



| 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 |
| | Foreign National | 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 |

| Program Overview | |
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| Housing History | 0x30x12 |
| Credit Event Seasoning | BK/FC/SS/DIL/NOD/Mod: 36+ Months |
| Occupancy | Investment |
| Investor Experience | <ul style="list-style-type: none"> • First time investor permitted: Max LTV/CLTV 75% • FTHB not permitted |
| Unleased Properties | <ul style="list-style-type: none"> • Refinance only • Max LTV/CLTV 70% |
| Product Types | <ul style="list-style-type: none"> • 5/6 ARM, 30-Yr. Fixed |
| Interest Only | <ul style="list-style-type: none"> • 30yr term available (Fixed or ARM); 10yr IO period • Max LTV/CLTV 75% • Min DSCR 1.00+ |
| Loan Amounts | Min: \$125K Max: \$2.5M Foreign National Max Loan Amount: \$1.5MM |
| Loan Purpose | Purchase, Rate/Term, and Cash Out |
| Property Type | SFR, PUD, Townhome, 2-4 Units, Condos |
| Cash Out | Max cash-in-hand: \$500K |
| Appraisals | <ul style="list-style-type: none"> • Full appraisal & CDA required. • 2nd appraisal required for: <ul style="list-style-type: none"> ○ HPML property flips ○ CDA Variance > 10% |
| Rural Property | Not permitted |





Program Overview (Continued)

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| Income | <ul style="list-style-type: none"> • Lower of a) executed lease agreement or b) market rent from 1007 appraisal • Short-term rental income/AirBnB available for refinances: <ul style="list-style-type: none"> ○ Min DSCR 1.25 ○ 1-year experience with short term rentals required |
| Credit Score | <ul style="list-style-type: none"> • Middle of 3 or lower of 2 across all borrowers |
| Tradelines | <ul style="list-style-type: none"> • One of the following: <ol style="list-style-type: none"> 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 | <ul style="list-style-type: none"> • Loan amount ≤ \$1M: 3 months • Loan amount >\$1M: 6 months • Foreign Nationals - 6 months • Cash out may be used for reserves |
| Gift Funds | <ul style="list-style-type: none"> • Not permitted |
| Prepayment Penalty – Investment Property Only | <ul style="list-style-type: none"> • 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% |

