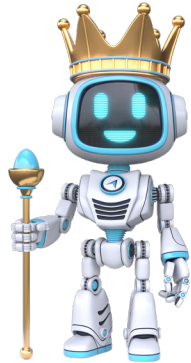


# DSCR PRODUCT SUMMARY



DESCRIPTION	TITANIUM	PLATINUM	GOLD	SILVER	
Min Loan Amt	\$125K	\$150,001	\$125K	\$125K	
Max Loan Amt	\$3.0MM	\$2.5MM	\$2.0MM	\$2.0MM	
Credit Event	3+ Years	3+ Years	3+ Years	3+ Years	
Mtg History	1 x 30 X 12	1 x 30 x 12	0 x 30 x 12	0 x 30 x 12	
Loan Terms	30 Yr., 40 Yr. (IO)	5/6 ARM, 30 Yr., 40 Yr. (IO)	5/6 ARM, 30 Yr., 40 Year (IO)	5/6 ARM, 30 Yr.	
Occupancy	NOO Only	NOO Only	NOO Only	NOO Only	
Max LTV	75%	80%	75%	80%	
Min FICO	700	620	660	660	
Interest Only	Eligible	Eligible	Eligible	Eligible	
Interest Only Restrictions	Max Loan Amount \$2MM, 75% LTV	Minimum DSCR ≥ 1.0	Min 700 FICO. (DSCR ≥ 1.00, Max 75% LTV, DSCR ≥ .75x, Max 70% LTV, No Ratio Not Permissible)	Max 75% LTV, Minimum DSCR 1.00+	
Min DSCR	1.00	.75x - .99x (Max 70% Purchase, 65% R&T)	.75x or No Ratio	1.00	
PROPERTY TYPE	2-4 Units	Max 75% LTV	Max 75% LTV, 3-4 Units	Max 80% LTV	
	Condos	Max 75%	Max 80% LTV	Max 80% LTV	
BORROWER ELIGIBILITY	First Time Investor (FTI)	Eligible w/ 75% LTV and 12-Months reserves	Eligible w/ DSCR ≥ 1.00 Only	Eligible w/ DSCR > 1.00 and 700+ FICO	First time investor permitted: Max LTV/CLTV 75%
	Permanent Residential Alien	Eligible, No Restrictions	Eligible, No Restrictions	Eligible, No Restrictions	Eligible, No Restrictions
	Non-Permanent Resident Alien	Eligible, No Restrictions	1 - 2 Units Only, Max 80% LTV	Max 75% LTV/CLTV, No Cash-Out	Eligible, No Restrictions
	Foreign National	Max 70% LTV, 12-Months reserves	N/A	N/A	Max 65% LTV
INCOME QUALIFICATION	DSCR Calculation	Gross Rent/PITIA or Gross Rent/ITIA (Interest Only)	Gross Rent/PITIA or Gross Rent/ITIA (Interest Only)	Gross Rent/PITIA or Gross Rent/ITIA (Interest Only)	Gross Rent/PITIA or Gross Rent/ITIA (Interest Only)
CASH-OUT	Cash-out Requirements	> 60% \$500k Max Cash Out ≤ 65% Unlimited	> 65% \$750K Max Cash Out ≤ 65% \$1.5MM Max Cash Out	> 60% \$500k Max Cash Out ≤ 60% Unlimited Cash Out	\$500k Max Cash Out
	Cash-Out Used as Reserves	Allowable	Allowable	Allowable	Allowable
RESERVE REQUIREMENTS	Reserve Requirements	<\$1MM = 3 months \$1MM - \$1.5MM = 6 months >\$1.5MM = 9 months	DSCR 1.0+ Purchase/Rate Term ≤ \$1.5MM - LTV > 70% = 6 months > \$1.5MM - \$2.5MM = 9 months Cash-out = 6 months DSCR .85x - .99x ≤ \$1.5MM = 3 months > \$1.5MM = 9 months	\$125K - \$500K = 3 months > \$500K - \$1MM = 6 months > \$1MM - \$2MM = 6 months	≤ \$1MM = 3 months > \$1MM = 6 months DSCR < 1.00x = 6 months Foreign Nationals = 12 months
	Additional Financed Properties	None	None	None	None

