

DSCR > 100%			
Investment Property	Purchase / Rate & Term Refinance		
	LTV / CLTV	FICO	RESERVES
	75% / 80%	740	12 months
	70% / 75%	680	
	Cash Out Refinance		
	65% / 65%	680	18 months
	Maximum Loan Amount		
	75% LTV	\$100,000 - \$2,500,000	
70% LTV	\$2,500,001 - \$3,000,000		
65% LTV	\$3,000,001 - \$3,500,000		

DSCR ≥ 50% - < 100%	*Max LTV/CLTV of 65% - refer to grid above for FICO, Loan Amount & Reserve Requirements.
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Credit Seasoning	
Mortgage History	0 x 30 x 12
FC Seasoning	36 months
Short Sale/DIL Seasoning	36 months
BK Seasoning	24 months

Additional Program Information
•Borrower must be an experienced homeowner with property ownership within the last 36 mos.
•Current market rents must be validated on every DSCR transaction (utilizing 1007, 216 or 1025).
•Non-Warrantable Condos are capped at 65% max LTV

ARM Terms	
5/6 Month ARM	Caps: 2/2/5
7/6 Month ARM	Caps: 5/2/5
10/6 Month ARM	Caps: 5/2/5
Margin on all = 6.00	
Index = 30 Day Avg SOFR, Floor = Start Rate	

Products		
5/6m, 7/6m & 10/6m ARM		30 Yr Fixed
5/6m, 7/6m & 10/6m ARM IO		30 Yr Fixed IO
IO Period	Amort Term	Final Maturity
10 Years	20 Years	30 Years
Interest Only transactions are capped at 75% LTV max.		

Additional Program Requirements	
Appraisal	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. *Properties located within a Declining Market as defined by the appraiser require a 5% reduction to the max LTV/CLTV offered (refer to grid above).
Assets	Assets sourced and seasoned for 30 days. Gift funds not allowed.
Cash Out	Available without restriction following grid above.
Citizenship	US Citizen, Permanent Resident Alien & Non-Permanent Resident Alien (with US credit)
Credit	Standard two (2) tradelines reporting for 12+ months or one (1) tradeline reporting for 24+ months, all with activity in the last 90 days. Use decision score amongst all borrowers/guarantors who will be on the Note and Title. Decision Score Definition- Minimum of one borrower with two credit score. Use the lower of the two credit scores or the median, if there are three credit scores.
DSCR	Debt Service Coverage Ratio = Gross rental income/ PITIA; Gross income = lesser of market rent or lease in place. DSCR minimum floor = 50%. DSCR less than 50% is not eligible.
LLC Loan	Property vested in LLC loan must have Personal Guarantor.
Max Financed Properties	Maximum 20 financed properties including subject property.
Minimum Loan Amount	\$100,000
Mortgage History	Current Forbearance: If the borrower has resolved missed payments through a loss mitigation solution, they are eligible for a new mortgage loan if they have subsequently made at least three (3) timely payments. Follow FNMA requirements regarding forbearance reinstatement.
Non-Arms Length	See guidelines for details
Occupancy	Investment properties only
Prepayment Penalty	6 months interest of 80% of the amount prepaid (Standard Term = 3 yrs.), unless otherwise limited by applicable law. Not allowed in AK, KS, NM or PA (loan amounts < \$278,204).
Property Types	Single Family Residences, PUDs, Townhomes, Condominiums, 2-4 Units, and Non-Warrantable Condos. *Manufactured Homes, Log Homes, and Rural Properties not allowed.
Qualifying Rate	Fixed = Note Rate; ARM: 5/6m = Greater of Note Rate or Fully Indexed Rate; 7/6m & 10/6m = Note Rate
Qualifying Payment	All: Use Qualifying Rate (refer to box) for calculating PITIA Interest Only: qualifying using the interest only payment
Reserves	Follow grid above. Other REO : 2 months of each property's PITIA. Cash out can be used as reserves.
Seller Concessions	Up to 3%
Subordinate Financing	Max 80% CLTV - refer to grid above under LTV/CLTV section. Secondary financing must be institutional. Seller carrybacks are not permitted.

