

Non-QM Standard Residential Matrix

- **Fixed-Rate Terms:** 30-year or 40-year
- **ARM Terms:** Not available
- **IO Terms:** 10-year IO available on 40-year term only

Full Doc uses standard LTVs. Bank Statements (12/24 months personal/business) typically reduce Max LTV by 5% if FICO \$1.5M loans or multiple properties. IO qual at amortizing payment. Foreign nationals max 65% LTV across all.

Occupancy	Loan Purpose	Units	Amortization Type	Doc Type	Min FICO	Max LTV	Max CLTV	Reserves (Months)	Max DTI
Principal Residence	Purchase	1	Fixed/ARM/IO	Full Doc	620	90%	90%	3-6 (<\$1.5M)	50%
Principal Residence	Purchase	1	Fixed/ARM/IO	Bank Statements	660 (Reduction if <700)	85% (-5%)	85%	3-6	50%
Principal Residence	Purchase	1	Fixed/ARM/IO	Asset Depletion	620	90%	90%	3-6	50% (or No Ratio: Assets cover 100% PITI)
Principal Residence	Purchase	2-4	Fixed/ARM/IO	Full Doc	660	85%	85%	6-12 (>\$1.5M)	50%
Principal Residence	Purchase	2-4	Fixed/ARM/IO	Bank Statements	680 (Reduction if <700)	80% (-5%)	80%	6-12	50%
Principal Residence	Purchase	2-4	Fixed/ARM/IO	Asset Depletion	660	85%	85%	6-12	50% (or No Ratio: Assets

									cover 100% PITI)
Principal Residence	Rate/Term Refi	1	Fixed/ARM/IO	Full Doc	620	90%	90%	3-6	50%
Principal Residence	Rate/Term Refi	1	Fixed/ARM/IO	Bank Statements	660 (Reduction if <700)	85% (-5%)	85%	3-6	50%
Principal Residence	Rate/Term Refi	1	Fixed/ARM/IO	Asset Depletion	620	90%	90%	3-6	50% (or No Ratio: Assets cover 100% PITI)
Principal Residence	Rate/Term Refi	2-4	Fixed/ARM/IO	Full Doc	660	80%	80%	6-12	50%
Principal Residence	Rate/Term Refi	2-4	Fixed/ARM/IO	Bank Statements	680 (Reduction if <700)	75% (-5%)	75%	6-12	50%
Principal Residence	Rate/Term Refi	2-4	Fixed/ARM/IO	Asset Depletion	660	80%	80%	6-12	50% (or No Ratio: Assets cover 100% PITI)
Principal Residence	Cash-Out Refi	1	Fixed/ARM/IO	Full Doc	660	80%	80%	6	50%

Principal Residence	Cash-Out Refi	1	Fixed/ARM/IO	Bank Statements	680 (Reduction if <700)	75% (-5%)	75%	6	50%
Principal Residence	Cash-Out Refi	1	Fixed/ARM/IO	Asset Depletion	660	80%	80%	6	50% (or No Ratio: Assets cover 100% PITI)
Principal Residence	Cash-Out Refi	2-4	Fixed/ARM/IO	Full Doc	680	75%	75%	6-12	50%
Principal Residence	Cash-Out Refi	2-4	Fixed/ARM/IO	Bank Statements	700 (Reduction if <700)	70% (-5%)	70%	6-12	50%
Principal Residence	Cash-Out Refi	2-4	Fixed/ARM/IO	Asset Depletion	680	75%	75%	6-12	50% (or No Ratio: Assets cover 100% PITI)
Second Homes	Purchase/Rate/Term	1	Fixed/ARM/IO	Full Doc	660	85%	85%	6	50%
Second Homes	Purchase/Rate/Term	1	Fixed/ARM/IO	Bank Statements	680 (Reduction if <700)	80% (-5%)	80%	6	50%
Second Homes	Purchase/Rate/Term	1	Fixed/ARM/IO	Asset Depletion	660	85%	85%	6	50% (or No Ratio: Assets

									cover 100% PITI)
Second Homes	Cash-Out Refi	1	Fixed/ARM/IO	Full Doc	680	75%	75%	6	50%
Second Homes	Cash-Out Refi	1	Fixed/ARM/IO	Bank Statements	700 (Reduction if <700)	70% (-5%)	70%	6	50%
Second Homes	Cash-Out Refi	1	Fixed/ARM/IO	Asset Depletion	680	75%	75%	6	50% (or No Ratio: Assets cover 100% PITI)
Investment Property	Purchase/Rate/Term	1	Fixed/ARM/IO	Full Doc	660	85%	85%	6-12	50%
Investment Property	Purchase/Rate/Term	1	Fixed/ARM/IO	Bank Statements	680 (Reduction if <700)	80% (-5%)	80%	6-12	50%
Investment Property	Purchase/Rate/Term	1	Fixed/ARM/IO	Asset Depletion	660	85%	85%	6-12	50% (or No Ratio: Assets cover 100% PITI)
Investment Property	Purchase/Rate/Term	2-4	Fixed/ARM/IO	Full Doc	680	80%	80%	9-12	50%

Investment Property	Purchase/Rate/Term	2-4	Fixed/ARM/IO	Bank Statements	700 (Reduction if <700)	75% (-5%)	75%	9-12	50%
Investment Property	Purchase/Rate/Term	2-4	Fixed/ARM/IO	Asset Depletion	680	80%	80%	9-12	50% (or No Ratio: Assets cover 100% PITI)
Investment Property	Cash-Out Refi	1	Fixed/ARM/IO	Full Doc	680	75%	75%	6-12	50%
Investment Property	Cash-Out Refi	1	Fixed/ARM/IO	Bank Statements	700 (Reduction if <700)	70% (-5%)	70%	6-12	50%
Investment Property	Cash-Out Refi	1	Fixed/ARM/IO	Asset Depletion	680	75%	75%	6-12	50% (or No Ratio: Assets cover 100% PITI)
Investment Property	Cash-Out Refi	2-4	Fixed/ARM/IO	Full Doc	700	70%	70%	9-12	50%
Investment Property	Cash-Out Refi	2-4	Fixed/ARM/IO	Bank Statements	720 (Reduction if <700)	65% (-5%)	65%	9-12	50%
Investment Property	Cash-Out Refi	2-4	Fixed/ARM/IO	Asset Depletion	700	70%	70%	9-12	50% (or No Ratio: Assets

									cover 100% PITI)
--	--	--	--	--	--	--	--	--	---------------------

Notes: Bank Statements: 12/24 months Personal and/or Business; -5% LTV reduction applies if FICO <700 or for 12-month only (vs 24). Asset Depletion: Standard LTV for supplemental income; for sole source/No Ratio, max LTV 70% (assets cover 100% PITI, 84-month depletion). Max loan \$3M primary/\$2.5M investment. Reserves: PITI-based, increase for rural/non-warrantable condos (max 80% LTV). Prepay penalties on investment (up to 5 years).