BluePoint MORTGAGE

DSCR SILVER

Eligibility Matrix		DSCR ≥ 1.00		DSCR < 1.00	
Loan Amount	**FICO**	**Purchase & R/T**	**Cash Out**	**Purchase & R/T**	**Cash Out**
≤ $1,500,000	740	80%	75%	N/A	N/A
	700	80%	75%	N/A	N/A
	680	75%	70%	N/A	N/A
	660	70%	60%	N/A	N/A
≤ $2,000,000	700	75%	70%	N/A	N/A
	680	70%	65%	N/A	N/A
≤ $2,500,000	700	70%	65%	N/A	N/A
	680	65%	60%	N/A	N/A

Property Listed for Sale		
3 Months	**6 Months**	**12 Months**
Cashout: 10% max LTV reduction		No restrictions

<table>
<tr><th colspan="4">Program Overview</th></tr>
<tr><td>Housing History</td><td colspan="3">0x30x12</td></tr>
<tr><td>Credit Event Seasoning</td><td colspan="3">BK/FC/SS/DIL/NOD/Mod: 36+ Months</td></tr>
<tr><td rowspan="4">Refinance Ownership Seasoning / Valuation</td><td>Ownership Seasoning</td><td>0–6 Months</td><td>> 6 Months</td></tr>
<tr><td>Rate/Term</td><td>Lesser of Purchase Price + Improvements or Appraisal</td><td>Appraised Value</td></tr>
<tr><td>Cash Out</td><td>Lesser of Purchase Price + Improvements or Appraisal</td><td>Appraised Value</td></tr>
<tr><td>RTL / Renovation Cash Out</td><td colspan="2">If purchased & renovated per appraisal w/ SSR of 2.5 and below, can use appraised value under (6) months ownership.</td></tr>
<tr><td>Occupancy</td><td colspan="3">Investment</td></tr>
<tr><td>Investor Experience</td><td colspan="3">• First time investor permitted: Max LTV/CLTV 75%
• FTHB not permitted</td></tr>
<tr><td>Unleased Properties</td><td colspan="3">• Refinance only
• Max LTV/CLTV 70%</td></tr>
<tr><td>Product Types</td><td colspan="3">• 5/6 ARM, 30-Yr. Fixed</td></tr>
<tr><td>Interest Only</td><td colspan="3">• 30yr term available (Fixed or ARM); 10yr IO period
• Max LTV/CLTV 75%
• Min DSCR 1.00+</td></tr>
<tr><td>Loan Amounts</td><td colspan="3">• Min: $125K
• Max: $2.5M</td></tr>
<tr><td>Loan Purpose</td><td colspan="3">Purchase, Rate/Term, and Cash Out</td></tr>
<tr><td>Property Type</td><td colspan="3">SFR, PUD, Townhome, 2-4 Units, Condos</td></tr>
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Program Overview (Continued)	
Cash Out	Max cash-in-hand: $500K

Appraisals	• Full appraisal & CDA required.
	• 2nd appraisal required for:
	  ○ HPML property flips
	  ○ CDA Variance > 10%

Rural Property	Not permitted

Income	• Lower of a) executed lease agreement or b) market rent from 1007 appraisal
	• Short-term rental income/AirBnB available for refinances:
	  ○ Min DSCR 1.25
	  ○ 1-year experience with short term rentals required

Credit Score	• Middle of 3 or lower of 2 across all borrowers
Tradelines	• One of the following: 1. Two tradelines with activity in the last 12 months that show a 24-month history 2. Three tradelines with activity in the last 12 months that show a 12-month history • Eligible tradelines cannot have any 60-day lates in previous 12 months • Current housing not reporting on credit can be considered an open trade if supported by bank records (canceled checks/debits) • Authorized user accounts cannot satisfy tradeline requirements
Document Age	120 days
Reserves	• Loan amount ≤ $1M: 3 months • Loan amount >$1M: 6 months • Cash out may be used for reserves
Gift Funds	• Not permitted
Prepayment Penalty – Investment Property Only	• Permitted up to 5 years, subject to applicable laws/regulations • Penalty is 5% of the amount prepaid
Declining Markets	If property is located in a declining market as indicated by the appraisal, Max LTV is reduced by 5%
Max Seller Concessions	Primary and 2nd Homes = 6% Investment = 6%