



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

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

PROPERTY

Cash Out Listing Seasoning	<ul style="list-style-type: none"> • Six (6) months
Declining Markets	<ul style="list-style-type: none"> • Max LTV: 10% lower than the standard matrix eligibility (property type and state overlays included). • Max Loan Amount: \$2.0mm • Cash out not permitted
Eligible Property Types	<ul style="list-style-type: none"> • SFR • PUD • Townhomes • 2-4 Units • Warrantable Condo • Rural
Ineligible Property Types	<ul style="list-style-type: none"> • Properties greater than 10 acres • Non-Warrantable Condo • Agricultural Zoning • Manufactured Homes • Modular Homes • 2-4 Units with ADU(s) • Unique Properties • Condotel • Leasehold Properties
Non-Arm's Length Transactions	<ul style="list-style-type: none"> • Not permitted

INCOME

Full Documentation

Wage Earners	<ul style="list-style-type: none"> • Paystubs, W-2, tax transcripts or IRS Form 4506-C • Verbal VOE required within 30 days of Note Date
Self Employed	<ul style="list-style-type: none"> • 2 Years of Personal and Business Tax Returns, YTD P&L, IRS Form 4506-C, 2 months of most recent bank statements • Verbal VOE required within 10 days of the Note Date

Bank Statements																	
Personal Bank Statements	<ul style="list-style-type: none"> • 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. <ul style="list-style-type: none"> ○ Must show activity supporting business operations and transfers to the personal account used for qualification. 																
Fixed Expense Ratio	<ul style="list-style-type: none"> • 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. <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th colspan="4" style="background-color: #204a87; color: white;">Fixed Expense Ratio</th></tr> <tr> <th style="background-color: #204a87; color: white;">Number of Employees/Contractors</th><th style="background-color: #204a87; color: white;">0</th><th style="background-color: #204a87; color: white;">1-9</th><th style="background-color: #204a87; color: white;">10+</th></tr> </thead> <tbody> <tr> <td>Service Business</td><td>20%</td><td>40%</td><td>50%</td></tr> <tr> <td>Capital Intensive Business</td><td>60%</td><td>70%</td><td>80%</td></tr> </tbody> </table>	Fixed Expense Ratio				Number of Employees/Contractors	0	1-9	10+	Service Business	20%	40%	50%	Capital Intensive Business	60%	70%	80%
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Expense Factor Letter	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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)	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Not Eligible 																

ASSETS

Gift Funds	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Not allowed
Reserves	<ul style="list-style-type: none"> 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 <p>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)</p>

MISCELLANEOUS

Eligible States	<ul style="list-style-type: none"> See Licensing Map Here Texas Cash Out: Non-owner occupied (business purpose) ONLY. Owner-occupied cash out not permitted
Escrow/Impound Waiver	<ul style="list-style-type: none"> Eligible; refer to underwriting guide for criteria
Interest Only	<ul style="list-style-type: none"> Min FICO: 700 Max LTV: 75% LTV
Lien Position	<ul style="list-style-type: none"> First
Minimum Loan Amount	<ul style="list-style-type: none"> All states except Illinois: \$150,000 Illinois: \$250,000
Power of Attorney	<ul style="list-style-type: none"> Not permitted

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