



| FICO/LTV Eligibility | | |
|----------------------------------|----------------|--------------|
| FICO | Purchase & R/T | Cash Out |
| 760+ | 75% | 75% |
| 740 - 759 | 75% | 75% |
| 720 - 739 | 75% | 75% |
| 700 - 719 | 75% | 75% |
| Foreign National | 70% | N/A |
| Non-Warrantable Condos, Condotel | Purchase | Cash Out R/T |
| 700+ | 75% | 65% |

| Property Type Max LTV Limits | |
|------------------------------|---|
| Declining Markets | ≤ 65% no reduction > 65%, 5% LTV reduction |

| Program Overview | | |
|-------------------------|--|---|
| Loan Amount | Min. Amount | \$125,000 \$150,000: Non-Warrantable Condos, Condotel |
| | Max Amount | \$3.0MM \$1.5MM: DSCR < 1.0 \$1.0MM: Non-Warrantable Condos, Condotel |
| | < \$1MM | 3 months |
| | \$1MM - \$1.5MM | 6 months |
| | > \$1.5MM | 9 months |
| | > \$2.0MM | Max 70% LTV Min FICO 700 |
| Interest Only (I/O) | Min FICO | 700 |
| | Max Loan Amount | \$3.0MM |
| Cash-out | Max Cash-out | \$1.0MM |
| | Max Cash-out on LTV ≤ 65% | Unlimited |
| | Loan amt > \$1.5MM | Max 65% LTV |
| | Min FICO | 700: DSCR ≥ 1.00 720: DSCR < 1.00, Max 70% LTV |
| | I/O | Yes |
| DSCR | Min. | 0.80x – 0.99x Min. FICO 720 1.00 Min. FICO 700 |
| Credit Event | Credit Event Seasoning | 36 months |
| | Credit Event Max LTV | 75% |
| | Mortgage History | 1 x 30 X 12 |
| Foreign National | Max 70% LTV | 12 months reserves |
| Tradelines Requirements | 3 Tradelines ≥ 12 Months or 2 Tradelines ≥ 24 Months | |



| Other | |
|-----------------------------|---|
| Occupancy | Investment Properties Only |
| Property Types | SFR, 2-4 Unit, Condo, Condomotel, Non-Warrantable Condo |
| DSCR Calculation | DSCR = *Gross Rental Income/Qualified Monthly Mortgage Payment (PITIA) or (ITIA for IO) |
| Subordinate Financing | Not Allowed |
| First Time Investors | Requires min 12 months reserves and min 1.00 DSCR |
| Citizenship | US Citizen, Permanent Resident Alien & Non-Permanent Resident Alien, Foreign National |
| Appraisal Review | ≤ \$2MM 1 Appraisal + CDA, > \$2MM 2 Appraisals |
| Prepayment Penalties | Yes |
| Program Products | |
| 30 Year Fixed | 30 Yr. Fully Amortizing; 30 Yr. with 10 Yr. I/O Option |
| 40 Year Fixed w/ I/O option | 40 Yr. with 10 Yr. I/O Option |

* Rent will be lesser of: Current lease income OR the amount on the 1007 provided by the appraiser showing the estimated market rent schedule

| Non-Warrantable Condos | |
|------------------------|--|
| Commercial Space | Subject unit 100% residential. Commercial space in building/project < 50%. Any commercial must be "typical to the marketplace and have no negative impact on marketability. Commercial % determined by appraiser. Commercial entity cannot control HOA. |
| Completion Status | The project, or the subject's legal phase along with other phases, must be complete. All common elements in the project or legal phase must be 100% completed. At least 50% must be sold or under a bona-fide contract. |
| Condomotels | <ul style="list-style-type: none"> • 50% of the total units in the project or subject's phase must be sold or under contract. • Project or subject's legal phase along with other development phases must be complete. All common elements in the project or legal phase must be 100% complete. • Project may be subject to additional phasing • HOA should be in control - project under Developer or Builder control will be considered on a case-by-case basis only • Maximum LTV/CLTV Purchase: 75% • Maximum LTV/CLTV R/T and Cash-Out: 65% • Minimum Loan Balance: \$150,000 • Maximum Loan Amount: \$1MM • Investor concentration, within the subject project, may exceed established project criteria, up to 100% |



| Non-Warrantable Condos (Continued) | |
|------------------------------------|--|
| Condotels | <ul style="list-style-type: none"> • Minimum square footage of 500 and at least 1 Bedroom required • Fully functioning kitchen - define as a full-size appliance including a refrigerator and stove/oven • Projects with names that include the words "hotel," "motel," "resort," or "lodge" are acceptable • Project must have obtained a hotel or resort rating for its hotel, motel, or resort operations through hotel ratings providers including, but not limited to, travel agencies, hotel booking websites, and internet search engines |
| Delinquent HOA Dues | No more than 20% of the total units in the project may be 60 days or more past due on the payment of condominium/association fees. |
| Investor Concentration | Investor concentration in project up to 60%. Higher percentages may be considered under the Investment Property Program when an established history of a high percentage of rental units in the condo project can be demonstrated. |
| HOA Control | the Master Agreement provides for the homeowners to take control upon either a predetermined percentage of unit sales or within a defined time period. |
| HOA Reserves | HOA Budget must include a dedicated line item allocation to replacement reserves of at least 8% of the budget. |
| Litigation | Pending litigation may be accepted on a case-by-case basis. Litigation that involves structural issues, health and safety issues or items that will impact the marketability of the project will not be accepted. |
| New Projects | The project or the subject's legal phase along with other phases must be complete. All common areas in the project must be 100% complete. Minimum of 50% of units must be sold or under contract |
| Single Entity Ownership | Single entity ownership in project up to 25%. |