/CLTV 80% (Min 700 FICO if LTV/CLTV > 70%) 			
Property Type	• MIN FICO 680 MAX 80% LTV/CLTV	• Second Home/NOO MAX 80% LTV/CLTV		
	• 6 Months Seasoning	• TX 50 (a) (6) loans – Max 80% LTV/CLTV		
	• Cash-Out > \$300k Min 700 FICO			
	• Cash-Out Unlimited ≤ 50% LTV MAX Cash-Out \$2MM LTV 50.01% - 60% MAX Cash-Out \$500k LTV > 60%			
Appraisals	• Loan amounts ≥ \$2.0MM a borrower paid second appraisal must be obtained			



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UNDERWRITING REQUIREMENTS

Credit Score	<ul style="list-style-type: none"> Primary wage earners middle FICO score 		
Housing History	<ul style="list-style-type: none"> Residential pay history 0 x 30 x 24 	<ul style="list-style-type: none"> Rent Free allowed – Max 80% LTV/CLTV MIN FICO 720 	
Credit History	<ul style="list-style-type: none"> No 60 day late payments in past 12 months 	<ul style="list-style-type: none"> No collections/charge offs/Judgments in past 24 months 	
Trade lines	<ul style="list-style-type: none"> 3 trade lines reporting for \geq 12 month; or 2 trade lines reporting for \geq 24 months 		
DTI Requirements	<ul style="list-style-type: none"> MAX 50% when LTV \leq 85% LTVs > 85% Max 40%/50% NOO MAX 50% 		
Payment Shock	<ul style="list-style-type: none"> Maximum 450% FTHB 350% 	<ul style="list-style-type: none"> Residual Income - Minimum required \$3,000 	
Seasoning Requirements	<ul style="list-style-type: none"> Foreclosure, Deed-in-Lieu, Short Sale, Forbearance, Modification, or 120 day late – 48 months from deed date 		
	<ul style="list-style-type: none"> Bankruptcy Chapter 7 & 11 • 48 months from discharge date 		
	<ul style="list-style-type: none"> Bankruptcy Chapter 13 • 48 months from filing date and 24 months from discharge date (48 months for Asset Depletion) if paid as agreed • Dismissed: 48 months from dismissal date 		
Reserves/Cash to Close	<ul style="list-style-type: none"> MIN 3 Months 	<ul style="list-style-type: none"> Cash-Out may be used to satisfy reserve requirements 	
	<ul style="list-style-type: none"> If using business funds, the ending balance may be the lesser of 100% or the percent of business ownership. 		
DOCUMENTATION			
Assets	<ul style="list-style-type: none"> Must be sourced or seasoned for 30 Days 		
Income	<ul style="list-style-type: none"> Full Doc: Wage Earner: W-2, Paystubs, 2 years tax returns 	<ul style="list-style-type: none"> 1 YR Tax Return: Self-employed 2 Yrs 	
	<ul style="list-style-type: none"> Self-Employed: 2 years personal & business tax returns 		
NON-PERMANENT RESIDENT ALIEN			
• MAX 80% LTV/CLTV	<ul style="list-style-type: none"> Primary Residences Only 	<ul style="list-style-type: none"> Purchase & Rate Term Refinances Only 	<ul style="list-style-type: none"> See guidelines for acceptable residency documentation.
2:1 BUYDOWN			
• Purchase Only	<ul style="list-style-type: none"> Primary Residence Only 	<ul style="list-style-type: none"> MAX 80% LTV/CLTV 	<ul style="list-style-type: none"> No Interest Only option Non-Perm Resident Alien Not Available
<ul style="list-style-type: none"> Buydown Fee may be paid by Seller or Builder. Lender Funded option not available 			