



		TITANIUM	PLATINUM	GOLD	SILVER	BLUEXPANDED	IRON
	Min Loan Amt	\$125K	\$125K	\$150K	\$125K	\$150,001	\$125,000
	Max Loan Amt	\$3.0MM	\$3.0MM	\$3.5MM	\$3.0MM	\$3.5MM	\$3.0MM
	Credit Event	3+ Years	4+ Years	4+ Years	4+ Years	4+ Years	24+ Months, if multiple events 84+ months
	Mtg History	1 x 30 x 12	0 x 30 x 12	0 x 30 x 12	1 x 30 x 12	1 x 30 x 12	0x30x12
	Loan Terms	30 Year, 40 Year (IO)	5/6 ARM, 30 Year, 40 Year (IO)	5/6 ARM, 30 Year, 40 Year (IO)	5/6 ARM, 30 Year, 40 Year (IO)	30-year fixed; 5/6 ARM, 40 Year (IO)	30-Yr. Fixed, 30-Yr. Fixed (IO)
	Occupancy	Owner Occupied, 2nd Home, and NOO	Owner Occupied (1-3 Units) 2nd Home, NOO (1-4 Units)	Owner Occupied, 2nd Home, NOO	Owner Occupied, 2nd Home, NOO	Primary, Second Home, Investment	Owner Occupied, 2nd Home, Investment
	Max LTV	80%	90%	90%	85%	90%	90%
	Min FICO	660	660	660	660	660	660
	Interest Only	Eligible	Eligible	Eligible	Eligible	Eligible	Eligible
	Interest Only Restrictions	Min FICO 680, Max LTV and loan amount vary	Max LTV: 80% (40 Yr) / 85% (30 Yr), Min 700 FICO	Min 700 FICO, Max 85% LTV	Min 660 FICO, Max 80% LTV	Min. Credit Score: 660 Max LTV: 90%	30-Yr. term available; 10 Yr. IO period Reduce max LTV/CLTV 5%
Max DTI	50%, or 45% for LTV >75%	> 85% LTV/CLTV Max 45%, ≤ 85% LTV/CLTV Max 50%	55%	50%	50%	50%	
PROPERTY TYPE	2-4 Units	Max 80% LTV	Primary Residence: 1-3 Units Only	Max 85% LTV	Max 80% LTV	Max 85% LTV	Eligible as primary and investment properties
	Condos	Max 80% LTV	Max 85% LTV	Max 85% LTV/CLTV	Max 85% LTV	Max 85% LTV	Eligible
	Rural Properties	Allowed, up to 20 acres	Investment Properties Not Permitted Primary: Max LTV/CLTV 75% 2nd: Max LTV/CLTV 70%	Owner Occupied (OO) and 2nd Home Only, No Cash Out, Max 75% LTV/CLTV	Max 80% LTV/CLTV	Not eligible	Primary use must be residential Must not be agricultural Max 20 acres
BORROWER ELIGIBILITY	First Time Homebuyer (FTHB)	Max 300% payment shock with DTI > 36% Owner Occupied, 2nd Home	IO not allowed	Max 250% Payment Shock, IO not allowed Rent Free + FTHB (No exceptions allowed)	No additional restrictions	No additional restrictions	Investment property ineligible Interest-only ineligible
	First Time Investor	Allowed with 12-month housing history	Eligible (5% LTV Reduction)	N/A	N/A	N/A	N/A
	Non-Occupant Co-Borrower	Eligible	Eligible, No Cash-Out, Primary 1-unit only	Eligible, No Cash-Out, Owner Occupied (OO) Only Max 80% LTV	Eligible	Eligible	Occupying Borrower must demonstrate sole financial capacity for the mortgage
	Non-Permanent Resident Alien	Ineligible. Consider our ITIN mortgage program : No FICO required					
INCOME QUALIFICATION	Full Doc	Max 80% LTV	Max 90% LTV	Max 90% LTV	Max 85% LTV	Max 90% LTV	Max 90% LTV
	Streamlined Doc or 1099 Statements	Max 80% LTV, single employer only	Max 90% LTV, single employer only	Max 90% LTV, single employer only	Max 85% LTV, single employer only	Max 90% LTV, single employer only	N/A
	12-Month Bank Statements	Max 80% LTV	Max 90% LTV	Max 90% LTV	Max 85% LTV	Max 90% LTV	Max 90% LTV
	Asset Depletion	Max 75% LTV, No Gift Funds Allowed	Max 80% Primary/2nd, 65% Investment	Max 85% LTV, Min 700 FICO, No Cash Out, OO Only	Max 80% LTV, Purchase, R&T	Max 90% LTV, Min. FICO 660	Eligible
	12-Month P&L	Max LTV ≥ 720 FICO 80% Max LTV < 720 FICO 75%	Max LTV 80% Purchase and Rate/Term Max LTV 75% Cash Out 12 Month P&L, (CPA/EA)	Max 80% LTV, Min 660 FICO, 12 Month P&L, (CPA, EA, CTEC)	80% Max LTV (Purchase) 70% Max LTV (Refinance)	Max 80% LTV Purchase, 75% Refinance (CPA, EA, CTEC)	N/A
CASH-OUT REQUIREMENTS	LTV > 60%	\$1MM for LTV > 65%	LTV/CLTV >70%: \$1MM	\$750k (Max Cash Out)	\$500k (Max Cash Out)	\$1MM	\$1MM
	LTV ≤ 60%	Unlimited for LTV ≤ 65%	LTV/CLTV ≤ 70%: Unlimited	Unlimited Cash Out	\$1MM (Max Cash Out)	75% Cash-out:\$2.5MM Max	\$1MM
	Gift Funds	Not permitted with Asset Utilization Min borrower contribution: 10% for 2nd/NOO 100% Gift is OK on Owner Occupied	Not permitted for 2nd/NOO, Not permitted with Asset Utilization, Min borrower contribution (documented but not required to use): LTV/CLTV > 80%: 10% LTV/CLTV ≤ 80%: 5%	Not permitted for 2nd/NOO > 80% LTV/CLTV. Not permitted with Asset Utilization Min borrower contribution: 5% for LTV > 75%	Not permitted for investments Min borrower contribution (documented but not required to use): 5%, 10% for the following: Primary residence with unverifiable housing history, 2nd home	Min contribution: 5% primary; 10% investment	Not permitted for NOO Not permitted with Asset Utilization Min borrower contribution 3% May not be used for reserve requirement
RESERVE REQUIREMENTS	Reserve Requirements	< \$1MM: 3 months \$1MM – \$1.5MM: 6 months > \$1.5MM: 9 months	≤ \$2,000,000: 6 months >\$2,000,000: 9 months	≤ \$1,000,000: 6 Months \$1,000,001 – \$2,000,000: 9 Months \$2,000,001 – \$3,000,000: 12 Months	≤ \$2,000,000: 6 Months ≤ \$2,500,000: 9 Months ≤ \$3,500,000: 12 Months	LTV ≤ 85%: 6 months of PITIA LTV > 85%: 12-months of PITIA Loan Amount > \$1.5M: 9-months of PITIA Loan Amount > \$2.5M: 1 2-months of PITIA Cash out may be used to satisfy requirement	Loan amount ≤ \$500,000 – 3 months PITIA Loan amount > \$500,000 ≤ \$1,000,000 – 6 months PITIA Loan amount > \$1,000,000 ≤ \$2,000,000 – 9 months PITIA Loan amount > \$2,000,000 ≤ \$3,000,000 – 12 months PITIA All LTVs > 85% – 12 months PITIA
	Additional Financed Properties	N/A	(6) Months PITIA For Departing Residence	(2) Months Incremental PITIA/ITIA Per Financed Property	(2) Months Incremental PITIA/ITIA Per Financed Property	N/A	N/A
	Cash-Out Used as Reserves	Cash out may be used to satisfy requirement	Cash out may be used to satisfy requirement	Cash out may be used to satisfy requirement	Cash out may be used to satisfy requirement	Cash out may be used to satisfy requirement	Cash out may be used to satisfy requirement