

### Business Purpose - Outside of Dodd Frank

DSCR > 100%	Max LTV	Maximum Loan Amount	Reserves
	Purch / R & T		
	70%	≤ \$1,500,000	12
	65%	≤ \$2,000,000	12
	60%	≤ \$2,500,000	12

  

No Ratio	Max LTV	Maximum Loan Amount	Reserves
	Purch / R & T		
	70%	≤ \$1,500,000	12
	65%	≤ \$2,000,000	12
	60%	≤ \$2,500,000	12

Products				
5/6m ARM	7/6m ARM	10/6m ARM	30 Yr Fixed	40 Yr Fixed
5/6m ARM IO	7/6m ARM IO	10/6m ARM IO	30 Yr Fixed IO	40 Yr Fixed IO
I/O feature available for fixed period of ARM or 10 years on 30 Yr & 40 Yr Fixed Rate Product				
ARM Margins & Caps				
5/6 Month ARM	Margin: 6.0	Caps 2/2/5		
7/6 Month ARM	Margin: 6.0	Caps 5/2/5		
10/6 Month ARM	Margin: 6.0	Caps 5/2/5		
Index = 6 mos SOFR, Floor = Start Rate				

### Additional Program Requirements

Appraisal Requirements	Loan amounts over \$1,500,000 automatically require two appraisals. Every appraisal requires a Desk Review. Properties with a condition rating of C5 or C6 or a quality rating of Q6 are not acceptable.
Assets	All assets for down payment, closing costs, reserves, etc. must be sourced and seasoned minimum of 30 days in a US banking institution. Gift funds are not allowed.
Cash Out	Not allowed
Certification	Borrowers must execute Certificate of Non-Owner Occupied and Certificate of Business Purpose at time of application.
Compliance	Escrows for taxes and insurance are required on all loans with LTVs greater than 80%, unless otherwise specified by applicable state law. • Fully documented ability-to-repay • Compliance with all applicable federal and state regulations • No section 32 or state high cost • Total borrower paid points and fees must be less than 5%
Credit	One (1) traditional or non-traditional credit line or reference required (i.e. bank reference, attorney reference, housing reference, etc.). Reference must be converted to English.
DSCR	DSCR = Gross Rental Income / PITIA; Gross income = lesser of estimated market rent from Form 1007 or lease in place.
Eligible Borrowers	A Foreign National is a non-resident alien who is not authorized to live or work in the U.S. or holds a Visa that is indicative of a more temporary residency than those required to meet Non-Permanent Resident Alien requirements. In order to be eligible for this program, the borrower must be a resident of another country. The property is not intended for use as a primary residence. Diplomatic Immunity and borrowers from OFAC sanctioned countries are not eligible. <a href="http://sanctionssearch.ofac.treas.gov/">http://sanctionssearch.ofac.treas.gov/</a>
Geographic Restrictions	Available in AZ, CA, CO, District of Columbia, FL, GA, HI, ID, IA, KS, KY, LA, MD, MI, MN, MT, NV, NM, OH, OR, SC, TN, TX, UT, VA and WA- Texas 50(a)(6) loans not allowed
Occupancy	Investment Properties
Minimum Loan Amount	\$150,000
Max Financed Properties	Maximum 10 financed properties including subject property.
Power of Attorney	Not allowed
Prepayment Penalty	Investment Only: 6 months interest of 80% of the amount prepaid (Standard Term = 3 yrs.); Not allowed in MD or NM.
Property Types	SFR, PUD, Townhome, Condominium, 2-4 Units. Non-Warrantable Condos and Manufactured Homes are not eligible. Leasehold land allowed subject to Fannie Mae requirements.
Qualifying Rate	Fixed = Note Rate; ARM: 5/6m = Greater of Note Rate or Fully Indexed Rate; 7/6m & 10/6m = Note Rate
Seller Concessions	Up to 2% toward closing for Investment Properties.
Gift Funds	Not allowed
Subordinate Financing	Not allowed