

## Non-QM Standard DSCR Matrix

- **Fixed-Rate Terms:** 30-year
- **ARM Terms:** Not available
- **IO Terms:** 10-year IO available on 30-year term

This matrix is for the Non-QM Standard DSCR program, qualifying on property cash flow (DSCR = Gross Rents / PITIA or ITIA for IO). Investment properties only; no personal DTI. Use lower of lease or Form 1007/1025 rents. IO qual at interest-only payment.

Occupancy	Loan Purpose	Units	Amortization Type	Min FICO	Max LTV	Max CLTV	Reserves (Months)	Min DSCR
Investment Property	Purchase	1	Fixed/ARM/IO	620	85%	85%	3-6 (<\$1.5M)	1.0
Investment Property	Purchase	2-4	Fixed/ARM/IO	660	80%	80%	6-9 (>\$1.5M)	1.0
Investment Property	Rate/Term Refi	1	Fixed/ARM/IO	620	85%	85%	3-6	1.0
Investment Property	Rate/Term Refi	2-4	Fixed/ARM/IO	660	80%	80%	6-9	1.0
Investment Property	Cash-Out Refi	1	Fixed/ARM/IO	660	75%	75%	6	1.0
Investment Property	Cash-Out Refi	2-4	Fixed/ARM/IO	680	70%	70%	6-9	1.0
Investment Property	Purchase (Low DSCR)	1	Fixed/ARM/IO	680	70%	70%	6-12	0.75
Investment Property	Purchase (Low DSCR)	2-4	Fixed/ARM/IO	700	65%	65%	9-12	0.75

Investment Property	Cash-Out (Low DSCR)	1	Fixed/ARM/IO	680	65%	65%	6-12	0.75
Investment Property	Cash-Out (Low DSCR)	2-4	Fixed/ARM/IO	700	60%	60%	9-12	0.75

Notes: DSCR uses lower of executed lease or appraiser's market rent; evidence of 3 months receipt for higher lease. LTV reductions for short-term rentals (-5%), foreign nationals (max 65%). Reserves based on PITIA; increase for multiple properties (up to 12 months for >\$3M). Max loan \$3M. Prepay penalties standard (3-5 years). No second homes/principal.