

FICO/LTV Eligibility		
FICO	Purchase & R/T	Cashout
760+	85.00	80.00
740 - 759	85.00	80.00
720 - 739	85.00	80.00
700 - 719	80.00	80.00
680 - 699	80.00	75.00
660 - 679	70.00	70.00

Property Type Max LTV Limits	
Condo - Warrantable	80.00
Condo - Non-Warrantable	75.00
2-4 Unit	80.00

Program Products	
30 or 40 Yr Fixed	30 Yr Fully Amortizing; 30 or 40 Yr with 10 Yr I/O Option
5/6m, 7/6m ARM	30 Yr Fully Amortizing; 30 or 40 Yr with 10 Yr I/O Option

Other	
Occupancy	Primary Residence, Second Home and, Investment Property
Property Types	SFR, Modular, 2-4 Unit, Condo, Co-op, Rural up to 20 acres
Subordinate Financing	Max CLTV equals Max LTV provided above (2nd needs to be with US Institution)
Citizenship	US Citizen, Permanent Resident Alien & Non-Permanent Resident Alien
Appraisal Review	<=\$2.0mm 1 Appraisal + CDA, >\$2.0mm 2 Appraisals
Prepayment Penalties	Investment Properties Only
Condotel	Max/Min Loan amt: \$1.0mm/\$150,000. Max LTVs: Purchase 75%/RT& CO 65%

Interest Only Terms	
IO Period	Maturity / Amort Term
10 Yr	30 Yr / 20 Yr
10 Yr	40 Yr / 30 Yr

ARM Info	
5/6m ARM	30D Avg SOFR - Margin: 3.75%, 6% Inv. Caps: 2/1/5
7/6m ARM	30D Avg SOFR - Margin: 3.75%, 6% Inv. Caps: 5/1/5

DECLINING MARKETS			
Required to be applied for LTVs >65%			
Property value	Demand	Market Time	Reduce LTV
Declining	Shortage or In Balance	under 3 months	5%
Declining	Shortage	3-6 mths	5%
Declining	In Balance	3-6 mths or over 6 mths	10%
Declining	Over Supply	over 6 mths	10%

Overlays		
Loan Amt	Min Amt	125,000
	Max Amt	3,000,000
	<\$1mm Reserves Required	3
	\$1,000,000 - \$1,500,000 Reserves	6
	>\$1,500,000 Reserves	9
	>\$1.5M - \$2.0M	Max 80 LTV
>\$2.0mm	Max 75 LTV	
>\$2.0mm	Min FICO 680	
Rate Term	<=65% LTV	No Min reserves
I/O	Min FICO	680
	<=\$2.0mm	Max 80 LTV
	>\$2.0mm	Max 70 LTV
>=\$2.5mm	Max 65 LTV	
Resid Inc.	24 Mnth Doc (Enh 24/12)	\$1,500.00
Cashout	Loan amt >\$1.5M	500,000
	Max Cashout on LTV <= 65%	Unlimited
	Loan amt >\$1.5M	Reduce Max LTV by 5%
	Max LTV	80%
Min FICO	660	
I/O		Y
DTI	DTI >45%	Max 75 LTV
	Max DTI	50
Investment Prop	Max LTV	80%
>75% LTV Min FICO		740
Second Home	Max LTV	80%
Credit	Credit Event Seasoning	36 months
	Credit Event Max LTV	80%
	Mtg Dq 12 Mnth	1x30



# Platinum - Series 4

Full Doc

10/16/2023

FICO/LTV Eligibility		
FICO	Purchase & R/T	Cashout
760+	85.00	80.00
740 - 759	85.00	80.00
720 - 739	85.00	80.00
700 - 719	80.00	80.00
680 - 699	80.00	75.00
660 - 679	70.00	70.00

Property Type Max LTV Limits	
Condo - Warrantable	80.00
Condo - Non-Warrantable	75.00
2-4 Unit	80.00

Program Products	
30 or 40 Yr Fixd	30 Yr Fully Amortizing; 30 or 40 Yr with 10 Yr I/O Option
5/6m, 7/6m ARM	30 Yr Fully Amortizing; 30 or 40 Yr with 10 Yr I/O Option

Other	
Occupancy	Primary Residence, Second Home and, Investment Property
Property Types	SFR, Modular, 2-4 Unit, Condo, Co-op, Rural up to 20 acres
Subordinate Financing	Max CLTV equals Max LTV provided above (2nd needs to be with US Institution)
Citizenship	US Citizen, Permanent Resident Alien & Non-Permanent Resident Alien
Appraisal Review	<=\$2.0mm 1 Appraisal + CDA, >\$2.0mm 2 Appraisals
Prepayment Penalties	Investment Properties Only
Condotel	Max/Min Loan amt: \$1.0mm/\$150,000. Max LTVs: Purchase 75%/RT& CO 65%

Interest Only Terms	
IO Period	Maturity / Amort Term
10 Yr	30 Yr / 20 Yr
10 Yr	40 Yr / 30 Yr

ARM Info	
5/6m ARM	30D Avg SOFR - Margin: 3.75%, 6% Inv, Caps: 2/1/5
7/6m ARM	30D Avg SOFR - Margin: 3.75%, 6% Inv, Caps: 5/1/5

DECLINING MARKETS			
Required to be applied for LTVs >65%			
Property value	Demand	Market Time	Reduce LTV
Declining	Shortage or In Balance	under 3 months	5%
Declining	Shortage	3-6 mths	5%
Declining	In Balance	3-6 mths or over 6 mths	10%
Declining	Over Supply	over 6 mths	10%

Overlays		
Loan Amt	Min Amt	125,000
	Max Amt	3,000,000
	<\$1mm Reserves Required	3
	\$1,000,000-\$1,500,000 Reserves	6
	>\$1,500,000 Reserves	9
	>\$1.5M - \$2.0M	Max 80 LTV
	>\$2.0mm	Max 75 LTV
Rate Term	>\$2.0mm	Min FICO 680
	<=65% LTV	No Min reserves
I/O	Min FICO	680
	<=\$2.00mm	Max 80 LTV
	>\$2.0mm	Max 70 LTV
	>=\$2.5mm	Max 65 LTV
Cashout	Max Cashout on LTV >65%	500,000
	Loan amt >\$1.5M	Unlimited
	Max LTV	80%
	Min FICO	660
	Loan amt >\$1.5M	Reduce max LTV by 5%
DTI	I/O	Y
	Max DTI	50%
Investment Prop	DTI >45%	Max 75 LTV
	Max LTV	80%
	>75% LTV Min FICO	740
Second Home	Max LTV	80%
Credit	Credit Event Seasoning	36 Months
	Credit Event Max LTV	80%
	Mtg Dq 12 Mnth	1x30
Resid Inc.	24 Mnth Doc (Full 24/12)	\$ 1,500

FICO/LTV Eligibility		
FICO	Purchase & R/T	Cashout
760+	80.00	75.00
740 - 759	80.00	75.00
720 - 739	75.00	75.00
700 - 719	75.00	75.00
Foreign National	70.00	N/A

Property Type Max LTV Limits	
Condo - Warrantable	80.00
Condo - Non-Warrantable	75.00
2-4 Unit	75.00

Overlays		
Loan Amt	Min Amt	100,000
	Max Amt	3,000,000
	<\$1mm Reserves Required	3
	\$1,000,000-\$1,500,00 Reserves	6
	>\$1,500,000 Reserves	9
	>\$1.5mm	Max 75 LTV
I/O	>\$2.0mm	Max 70 LTV
	>\$2.0mm	Min FICO 700
	Min FICO	700
Cashout	Max Loan Amt	2,000,000
	Max LTV	75%
	Max Cashout on LTV >65%	500,000
	Max Cashout on LTV <= 65%	Unlimited
Rate Term	Loan amt >\$1.5M	Max 65 LTV
	Min FICO	700
DSCR	I/O	Y
	<=65% LTV	No Min reserves
	Min	1.00
Credit Event	Min Cash Out DSCR	1.00
	Condotel	Min DSCR 1.00
	Credit Event Seasoning	36 months
Foreign National	Credit Event Max LTV	75%
	Mtg Dq 12 Mnth	1x30
	Max LTV	70%
	Reserves	12 months

Other	
Occupancy	Investment Properties Only
Property Types	SFR, Modular, 2-4 Unit, Condo, Co-op, Rural up to 20 acres
DSCR Calc	DSCR = *Gross Rental Income/Qualified Monthly Mortgage Payment (PITIA) or (ITIA for IO)
Subordinate Financing	Not Allowed
First Time Investor	Max LTV 75%, min DSCR =>1.00 and 12 months reserves required
Citizenship	US Citizen, Permanent Resident Alien & Non-Permanent Resident Alien, Foreign National
Appraisal Review	<=\$2.0mm 1 Appraisal + CDA, >\$2.0mm 2 Appraisals
Prepayment Penalties	Yes
Condotel	Max/Min Loan amt: \$1.0mm/\$150,000. Max LTVs: Purchase 75%/RT& CO 65%

Program Products	
30 Fixed	30 Yr Fully Amortizing; 30 Yr with 10 Yr I/O Option
5/6m, 7/6m ARM	30 Yr Fully Amortizing; 30 Yr with 10 Yr I/O Option
40 Year Fixed w/ I/O option	40 Yr with 10 Yr I/O Option

\* Qualifying Rent will be Higher of: The Market Rent as per the 1007 up to a max 20% difference or the Current lease income

DECLINING MARKETS			
Required to be applied for LTVs >65%			
Property value	Demand	Market Time	Reduce LTV
Declining	Shortage or In Balance	under 3 months	5%
Declining	Shortage	3-6 mths	5%
Declining	In Balance	3-6 mths or over 6 mths	10%
Declining	Over Supply	over 6 mths	10%

ARM Info	
5/6m ARM	30D Avg SOFR - Margin: 6.0%, Caps: 2/1/5
7/6m ARM	30D Avg SOFR - Margin: 6.0%, Caps: 5/1/5