



Loan Amount	Min FICO	Reserves	Investment		
			Purchase	R/T Refi	C/O Refi
\$150,000 - \$1,000,000	720	6 Mos	85%	N/A	N/A
	700	2 Mos	80%	75%	75%
	660	2 Mos	75%	75%	75%
	640	2 Mos	75%	70%	N/A
\$1,000,001 - \$1,500,000	700	2 Mos	80%	75%	75%
	660	2 Mos	75%	75%	70%
	640	2 Mos	65%	65%	N/A
\$1,500,001 - \$2,000,000	700	6 Mos	75%	75%	75%
	660	6 Mos	70%	65%	65%
	640	6 Mos	65%	N/A	N/A
\$2,000,001 - \$3,000,000	700	12 Mos	70%	65%	65%
	660	12 Mos	65%	N/A	N/A
\$3,000,001 - \$3,500,000	700	12 Mos	70%	65%	N/A

Program Parameters

Overview		Overlays	
<u>Credit</u>	<ul style="list-style-type: none"> 0x60x12 Housing History 24 Months from Housing Event 0x60x12 / 24-47 Month Housing Event: <ul style="list-style-type: none"> Max 70% Purchase / 65% LTV Refi 	<u>Assets</u>	<ul style="list-style-type: none"> Max Cash In Hand: <ul style="list-style-type: none"> CLTV \geq 65%: \$500,000 CLTV > 55% and < 65%: \$1,000,000 CLTV \leq 55%: Unlimited Cash out can be used for reserves
<u>Borrowers</u>	<ul style="list-style-type: none"> US Citizen Permanent Resident Non-Permanent Resident: Max 75% LTV 	<u>Interest Only</u>	<ul style="list-style-type: none"> Max CLTV: 75% (Purchase/RT); 70% (Cash Out) Min FICO: 680
<u>Property</u>	<ul style="list-style-type: none"> 2-4 Units and Condos: <ul style="list-style-type: none"> Max 80% CLTV (Min 1.10x DSCR) Max 75% CLTV (Min 1.00x DSCR) Condos in FL: Max 70% CLTV Cash Out 	<u>Minimum DSCR</u>	<ul style="list-style-type: none"> 1.00x
<u>DSCR Qualifying Methods</u>	<ul style="list-style-type: none"> Long Term Rental <ul style="list-style-type: none"> 1007 (or 1025) Rental Survey Lease with 2 Mo Payment History (up to 1.5x of 1007) Short Term Rental (5% LTV reduction) <ul style="list-style-type: none"> AirDNA (Market Score \geq 60) Short Term 1007 Airbnb 12 Month History or equivalent 	<u>Miscellaneous</u>	<ul style="list-style-type: none"> CT, FL, IL, NJ, and NY <ul style="list-style-type: none"> Max 75% LTV Purchase; Max 70% LTV Refinance Max Loan Amount: \$2,000,000 IL and NY: 2-4 Units Ineligible Unleased Property (Refi Only): 5% LTV reduction, Max 65% LTV
<u>First Time Homebuyer</u>	<ul style="list-style-type: none"> Considered on a case-by-case basis 15% LTV reduction; Max 60% LTV 	<u>First Time Investor</u>	<ul style="list-style-type: none"> Min FICO: 680 Max CLTV: 75%