

Platinum

FULL DOC, EXPRESS DOC, ASSET UTILIZATION, BANK STATEMENT AND 12/24 MONTH P&L

PRIMARY RESIDENCE (1-3 Units)

| TRANSACTION TYPE | MAX LTV/CLTV | MAX LOAN AMOUNT | MIN FICO |
|-------------------------------|--|-----------------|----------|
| PURCHASE RATE AND TERM | 90% ^{1,2,5,6} (Purchase Only) | \$1,000,000 | 720 |
| | 85% ^{3,5,6} (Purchase Only) | \$2,000,000 | 680 |
| | 80% | \$2,000,000 | 660 |
| | | \$2,500,000 | 680 |
| | | \$3,000,000 | 700 |
| | 70% | \$3,500,000 | 720 |
| CASH OUT | 80% ⁵ | \$1,500,000 | 700 |
| | | \$2,000,000 | 720 |
| | 75% | \$1,500,000 | 660 |
| | | \$2,000,000 | 700 |
| | | \$2,500,000 | 720 |
| | 70% | \$2,000,000 | 660 |
| | | \$2,500,000 | 700 |
| | | \$3,000,000 | 720 |

SECOND HOME (1 Unit)

| TRANSACTION TYPE | MAX LTV/CLTV | MAX LOAN AMOUNT | MIN FICO |
|-------------------------------|--------------------------------------|-----------------|----------|
| PURCHASE RATE AND TERM | 85% ^{3,5,6} (Purchase Only) | \$1,000,000 | 680 |
| | | \$1,500,000 | 720 |
| | 80% | \$1,000,000 | 660 |
| | | \$2,000,000 | 680 |
| | | \$2,500,000 | 700 |
| | 75% | \$1,500,000 | 660 |
| \$2,500,000 | | 680 | |
| CASH OUT | 75% | \$1,500,000 | 680 |
| | | \$2,000,000 | 720 |
| | 70% | \$1,500,000 | 660 |
| | | \$2,000,000 | 680 |
| | | \$2,500,000 | 720 |
| | | \$2,000,000 | 660 |

INVESTMENT (1-4 Units)

| TRANSACTION TYPE | MAX LTV/CLTV | MAX LOAN AMOUNT | MIN FICO |
|-------------------------------|----------------------------------|--------------------------|----------|
| PURCHASE RATE AND TERM | 80% ⁵ (Purchase Only) | \$1,500,000 | 660 |
| | | 2000000 ⁴ | 680 |
| | | 2500000 ⁴ | 700 |
| | 75% | 2000000 ⁴ | 660 |
| CASH OUT | 75% | \$1,500,000 | 680 |
| | 70% | \$2,000,000 ⁴ | 660 |
| | | \$2,500,000 ⁴ | 720 |

¹Condos – Max 85%
²Min loan amount \$200k. Interest Only not permitted- No FTHB
³Interest Only 40 Yr IO not permitted.
⁴Loans \$2MM+ are allowed for 2–4-unit properties only
 • Exception: SFR and 2–4-unit properties allowed in California only
⁵12/24 Month P&L - Max LTV 80% and Min FICO 660
⁶Non-Warrantable – Max 80%

Asset Utilization
 - Primary and 2nd home – Max 80% LTV/CLTV
 - Investment Property – Max 65% LTV/CLTV
 - Cash out – Max 60% LTV/CLTV
 - Gift funds may not be used

Gold

FULL DOC, EXPRESS DOC, ASSET UTILIZATION, 1099, BANK STATEMENT AND 12/24 MONTH P&L

PRIMARY RESIDENCE (1-3 Units)

| TRANSACTION TYPE | MAX LTV/CLTV | MAX LOAN AMOUNT | MIN FICO |
|------------------------|--------------|-----------------|----------|
| PURCHASE RATE AND TERM | 80% | \$1,500,000 | 640 |
| | | \$2,000,000 | 680 |
| | | \$2,500,000 | 720 |
| | 75% | \$2,000,000 | 620 |
| | | \$2,500,000 | 680 |
| | | \$3,000,000 | 700 |
| CASH OUT | 80% | \$1,000,000 | 680 |
| | 75% | \$1,500,000 | 660 |
| | | \$2,000,000 | 680 |
| | 70% | \$1,500,000 | 640 |
| | | \$2,000,000 | 660 |
| | 65% | \$2,500,000 | 700 |
| \$1,500,000 | | 620 | |
| | | \$2,500,000 | 680 |

SECOND HOME (1 Unit)

| TRANSACTION TYPE | MAX LTV/CLTV | MAX LOAN AMOUNT | MIN FICO |
|------------------------|--------------|-----------------|----------|
| PURCHASE RATE AND TERM | 80% | \$1,000,000 | 640 |
| | | \$1,500,000 | 660 |
| | | \$2,000,000 | 680 |
| | 75% | \$1,500,000 | 640 |
| | | \$2,000,000 | 660 |
| | | \$2,500,000 | 700 |
| 70% | \$2,000,000 | 640 | |
| | \$2,500,000 | 680 | |
| CASH OUT | 75% | \$1,500,000 | 660 |
| | | \$2,000,000 | 700 |
| | 70% | \$1,000,000 | 640 |
| | | \$2,000,000 | 680 |
| | 65% | \$2,000,000 | 660 |

INVESTMENT (1-4 Units)

| TRANSACTION TYPE | MAX LTV/CLTV | MAX LOAN AMOUNT | MIN FICO |
|------------------------|---------------------|-----------------|----------|
| PURCHASE RATE AND TERM | 80% (Purchase Only) | \$1,000,000 | 640 |
| | | \$1,500,000 | 660 |
| | | \$2,000,000 | 680 |
| | 75% | \$1,500,000 | 640 |
| | | \$2,000,000 | 660 |
| | | \$2,500,000 | 680 |

| | | | |
|-----------------|-----|-------------|-----|
| CASH OUT | 75% | \$1,500,000 | 660 |
| | | \$2,000,000 | 700 |
| | 70% | \$1,000,000 | 640 |
| | | \$2,000,000 | 660 |
| | 65% | \$1,500,000 | 640 |
| | | \$2,500,000 | 680 |

Asset Utilization
- Primary and 2nd home – Max LTV/CLTV 80%
- Investment Property – Max LTV/CLTV 65%
- Cash out – Max LTV/CLTV 60%
- Gift funds may not be used

12/24 Month P&L - Max LTV 75% and Min FICO 660

| FLEX Underwrite | | | | | |
|--|-------------------------------|---------------------|---------------------|------------------------|-----------------|
| FNMA DU@/DO@ or FHLMC LPA@ ("AUS") DOCUMENTATION | | | | | |
| OCCUPANCY | TRANSACTION TYPE | CREDIT GRADE | MAX LTV/CLTV | MAX LOAN AMOUNT | MIN FICO |
| PRIMARY 1-3 Units | PURCHASE RATE AND TERM | Platinum | 80% | \$2,500,000 | 660 |
| | | Gold | | | 640 |
| | CASH OUT | Platinum | 75% | \$2,500,000 | 660 |
| | | Gold | | | 640 |
| SECOND HOME 1 Unit | PURCHASE RATE AND TERM | Platinum | 75% | \$2,500,000 | 680 |
| | | Gold | | | 640 |
| INVESTMENT 1-4 Units | PURCHASE RATE AND TERM | Platinum | 70% | \$2,500,000 | 660 |
| | | Gold | | | 640 |

| PRODUCTS | All Products | | | | | |
|-----------------------------|--|--|----------------|--------------------|---------------------|-----------------|
| | Product | Term | IO Term | Initial Cap | Periodic Cap | Life Cap |
| | 5/6 ARM | 360 mo | NA | 2 | 1 | 5 |
| | 5/6 ARM | 480 mo | NA | 2 | 1 | 5 |
| | 5/6 ARM IO | 360 mo | 120 mo | 2 | 1 | 5 |
| | 5/6 ARM IO | 480 mo | 120 mo | 2 | 1 | 5 |
| | 7/6 ARM | 360 mo | NA | 5 | 1 | 5 |
| | 7/6 ARM | 480 mo | NA | 5 | 1 | 5 |
| | 7/6 ARM IO | 360 mo | 120 mo | 5 | 1 | 5 |
| | 7/6 ARM IO | 480 mo | 120 | 5 | 1 | 5 |
| | 30 Yr Fixed | 360 mo | NA | NA | NA | NA |
| | 30 Yr Fixed IO | 360 mo | 120 mo | NA | NA | NA |
| | 40 Yr Fixed | 480 mo | NA | NA | NA | NA |
| | 40 Yr Fixed IO | 480 mo | 120 mo | NA | NA | NA |
| | MIN LOAN AMOUNT | All Programs | \$125,000 | | | |
| INTEREST ONLY | Platinum | Purchase: Max 85% LTV/CLTV Rate & Term and Cash-Out: Max 80% LTV/CLTV Min 700 FICO | | | | |
| | Gold | Purchase/Rate & Term/Cash-Out: Max 80% LTV /CLTV Min 680 FICO | | | | |
| | FLEX Underwrite | Purchase/Rate &Term: Max 80% LTV/CLTV, Cash-Out 75% LTV/CLTV | | | | |
| INTEREST ONLY PERIOD | 40 Year Interest Only = 10 year I/O then 30-year amortization; Max 80%LTV/CLTV 30 Year Interest Only = 10 year I/O then 20-year amortization; Max 85%LTV/CLTV | | | | | |
| | Platinum, Gold | 5/6s and 7/6s – greater of Note Rate or the Fully Indexed Rate (rounded) | | | | |

| | | | | |
|---|---|---|---|--|
| QUALIFICATION | FLEX Underwrite | 5/6s – greater of the Note Rate + 2% or Fully Indexed rate 7/6s – greater of Note Rate or the Fully Indexed rate | | |
| | For I/O's calculate payment based on (1) the Qualifying Rate described above, (2) the original balance, and (3) a term that equals the amortization term (i.e., 360 months for 40 year I/O). Qualifying payment for I/O must include principal component. | | | |
| DTI | Platinum and Gold | > 85% LTV/CLTV | 45% DTI | |
| | | ≤ 85% LTV/CLTV | 50% DTI | |
| | FLEX Underwrite | Per FNMA DU®/DO® or FHLMC LPA® ("AUS") Findings (max of 50% DTI) | | |
| BORROWER | Non-Occupant Co-Borrower | Platinum | Primary Purchase & R&T, 1 Unit Only Eligible with blended ratios | |
| | | Gold | Per AUS | |
| | | FLEX Underwrite | Per AUS | |
| | Non-Permanent Resident Aliens | Platinum, Gold, | Max 80% LTV, Primary Residence Purchase & R&T, 1-2 Units Only | |
| | | FLEX Underwrite | Per AUS | |
| Limited Partnerships, General Partnerships, Corporations, Limited Liability Company – Eligible (Layered entities not permitted) First Time Homebuyers – Eligible (see guidelines) Foreign Nationals – Ineligible FLEX Underwrite – All borrowers must have a valid SSN | | | | |
| FIRST TIME INVESTOR | Platinum, Gold | Eligible with a 5% LTV/CLTV reduction | | |
| | FLEX Underwrite | Per AUS | | |
| CREDIT EVENTS | Platinum | ort Sale, Foreclosure, Bankruptcy, 12 | 12 Month Housing History | |
| | | 4 Years BK – Ch 7, 11 – based on discharge or dismissal date BK – Ch 13 paid as agreed based on filed date BK – Ch 13 – payment history shows no 30-day lates Note: Cash out cannot be used to settle, BK must have been settled prior to application | 0 x 30 x 12 | |
| | Gold | 2 Years | 0 x 60 x 12 | |
| | | 1 year (additional LLPA applies) | | |
| FLEX Underwrite | Follow applicable Platinum or Gold credit grades | Platinum: 1 x 30 x 12 (per AUS, no rolling) Gold: 0 x 60 x 12 | | |
| For loan casefiles with credit events outside of FNMA or FHLMC allowances, "Extenuating Circumstance (EC)" override in AUS may be used. The loan must still fall within Platinum or Gold requirements for seasoning. See Underwriting Guidelines for details. | | | | |
| QUALIFYING FICO | Full Doc, Express Doc, Asset Utilization and FLEX | | Bank Statement | |
| | Primary wage earner | | Primary wage earner Borrowers with 50/50 split ownership need to use the higher of the two mid FICO scores | |
| | No borrower can have a middle FICO score less than 660 (Platinum), 620 (Gold) FLEX Underwrite – Per AUS (see above matrix for minimum qualifying FICO requirements) | | | |
| | For refinances, the use of highest score is only eligible if that borrower meets continuity | | | |
| RESERVES | Platinum | ≤\$2,000,000 | 6 months | |
| | | >\$2,000,000 | 9 months | |
| | Gold | ≤ \$1,000,000 | 3 months | |
| | | ≤\$2,000,000 | 6 months | |
| | | >\$2,000,000 | 9 months | |
| | | R/T Refi, Max 60% LTV/CLTV, Min 0x30x12 | No reserves needed | |
| | FLEX Underwrite | Per AUS | | |
| Departing Residence Pending Sale – An additional 6 months PITIA reserves for the departure residence is required if payment is being excluded and property is under contract. For FLEX Underwrite, follow AUS requirements. | | | | |

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|---|--|--|--|
| GIFT FUNDS | Primary Purchase Only >80% LTV/CLTV – Borrower must have 10% of their own funds documented but not required to use ≤80% LTV/CLTV – Borrower must have 5% of their own funds documented but not required to use Gift of equity eligible to a max 75% LTV (Primary Only) FLEX Underwrite – Follow FNMA/FHLMC Selling Guide for all gift, gift of equity and minimum borrower contribution requirements If min borrower contribution % is not used towards the down payment, those funds can be used towards reserves. | | |
| MAX CASH OUT | | >70 LTV/CLTV | <70 LTV/CLTV |
| | Platinum FLEX Platinum | \$1,000,000 | Unlimited |
| | Gold FLEX Gold | \$1,000,000 | Unlimited |
| CASH OUT TRANSACTION | - Cash-Out permitted to meet reserves for all programs - Borrower must have owned the property for a minimum of 6 months prior to the application date. | | |
| ASSETS | Most recent required months asset statements, quarterly statement or FNMA approved third party direct pull services 100% value of Bank Accounts, Stocks, Bonds, Mutual Funds, Retirement Accounts at vesting percentage | | |
| | Transaction Type | Asset Statement Requirement | |
| | Asset Utilization | 4 Months Statements | |
| | All other Programs | 1 Month Statement | |
| | Cash-Out Refinance | 0 Months required if C/O satisfied reserve requirement (1 month otherwise) | |
| INCOME DOCS (See guidelines for more details) | Full Doc | | Express Doc |
| | <ul style="list-style-type: none"> · Eligible with Platinum and Gold · Wage Earner - most recent YTD paystub with at least 30 days earnings or Electronic WVOE (i.e. The Work Number) and 2 years W2 (or tax transcripts) · Self-Employed = 2 years personal & business tax returns w/ YTD P&L | | <ul style="list-style-type: none"> · Wage Earner - most recent YTD paystub with at least 30 days earnings or Electronic WVOE (i.e. The Work Number) and 1-year W2 (or tax transcripts) · Self-Employed = 1 year personal and business tax returns with YTD P&L |
| | Bank Statement | | Asset Utilization |
| | <ul style="list-style-type: none"> · Eligible with Platinum, Gold and · FLEX Underwrite | | <ul style="list-style-type: none"> · Qualified assets with draw schedule of 5 years · FLEX Underwrite – Follow AUS guides w/ a 10-year draw |
| | 12/24 Month CPA Prepared P&L | | FLEX Underwrite |
| | <ul style="list-style-type: none"> · Eligible with Platinum, Gold and · FLEX Underwrite · See UW Manual for documentation requirements | | <ul style="list-style-type: none"> · Follow AUS findings with min 1-year verification of income · Electronic WVOE (i.e., The Work Number) is acceptable · Bank Statement product is eligible with FLEX features |
| | 1099 Borrowers | | |
| | Eligible with Platinum and Gold 1 or 2 years of 1099s See UW Manual for documentation requirements | | |
| | <ul style="list-style-type: none"> · 12- or 24- months most recent Personal or Business bank statements · 2-year history of business ownership – greater than 1-year but less than 2 can be considered as per FNMA. · Business ownership – Minimum of 25% ownership | | |
| | BUSINESS BANK STATEMENTS | | |
| | Borrowers who are using more than 3 separate bank accounts must qualify using personal bank statements | | |
| | Option 1 – FIXED EXPENSE RATIO | Option 2 - THIRD PARTY EXPENSE RATIO | |

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|---|--|--|----------------------|---|------------------|--|
| BANK STATEMENT INCOME | <p>All business can qualify using a 50% expense ratio Option 1: 50% Expense Factor will be utilized to calculate income · Any loan with LTV>85.01 will be required to use 50% expense factor · Verify borrower is minimum 25% owner of business · Decreasing or negative ending balances must be addressed · Cyclical and seasonal trends may be taken into consideration</p> <p>(CPA/Tax Attorney/Enrolled Agent/PTIN) · Max LTV 80% - Purchase & R/T · Max LTV 75% - Cash Out · 20% Floor · 3rd party must have filed most recent business tax returns · Tax Professional must verify the borrower's ownership percentage To determine net income, multiply eligible business deposits by the following: 100% minus the Expense Ratio as described above</p> <p>Option 2: 20% Expense Ratio eligible only if all of the following applies to the business Max LTV 85% · Borrower is sole owner and operator of the business (no partners, employees, etc.) · Service business (no cost of goods, no heavy equipment, machinery, etc.) · Does not require office space that would incur rent</p> <p style="text-align: center;">PERSONAL BANK STATEMENTS</p> <p>Option 1: Personal bank statements with evidence of business bank account · 100% of business deposits in a personal bank account can be used. · Provide most recent 2 months business statements to validate deposits are from the borrower owned business bank account (Only giving credit for transfers from the business; or receipt of payroll from business and distributions only)</p> <p>Option 2: Personal bank statements with no business bank account · Comingled business and personal with no business account for non-service businesses are considered as business bank statements with the appropriate expense factor (20% Service Business, 50% non-service business) applied. See section 10.4.2 · Deposits from self-employment business only, will be included into bank statement calculation · A trend of repeated expense not reported on the credit report may need additional explanation and may be considered a liability</p> | | | | | |
| 12/24 MONTH CPA/ENROLLED AGENT (EA) PREPARED PROFIT & LOSS | <ul style="list-style-type: none"> · Max LTV 75% (PLATINUM and GOLD) · Min FICO 660 (PLATINUM and GOLD) · Self-Employed borrowers only · Most recent 12 or 24 -month Profit & Loss statement (P&L). P&L end date must be less than 90 days old at closing · All Profit & Loss statements must be completed by an independent CPA/EA · CPA/EA license must be verified · Self-employed borrowers who file their own tax returns are not eligible · Minimum of 2 years self-employment in the current profession · Borrower narrative on nature of business required · See Underwriting Manual for additional requirements | | | | | |
| FLEX Underwrite (AUS Documentation and Bank Sta | <p>FLEX program will utilize Fannie Mae Desktop Underwriter (DU®/DO®) or Freddie Mac Loan Product Advisor (LPA®) findings, referred to throughout this document as "AUS," with the added guideline allowance of Platinum and Gold benefits for ease of process. The loan will be underwritten to the FLEX program matrix, the AUS Findings and the overlays noted below. Any items not addressed in this section will default to FNMA/FHMLC Selling Guides. This is a Non-QM program. Please refer to full matrix and guidelines for additional process details.</p> <table border="1" data-bbox="414 1312 1604 1659"> <tr> <td data-bbox="414 1312 803 1470">Underwriting Process</td> <td data-bbox="803 1312 1604 1470"> <ul style="list-style-type: none"> · FNMA DU®/DO® or FHLMC LPA® is required · References to "AUS" throughout this document collectively refer to FNMA DU®/DO® or FHLMC LPA® Findings · For underwriting guidelines not addressed in this document or UW Guidelines, please reference the Fannie Mae or Freddie Mac Seller Guide for details. </td> </tr> <tr> <td data-bbox="414 1470 803 1659">AUS Requirements</td> <td data-bbox="803 1470 1604 1659"> <ul style="list-style-type: none"> · Approve/Eligible · Approve/Ineligible (due to loan amount, loan structure, Interest Only, property (non-warrantable condo) and credit event · Refer to Credit Event section for details · Note: Refer or Caution findings will not be eligible for delivery, however, may be eligible under Platinum or Gold Program and considered a manual underwrite </td> </tr> </table> | | Underwriting Process | <ul style="list-style-type: none"> · FNMA DU®/DO® or FHLMC LPA® is required · References to "AUS" throughout this document collectively refer to FNMA DU®/DO® or FHLMC LPA® Findings · For underwriting guidelines not addressed in this document or UW Guidelines, please reference the Fannie Mae or Freddie Mac Seller Guide for details. | AUS Requirements | <ul style="list-style-type: none"> · Approve/Eligible · Approve/Ineligible (due to loan amount, loan structure, Interest Only, property (non-warrantable condo) and credit event · Refer to Credit Event section for details · Note: Refer or Caution findings will not be eligible for delivery, however, may be eligible under Platinum or Gold Program and considered a manual underwrite |
| Underwriting Process | <ul style="list-style-type: none"> · FNMA DU®/DO® or FHLMC LPA® is required · References to "AUS" throughout this document collectively refer to FNMA DU®/DO® or FHLMC LPA® Findings · For underwriting guidelines not addressed in this document or UW Guidelines, please reference the Fannie Mae or Freddie Mac Seller Guide for details. | | | | | |
| AUS Requirements | <ul style="list-style-type: none"> · Approve/Eligible · Approve/Ineligible (due to loan amount, loan structure, Interest Only, property (non-warrantable condo) and credit event · Refer to Credit Event section for details · Note: Refer or Caution findings will not be eligible for delivery, however, may be eligible under Platinum or Gold Program and considered a manual underwrite | | | | | |
| TRADELINES | <p>Platinum Gold</p> | <ul style="list-style-type: none"> · Each borrower must have 2 tradelines, rated at least 12 months, with activity in the last 24 months. · Tradeline may be opened or closed · Eligible tradelines cannot have any derogatory history in previous 24 months · Current housing not reporting on credit can be considered an open trade if supported by bank records (cancelled checks/debits) · Borrower(s) not using income to qualify are not required to meet the minimum tradeline requirements listed above · No authorized user accounts will be used to satisfy minimum tradelines · Non-traditional credit is not allowed as an eligible tradeline. | | | | |
| | FLEX Underwrite | Follow AUS Findings | | | | |

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|-----------------|--|---|
| PROPERTY | Primary 1-3 Units / Second Home 1-Unit /Non-Owner 1-4 Units Max 4 Units Rural Properties – eligible for Platinum, Gold and FLEX Underwrite · Primary Residence – Max 75% LTV/CLTV · 2nd Home – Max 70% LTV/CLTV · Investment - Ineligible · Must be primarily for residential use Max Financed Properties – Platinum/Gold- no limit; FLEX- as per FNMA DO®, DU®, FHLMC LPA® Lendz exposure to a single borrower/guarantor is limited to \$5M UPB or 10 loans. Live/Work Condos – Follow FNMA Subject Property Short Term Rentals not permitted | Co-Ops Permitted ((exception required) Max Acreage – Max 10 acres Minimum Square Footage – 500 sq ft per unit-No kitchenettes Properties with Business and Residential Use · Eligible for Platinum, Gold and FLEX Underwrite · Must be a primary residence · 10% LTV/CLTV reduction – 65% LTV/CLTV floor · Max 4-Units Declining Markets requires 5% LTV reduction from max qualifying LTV. Floor: 75% Purchase 70% Refinance |
|-----------------|--|---|

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|-------------------------------|--|--|
| NON-WARRANTABLE CONDOS | Non-Warrantable Condos – Limited to two (2) | |
| | Max LTV | 80% |
| | Presale | At least 30% of the units must be sold or under bona fide contract |
| | Investor Concentration | Up to 55% of units can be tenant occupied |
| | Single Entity Ownership | A single entity can own up to 30% of units |
| | Insurance Coverage | Exceptions to Fannie Mae minimum coverage requirements |
| | Reserves | <10% replacement, maintenance, and/or deductible |
| | Mandatory Membership | Cannot exceed 10% of purchase price |
| | Material Litigation - Structural/Functional litigation against developer | Ineligible |
| | Delinquent HOA - in excess of Fannie Mae 15% limit | Ineligible |
| | Newly Converted - Non-full gut rehabs | Ineligible |
| | Flood Insurance | Projects in a flood zone with no master flood coverage are ineligible. Borrower individual policies are not acceptable |

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|-------------------------------|--------------------------|--|---|--|-----|-----|
| APPRAISAL REQUIREMENTS | Platinum | Loan amount ≥ \$2,000,000 and >65% LTV/CLTV - 2 full appraisals | | | | |
| | Gold | 1 Full appraisal required for all transactions | | | | |
| | FLEX Underwrite | Follow applicable credit grade (Platinum or Gold) appraisal requirements. PIW Ineligible | | | | |
| | | All appraisals require a third-party desk review · For CU scores ≤ 2.5 – no additional review is required | | | | |
| | Hybrid appraisals | Approved Vendors | Lendz Financial approved vendors | | | |
| | | Hybrid Appraisal Type | Purchase, Rate/ Term Cash Out | Interior Hybrid Appraisal signed by a state licensed/ certified appraiser | | |
| | | Max Loan Amount | \$1,500,000 | | | |
| | | Min FICO | 680 | | | |
| | | Property Types | Eligible · SFR 1-4 Unit · Condo · PUD · Max 4 Units | Ineligible · Rural · Leaseholds or Properties on leased land · Irregular or non-residential zoning · Atypical or extremely custom homes · Properties on acreage - 5+ Acres · Properties in need of major repairs · Condotels · New construction PUDs/ Condos · Properties subject to inspection · HPML | | |
| | | Hybrid Appraisal Max LTV/CLTV | Owner Occupied | 75% | 70% | 60% |
| | | | 2nd Home | 70% | 70% | 60% |

| | | | Investment | 70% | 65% | 60% |
|---|---|--|-------------------|-----|-----|-----|
| ESCROWS | Required for HPML loans per CFPB and LTVs > 85% | | | | | |
| SUBORDINATE FINANCING | Allowed behind Fixed and Institutional Financing Only, Primary Residence Only FLEX Underwrite – Follow AUS | | | | | |
| PREPAYMENT PENALTY (INVESTMENT PROPERTIES) | Applies to all Investment Properties – Platinum, Gold, FLEX Underwrite Standard Prepayment Penalty Term – 1, 2 ,3 ,4, or 5-year (see rate sheet) | | | | | |

DSCR 1.0+

| TRANSACTION TYPE | LTV/CLTV | MAX LOAN AMOUNT | FICO |
|------------------------|------------------|-----------------|------|
| PURCHASE RATE AND TERM | 80% ¹ | \$1,000,000 | 640 |
| | | \$1,500,000 | 660 |
| | | \$2,000,000 | 740 |
| | 75% | \$1,000,000 | 620 |
| | | \$1,500,000 | 640 |
| | | \$2,000,000 | 700 |
| | 70% | \$1,500,000 | 620 |
| | | \$2,000,000 | 640 |
| | | \$2,500,000 | 700 |
| | 65% | \$2,000,000 | 620 |
| \$2,500,000 | | 660 | |
| CASH OUT | 75% | \$1,500,000 | 700 |
| | 70% | \$1,500,000 | 660 |
| | 65% | \$1,000,000 | 620 |
| | | \$2,000,000 | 660 |
| | 60% | \$2,500,000 | 700 |

- Minimum loan amount \$100,000
- Loan amounts \$100k-\$150k – require min DSCR 1.25

¹3-4 Unit Max 75%

Short Term Rental **Refinance**: Min DSCR 1.0%. Max LTV 70%. Min Score 700. and 1-year experience operating a short-term rental.

Short Term Rental **Purchases**: Min DSCR 1.0% (or 1.25% using AirDNA 'Rentalizer' tool). Max LTV 75%, Min Score 700, and 1-year experience operating a short-term rental. Max LTV 70% without 1-year experience operating a short-term rental.

DSCR Premier - DSCR 1.0+

| TRANSACTION TYPE | LTV/CLTV | MAX LOAN AMOUNT | FICO |
|------------------------|----------|-----------------|------|
| PURCHASE RATE AND TERM | 70% | \$1,500,000 | 720 |
| CASH OUT | | | |

- Minimum loan amount \$100,000
- Loan amounts < \$150,000 – require min 1.25 DSCR
- Non-Perm Resident Aliens and Foreign Nationals not permitted.
- 40-Yr Fixed and 40-Yr ARM fully amortizing products not permitted
- All additional overlays of Standard DSCR otherwise apply
- Short-term Rental qualifying: not allowed
- Market Rent Survey based on long-term tenancy may be used with Min DSCR of 1.00 (or 1.25 < \$150,000)
- Geographic Restriction: Georgia loans must be closed in an entity to be eligible for Investor Premier

DSCR .75-.991

| TRANSACTION TYPE | LTV/CLTV | MAX LOAN AMOUNT | FICO |
|------------------------|----------|-----------------|------|
| PURCHASE RATE AND TERM | 70% | \$1,500,000 | 680 |
| | 65% | \$2,000,000 | 700 |

¹Min \$175k loan amount; 40 yr. IO not permitted.

| ELIGIBILITY | Financing of the investment property must be solely for commercial / business purposes and is required to sign a Certification of Business Purpose/Non-Owner Occupancy | | | | | |
|--|---|--------|------------------|-------------|-----------------------------------|----------|
| PRODUCTS | | | | | | |
| | Product | Term | IO Term | Initial Cap | Periodic Cap | Life Cap |
| | 5/6 ARM | 360 mo | NA | 2 | 1 | 5 |
| | 5/6 ARM | 480 mo | NA | 2 | 1 | 5 |
| | 5/6 ARM IO | 360 mo | 120 mo | 2 | 1 | 5 |
| | 5/6 ARM IO | 480 mo | 120 mo | 2 | 1 | 5 |
| | 7/6 ARM | 360 mo | NA | 5 | 1 | 5 |
| | 7/6 ARM | 480 mo | NA | 5 | 1 | 5 |
| | 7/6 ARM IO | 360 mo | 120 mo | 5 | 1 | 5 |
| | 7/6 ARM IO | 480 mo | 120 | 5 | 1 | 5 |
| | 30 Yr Fixed | 360 mo | NA | NA | NA | NA |
| | 30 Yr Fixed IO | 360 mo | 120 mo | NA | NA | NA |
| | 40 Yr Fixed | 480 mo | NA | NA | NA | NA |
| | 40 Yr Fixed IO | 480 mo | 120 mo | NA | NA | NA |
| Email: lockdesk@lendzfinancial.com Lock hours: 9 am - 6 pm EST Monday - Friday Lock window: 10 am - 5 pm EST Monday - Friday | | | | | | |
| MIN LOAN AMOUNT | Standard DSCR - \$100,000 - Loan amounts \$100k-\$150k – require min 1.25 DSCR DSCR Premier - \$100,000 - Loan amounts < \$150,000 – require min 1.25 DSCR | | | | | |
| INTEREST ONLY | Interest Only Period – 40 Year Interest Only = 10-year IO then 30-year amortization (not permitted on DSCR <0.99) 30 Year Interest Only = 10-year IO then 20-year amortization | | | | | |
| QUALIFICATION | Fully amortizing fixed and ARM loans are qualified at the initial P&I (30-yr or 40-yr, as applicable), property taxes, HOA, etc. Interest only loans are qualified on the interest only payment, property taxes, insurance, HOA. | | | | | |
| DSCR CALCULATION | Lesser of 1) 1007 market rent or 2) current lease or 12 mo average Short-Term Rental statements divided by (P)ITIA. See Rent Qualification in Manual. | | | | | |
| DSCR MAX LTV/CLTV | DSCR .75 – 0.99 | | DSCR 1.0+ | | DSCR Premier DSCR 1.0+ | |
| | Max 70% LTV/CLTV Min 680 FICO | | Max 80% LTV/CLTV | | Max 70% | |
| BORROWERS | US Citizen Non-Permanent Resident Aliens - 1-2-unit properties only First Time Investors (see below for details) Limited Partnerships, General Partnerships, Corporations, Limited Liability Company Inter-vivos Revocable Trust Ineligible: First Time Homebuyer, Foreign Nationals | | | | | |
| FIRST TIME INVESTOR | Eligible with DSCR ≥1.0 Only DSCR <1.0 not permitted for first time investors Motivation letter required if property is purchased out of state from the borrower's/guarantor's residence | | | | | |
| CREDIT EVENTS | 4 years seasoning, reduced to minimum 3 years with additional LLPA LOE required for credit event < 4 years seasoned *Housing Event = Foreclosure, Short Sale, Deed in Lieu, Default Modification, Notice of Default or 120+ Delinquent Bankruptcy Ch 7 and 11, based on discharged or dismissal date and Ch. 13 paid as agreed within 4 years of filed date, or 3 years with LLPA. All bankruptcies must have been discharged/dissolved prior to application. No open bankruptcies allowed. | | | | | |
| | <ul style="list-style-type: none"> · 1x30x12 (no rolling) · Only one borrower needs to meet housing history · All borrowers must be current on mortgage, property taxes and HOA dues, or rent at loan application | | | | | |

| | |
|------------------------|--|
| HOUSING HISTORY | <ul style="list-style-type: none"> · Property tax liens and delinquent HOA dues at application will require a pre-approval · Housing history required for Primary and subject property refi. Other REO, not reported on credit, no mortgage rating required · Document housing history via 12 months proof of payment via credit report, cancelled checks, bank debits or institutional VOR/VOM. · Rent free or incomplete housing history <ul style="list-style-type: none"> o No open and active mortgages reporting on credit or free and clear properties will require an exception and is generally limited to max 75% LTV. o Open and active mortgage(s) reporting on initial credit for minimum 12 months is permitted to satisfy housing history. o A minimum 12 months previous mortgage history reporting on initial credit within the last 12 months is permitted to satisfy housing history. o No private VOMs or credit supplements permitted. o Rent free from spouse or title only ownership requires Institutional VOM or bank records to satisfy primary housing history · A borrower who sold a home and is temporarily staying rent free until the purchase of a new home is not considered an incomplete housing history. Must document most rent 12-month history prior to the sale of departing residence |
| QUALIFYING FICO | <p>Highest Mid FICO score</p> <p>For refinances, the use of highest score is only eligible if that borrower meets continuity</p> <p>*Use highest mid FICO of any guarantor if more than 1 guarantor. No borrower can have less than a 620 mid FICO</p> |
| TRADELINES | <ul style="list-style-type: none"> · Each borrower must have 2 tradelines, rated at least 12 months, with activity in the last 24 months. · Tradeline may be opened or closed · Eligible tradelines cannot have any derogatory history in previous 24 months · Current housing not reporting on credit can be considered an open trade if supported by bank records · Borrower(s) not using income to qualify are not required to meet the minimum tradeline requirements listed above. · No authorized user accounts may be used to satisfy minimum tradelines. · Non-traditional credit is not allowed as an eligible tradeline |
| RESERVES | <p>DSCR 1.0+ -</p> <p>Purchase/Rate Term</p> <p><=\$1,500,000 – No reserves < =70%, 6 months > 70%</p> <p>\$2,500,000 – 9 months</p> <p>Cash-out – 6 months</p> <p>DSCR .75-.99</p> <p>\$1,500,000 – 3 months</p> <p>\$2,000,000 – 9 months</p> |
| ASSETS | <p>Asset Statements</p> <ul style="list-style-type: none"> · 1 month or 1 quarterly investment statement or FNMA approved third party direct pull services. <ul style="list-style-type: none"> o Statements not required for Cash-out transactions which satisfy reserves, one quarterly investment statement, or FNMA approved third party direct pull services <p>100% value of Bank Accounts, Stocks, Bonds, Mutual Funds. Retirement Accounts at vesting percentage</p> |
| INSURANCE | <p>Commercial, Landlord or rental dwelling policy with rent loss coverage required.</p> |
| GIFT FUNDS | <ul style="list-style-type: none"> · Eligible for purchase transactions · Max gift is 10% of purchase price |
| PROPERTY | <p>Rural Properties not eligible</p> <p>Warrantable and Non-Warrantable Condos – Max 75%</p> <p>Standard DSCR</p> <ul style="list-style-type: none"> · Max Financed Properties - No limit to the number of financed properties. · Lendz exposure to a single borrower/guarantor cannot exceed \$5MM UPB or 10 loans. <p>Declining Markets requires a 5% LTV reduction; from max borrower qualifies for; Floor: 75% Purchase; 70% Refinance</p> |

Max 5 Acres
 Minimum square footage required 500 sq ft. per unit – Kitchenettes ineligible
 SFR/PUDs – Max 6 Bedrooms
 Maximum 4 units

NON-WARRANTABLE CONDOS

| Non-Warrantable Condos - Limited to Two | |
|--|--|
| Max LTV | Max 75% LTV/CLTV |
| Presale | At least 30% of the units must be sold or under bona fide contract |
| Investor Concentration | Up to 70% of units can be tenant occupied |
| Single Entity Ownership | A single entity can own up to 30% of units |
| Insurance Coverage | Exceptions to Fannie Mae minimum coverage requirements |
| Commercial Space | Up to 50% |
| Recreational Leases | Eligible |
| Reserves | <10% replacement, maintenance, and/or deductible |
| Mandatory Memberships | Cannot exceed 10% of purchase price |
| Material Litigation – Structural/Functional litigation against developer | Ineligible |
| Delinquent HOA – in excess of Fannie Mae 15% limit | Up to 25% |
| Newly Converted – Non-full gut rehabs | Ineligible |
| Flood Insurance | Projects in a flood zone with no master flood coverage are ineligible. Borrower individual policies are not acceptable |

APPRAISAL REQUIREMENTS

1 Full appraisal required for all transactions.
 Hybrid appraisals on SFRs and Condos allowed with min 680 FICO, Max Loan Amount \$1,500,000 based on the below chart:

| Transaction Type | Max LTV/CLTV |
|------------------|------------------|
| Purchase | Max 70% LTV/CLTV |
| Rate & Term | Max 65% LTV/CLTV |
| Cash Out | Max 60% LTV/CLTV |

All appraisals require a third-party valuation by an Lenz approved vendor.
 Contact Lenz for a list of approved desk review vendors.

CU score of 2.5 or below, no further review required per chart

| Transaction Type | LTV/CLTV |
|----------------------|---------------|
| Purchase/Rate & Term | <75% LTV/CLTV |
| Cash Out | <65% LTV/CLTV |

CASH-OUT

| LTV/CLTV | Maximum Cash Out |
|----------|------------------|
| > 65.01% | \$750k |
| <65% | \$1.5MM |

| Ownership Seasoning | 0-6 Months | 6.1-12 Months |
|---------------------|---|---------------------|
| Rate/Term | Lesser of (PP + Improvements*) -or- Appraisal | Appraisal |
| Cash Out | Not permitted | Appraisal – Max 70% |

*Purchase appraisal or original listing photos required along with schedule of improvements
 Rate/Term & Cash-Out Refinance: Seasoning is measured from application date

· Standard Prepayment Penalty Term – 1, 2, 3, 4 or 5-year (see rate sheet for details)
 · Tiered structure as indicated below:

| | 5 Year PPP | 4 Year PPP | 3 Year PPP | 2 Year PPP | 1 Year PPP |
|---------------|------------|------------|------------|------------|------------|
| Payoff Year 1 | 5% | 5% | 5% | 3% | 3% |

| | | | | | | |
|--|-------------------------|---------------------------|----|-------------------|----------------------|--|
| PREPAYMENT PENALTY | Payoff Year 2 | 4% | 4% | 4% | 3% | |
| | Payoff Year 3 | 3% | 3% | 3% | | |
| | Payoff Year 4 | 2% | 2% | | | |
| | Payoff Year 5 | 1% | | | | |
| · Flat structure - 3- or 5-year prepayment term can be selected at a 5% flat rate instead of a tiered structure. | | | | | | |
| PROPERTIES LISTED FOR SALE | Transaction Type | PPP Term/ LTV | | 0-6 months | 6.1-12 months | |
| | Rate/Term no Penalty | N/A | | Not Permitted | By exception only | |
| | Rate/Term Penalty | Min 2 yr penalty | | Permitted | Permitted | |
| | Cash Out no Penalty | Max LTV 70% | | Not Permitted | By exception only | |
| | Cash Out w/ Penalty | Min 2 yrs and max LTV 70% | | Permitted | Permitted | |
| LTV calculated on lower of appraisal or last listing price | | | | | | |