

Loan Amount	FICO	Bank Statements (12 Months) 1099 Only			P&L (12 or 24 Months)			WVOE (Primary Residence Only)		
		Purchase Rate & Term	Cashout	Non Owner Occupied	Purchase Rate & Term	Cashout	Non Owner Occupied	Purchase Rate & Term	Cashout	
	≥760	85%	80%	80%	85%	80%	80%	80%	70%	
> \$150,000	740 - 759 720 - 739	85% 85%	80% 80%	80% 75%	85% 85%	80% 80%	80% 75%	80% 80%	70% 70%	
to	700 - 719	80%	80%	75%	75%	75%	75%	75%	70%	
\$1,500,000	680 - 699	80%	75%	75%	75%	75%	75%	75%	70%	
	660 - 679	70%	70%	70%	70%	70%	70%	NA 80%	NA 70%	
	≥760 740 - 759	80% 80%	75% 75%	80% 80%	80% 80%	75% 75%	80% 80%	80%	70%	
\$1,500,001 to \$2,000,000	720 - 739	80%	75%	75%	80%	75%	75%	75%	70%	
	700 - 719	75%	75%	75%	75%	75%	75%	75%	70%	
	680 - 699 660 - 679	75%	70%	75%	75%	70%	75%	75% NA	70% NA	
\$2,000,001 to	≥760	65% 75%	65% 70%	65% 75%	65% 75%	65% 70%	65% 75%	80%	70%	
	740 - 759	75%	70%	75%	75%	70%	75%	80%	70%	
	720 - 739	75%	70%	75%	75%	70%	75%	80%	70%	
\$3,000,000	700 - 719 680 - 699	75% 75%	70% 70%	75% 75%	75% 75%	70% 70%	75% 75%	75% 75%	70% 70%	
-	660 - 679	NA	70% NA	75% NA	75% NA	70% NA	75% NA	NA	NA	
(Interest Only)	≥760	80%	80%	80%	85%	80%	80%	80%	70%	
	740 - 759	80%	80%	80%	85%	80%	80%	80%	70%	
	720 - 739 700 - 719	80% 80%	80% 80%	75%	85%	80%	75%	80% 75%	70% 70%	
≤ \$1,500,000	680 - 699	80%	75%	75% 75%	75% 75%	70% 70%	75% 75%	75%	70%	
	660 - 679	NA	NA	NA	NA	NA	NA	NA	NA	
(Interest O. I.)	≥760	80%	75%	80%	85%	75%	80%	80%	65%	
(Interest Only) \$1,500,001	740 - 759 720 - 739	80% 80%	75% 75%	80% 75%	85% 85%	75% 75%	80% 75%	80% 80%	65% 65%	
to	700 - 719	80%	75%	75%	75%	70%	75%	75%	65%	
\$2,000,000	680 - 699	80%	75%	75%	75%	70%	75%	75%	65%	
	660 - 679	NA 700/	NA (50)	NA 700/	NA 700/	NA (50/	NA 700/	NA 700/	NA 450/	
Interest Only)	≥760 740 - 759	70% 70%	65% 65%	70% 70%	70% 70%	65% 65%	70% 70%	70% 70%	65% 65%	
\$2,000,001	740 - 759 720 - 739	70%	65%	70%	70% 70%	65%	70%	70%	65%	
to	700 - 719	70%	65%	70%	70%	65%	70%	70%	65%	
\$2,500,000	680 - 699	70%	65%	70%	70%	65%	70%	70%	65%	
	660 - 679	NA 450/	NA 60%	NA 4.50/	NA 450/	NA 60%	NA 4 F0/	NA 65%	NA 65%	
Interest Only)	≥760 740 - 759	65% 65%	60%	65% 65%	65% 65%	60%	65% 65%	65%	65%	
\$2,500,001	720 - 739	65%	60%	65%	65%	60%	65%	65%	65%	
to	700 - 719	65%	60%	65%	65%	60%	65%	65%	65%	
\$3,000,000	680 - 699 660 - 679	65% NA	60% NA	65% NA	65% NA	60% NA	65% NA	65% NA	65% NA	
LOAN AMOUNTS		\$125,000 Min. to \$3,000,000 Max. Laan Amount \$ \$2.0MM requires one Appraisal + CDA Laan Amount > \$2.0MM requires two Appraisals								
		Loan Amount < \$2.0m/m requires two appraisals Loan Amount < \$150,000 Max 80% LTV								
		Loan Amount > \$1.5MM - \$2.0MM Max 80% LTV								
		Loan Amount > \$2.0MM Max 70% LTV, Min FICO 680 Max 80 LTV if Loan Amount < \$150,000								
		30 or 40 Yr with 10 Yr Interest Only option Loan Amount ≤ \$2.0MM Max 80%LTV								
NTEREST ONLY		Loan Amount > \$2.0MM Max 70%LTV								
		Loan Amount ≥ \$2.5MM Max 75%LTV 30 Yr Fixed - 30 Yr Fully Amortized, 30 or 40 Yr with 10 Yr Interest Only option								
LOAN TERMS		5/6 or 7/6 ARM - 30-Yr Fully Amortized, 30 or 40 Yr with 10 Yr Interest Only option								
MAX DTI		50% Back End. DTI > 45% max 75% LTV								
CITIZENSHIP / RESIDENCY		US Citizen, Permanent Resident Alien, Non-Permanent Resident Alien								
ALLOWABLE ITIN BORROWER		E-series, G-series, J-series, H-series, or O-series Not Allowed								
		Floored at Start Ro		ay Avg /						
NDEX/ADJUSTME	NT	Margin - Owner/2nd : 3.75% Margin - Investment : 6.00%								
APS/MARGIN		7/6 ARM - 5/1/5 5/6 ARM - 2/1/5								
ROPERTY TYPES		SFR / Condos / To	wnhouse / 2-4 U	nits / Modular / Ru	•					
ROPERTY RESTRI	CTIONS	2-4 Units: Max 80	% LTV	rovide condo docun tel: Purchase Max 7		erm/Cashout Max	65% LTV			
		Short Term Rental:	Proof of receipt	for the most recent						
OCCUPANCY		Primary / Second Home / Investment								
ECOND HOME		Max 80% LTV Max 80% LTV								
NVESTMENT PRO	PERTY	Min FICO 740 if >								
ESERVES IAX CASH-IN-HA	ND	3 Months for < \$1 \$500,000 if LTV >		hs for \$1.0MM - \$ lited if ≤ 65% LTV	1.5MM / 9 Months	tor > \$1.5MM				
IELIGIBLE STATES	;	AK, CT, HI, ID, MA,	, MS, MO, MN, N	V, NY, RI, SC, UT, V	т					
PREPAYMENT PENALTIES		Not allowed: AK, KS, MI, MN, and NM Illinois permitted to legal entities when APR is ≤ 8%. Prohibited to individual borrowers New Jersey permitted to legal entities. Prohibited to individual borrowers Ohio permitted on loan amounts ≥ \$107,633 (for 2023). Prohibited on loan amounts < \$107,633 Oregon – requires state specific disclosure besides the Note and SI Rider Pennsylvania permitted on loan amounts >\$301,022 (for 2023)								
		Loan amount Washington permi 36 Months Credit I	ts =<\$301,022 p tted on fixed rate Event Seasoning;	permitted only on 3 e loans. Prohibited Max 80% LTV	-4 residential units.	Number of units	will be validated prior	to purchase.		
REDIT EVENT		Mortgage 1x30x1 WVOE program;								



Cheesecake - NonQM Alt doc, Continued

	Owner Occupied: 100% allowed;						
GIFT	Investment & Second Home: 10% own funds required						
	NOT ALLOWED ON WVOE						
DECLINING MARKET	Up to 6 months: Reduce LTV by 5%						
MARKET TIME	Over 6 months: Redue LTV by 10%						
FIRST TIME HOME BUYER	Primary / Second Home: Allowed						
FIRST TIME HOME BOTEK	Investment Property: Allowed with 12 months housing payment history						