

Doc Type		24 Month Full Doc and 12/24 Month Bank Statement				12/24 Month P&L Only			
Loan Amount	Min FICO	Primary		Second Home/Investment		Primary		Second Home/Investment	
		Purchase/RT	Cash Out	Purchase/RT	Cash Out	Purchase/RT	Cash Out	Purchase/RT	Cash Out
\$150,000 - \$1,500,000	720	90%	80%	80%	75%	80%	70%	80%	70%
	700	85%	80%	80%	75%	80%	65%	75%	65%
	680	80%	75%	75%	70%	75%	65%	75%	65%
	660	80%	70%	75%	70%	N/A	N/A	N/A	N/A
\$1,500,001 - \$2,000,000	740	80%	75%	80%	75%	80%	70%	80%	70%
	720	80%	75%	80%	70%	75%	70%	75%	65%
	700	80%	70%	80%	70%	75%	65%	75%	65%
	680	75%	70%	75%	65%	75%	65%	75%	60%
	660	75%	65%	70%	60%	N/A	N/A	N/A	N/A
\$2,000,001 - \$2,500,000	720	80%	70%	80%	70%	70%	65%	70%	65%
	700	75%	65%	75%	65%	70%	65%	70%	60%
	680	70%	65%	65%	65%	65%	60%	N/A	N/A
\$2,500,001 - \$3,000,000	720	75%	65%	N/A	N/A	N/A	N/A	N/A	N/A
	700	70%	65%	N/A	N/A	N/A	N/A	N/A	N/A

Full Doc, Bank Statement, and P&L Only			
Credit Requirement	<ul style="list-style-type: none"> <li>0x30x12 Housing History</li> <li>48 Months from Housing Event</li> </ul>	Reserves	<ul style="list-style-type: none"> <li>LTV ≤ 80% and Loan Amount ≤ \$500k: 3 months</li> <li>LTV &gt; 80%: 6 months</li> <li>Loan Amount &gt; \$500k: 6 months</li> <li>Loan Amount &gt; \$1.5mm: 9 months</li> <li>Loan Amount &gt; \$2.5mm: 12 months</li> </ul>
Eligible Borrowers	<ul style="list-style-type: none"> <li>US Citizen</li> <li>Permanent Resident Alien</li> </ul>	CT, FL, IL, and NJ	<ul style="list-style-type: none"> <li>Max 85% LTV Purchase / 70% LTV Refinance</li> <li>Max Loan Amount: \$2,000,000</li> </ul>
Property Type Overlays	<ul style="list-style-type: none"> <li>2-4 Units: Max 75% LTV</li> <li>Non-Warrantable Condo: Ineligible</li> <li>Rural: Max 70% LTV Purchase; 65% LTV Refi; \$750,000 LAMT</li> </ul>	DTI	<ul style="list-style-type: none"> <li>50% Max</li> <li>Investment Property: 43% Max</li> <li>Loan Amount &gt; \$2,000,000: 43% Max</li> <li>P&amp;L Only: 43% Max</li> </ul>
Max Cash In Hand	<ul style="list-style-type: none"> <li>LTV ≤ 55%: Unlimited</li> <li>LTV ≤ 70%: \$1,000,000</li> <li>LTV &gt; 70%: \$500,000</li> </ul>	Interest Only	<ul style="list-style-type: none"> <li>Max LTV: 75%</li> <li>Min FICO: 700</li> </ul>



CREDIT	
Housing History	<ul style="list-style-type: none"><li>• <b>0x30x12 for all borrowers</b></li><li>• <b>0x30x24 for FTHB.</b></li><li>• <b>Borrowers living rent-free or with incomplete housing history:</b><ul style="list-style-type: none"><li>○ Max LTV: <b>70%</b></li><li>○ Max DTI: <b>43%</b></li><li>○ Any available portion of a 12-month housing history must be paid as agreed.</li></ul></li></ul>
Housing Event Seasoning	<ul style="list-style-type: none"><li>• <b>≥ 48 months</b></li><li>• <b>Multiple housing events not permitted within the past seven (7) years</b></li></ul>
Minimum Credit Score	<ul style="list-style-type: none"><li>• All borrowers must have a 660 FICO or greater.</li></ul>
BORROWERS	
Eligible Borrowers	<ul style="list-style-type: none"><li>• US Citizen</li><li>• Permanent Resident Alien</li></ul>
Ineligible Borrowers	<ul style="list-style-type: none"><li>• Non-Permanent Resident Alien (including DACA/Asylum)</li><li>• ITIN</li><li>• Foreign National</li><li>• Any form of a trust</li><li>• Non-Occupant Co-Borrowers</li></ul>
Financed Properties Limitation	<ul style="list-style-type: none"><li>• <b>Maximum Financed Properties:</b> Six (6) one- to four-unit residential properties, including the subject property.<ul style="list-style-type: none"><li>○ Financed commercial properties are included if the borrower is personally obligated on the debt.</li></ul></li></ul>
Payment Shock	<ul style="list-style-type: none"><li>• <b>Primary Residence (LTV ≤ 75%):</b> Payment shock not calculated.</li><li>• <b>Primary Residence (LTV &gt; 75%):</b> 300% max</li><li>• <b>Exemptions:</b> Payment shock not considered for borrowers who own their home free and clear, live rent-free, or for second homes and investment properties.</li></ul>
Residual Income Requirement	<ul style="list-style-type: none"><li>• <b>Minimum: \$2,500</b><ul style="list-style-type: none"><li>○ Additional \$250 for the first dependent, \$125 for each additional dependent</li></ul></li><li>• <b>Exemption: Not calculated for investment transactions</b></li></ul>



PROPERTY	
Cash Out Listing Seasoning	<ul style="list-style-type: none"><li>Six (6) months</li></ul>
Declining Markets	<ul style="list-style-type: none"><li>Max LTV: 10% lower than the standard matrix eligibility (property type and state overlays included).</li><li>Max Loan Amount: \$2.0mm</li><li>Cash out not permitted</li></ul>
Eligible Property Types	<ul style="list-style-type: none"><li>SFR</li><li>PUD</li><li>Townhomes</li><li>2-4 Units</li><li>Warrantable Condo</li><li>Rural</li></ul>
Ineligible Property Types	<ul style="list-style-type: none"><li>Properties greater than 10 acres</li><li>Non-Warrantable Condo</li><li>Agricultural Zoning</li><li>Manufactured Homes</li><li>Modular Homes</li><li>2-4 Units with ADU(s)</li><li>Unique Properties</li><li>Condotel</li><li>Leasehold Properties</li></ul>
Non-Arm's Length Transactions	<ul style="list-style-type: none"><li>Not permitted</li></ul>
INCOME	
Full Documentation	
Wage Earners	<ul style="list-style-type: none"><li>Paystubs, W-2, tax transcripts or IRS Form 4506-C</li><li>Verbal VOE required within 30 days of Note Date</li></ul>
Self Employed	<ul style="list-style-type: none"><li>2 Years of Personal and Business Tax Returns, YTD P&amp;L, IRS Form 4506-C, 2 months of most recent bank statements</li><li>Verbal VOE required within 10 days of the Note Date</li></ul>

**Bank Statements**

**Personal Bank Statements**

- **Gross Qualifying Income** – Calculated as the 12- or 24-month average of total deposits, excluding inconsistent or large deposits. 100% of eligible deposits from borrower's business may be used for income.
- **Business Bank Statements** – Two (2) months required.
  - Must show activity supporting business operations and transfers to the personal account used for qualification.

**Fixed Expense Ratio**

- **Gross Qualifying Income** – Calculated as the 12- or 24-month average of eligible deposits multiplied by 100% less the fixed expense ratio from the table below.

Fixed Expense Ratio			
Number of Employees/Contractors	0	1-9	10+
Service Business	20%	40%	50%
Capital Intensive Business	60%	70%	80%

**Expense Factor Letter**

- **Gross Qualifying Income** – Calculated as the 12- or 24-month average of eligible deposits, multiplied by 100% less the expense factor provided by the qualified tax preparer.
- **Preparer Credentials:** Must be prepared by a **Certified Public Accountant (CPA)** or **Enrolled Agent (EA)** ONLY. CTEC and PTIN is not permitted.

**Profit and Loss with Bank Statements**

- **Gross Qualifying Income** – Calculated as the net income on the P&L, divided by 12 or 24 months.
- **Preparer Credentials:** Must be prepared by a **Certified Public Accountant (CPA)** or **Enrolled Agent (EA)** Only. CTEC and PTIN are not permitted.
- **Variance Requirements:** Sales/revenue on the P&L must be supported by eligible deposits from the bank statements. Eligible deposits must be no less than 80% (or higher) than the revenue reflected on P&L

**Profit and Loss Only**

**Profit and Loss Only (No BS)**

- **Gross Qualifying Income** – Calculated as the net income on the P&L, divided by 12 or 24 months. **Business bank statements not required.**
- **Preparer Credentials:** Must be prepared by a **Certified Public Accountant (CPA)** ONLY. EA, CTEC, and PTIN are not permitted. CPA must provide a signed statement confirming they have **prepared or filed** the borrower's most recent tax return.
- **FTHB:** Not eligible
- **Max DTI:** 43%

**Supplemental Income**

**Asset Utilization**

- Not Eligible



## ASSETS

### Gift Funds

- Min 5% borrower contribution required.
- For purchase transactions, **100% gift funds** allowed with max LTV of **75%**, subject to meeting reserve requirements.
- Not eligible on 2-4 unit properties or investment transactions.

### Gift of Equity

- Not allowed

### Reserves

- **LTV ≤ 80% and Loan Amount ≤ \$500k:** Three (3) months
- **LTV > 80%:** Six (6) months
- **Loan Amount > \$500k:** Six (6) months
- **Loan Amount > \$1.5mm:** Nine (9) months
- **Loan Amount > \$2.5mm:** Twelve (12) months

Cash out may be used for reserves. If multiple categories fit, only the highest applicable reserve category applies. Reserves based on PITIA (or ITIA for loans with an interest-only feature). **Additional two (2) months PITIA required if utilizing rental income from a departing residence (based on departing PITIA)**

## MISCELLANEOUS

### Eligible States

- [See Licensing Map Here](#)
- **Texas Cash Out:** Non-owner occupied (business purpose) ONLY. Owner-occupied cash out not permitted

### Escrow/Impound Waiver

- Eligible; refer to underwriting guide for criteria

### Interest Only

- **Min FICO:** 700
- **Max LTV:** 75% LTV

### Lien Position

- First

### Minimum Loan Amount

- **All states except Illinois:** \$150,000
- **Illinois:** \$250,000

### Power of Attorney

- Not permitted



<b>Products Available</b>	<ul style="list-style-type: none"><li>• 30-Year Fixed</li><li>• 40-Year Fixed</li><li>• 40-Year Fixed – Interest Only (120 months IO)</li></ul>
<b>Seller Concessions Limits</b>	<p><b>Primary and Second Homes</b></p> <ul style="list-style-type: none"><li>• <b>LTV &gt; 85%:</b> 2% (<i>non-recurring closing costs only</i>)</li><li>• <b>LTV 75.01% - 85.00%:</b> 6%</li><li>• <b>LTV ≤ 75%:</b> 8%</li></ul> <p><b>Investment Properties</b></p> <ul style="list-style-type: none"><li>• <b>LTV &gt; 75%:</b> 4%</li><li>• <b>LTV ≤ 75%:</b> 6%</li></ul>
<b>Subordinate Financing</b>	<ul style="list-style-type: none"><li>• Not permitted</li></ul>
<b>Vesting</b>	<p>Ownership must be fee simple.</p> <p><b>Acceptable Forms of Vesting</b></p> <ul style="list-style-type: none"><li>• Individuals</li><li>• Joint Tenants</li><li>• Tenants in Common</li><li>• Limited Liability Companies (LLCs), Partnerships, Corporations, and S Corporations</li></ul>