

S100,000   \$2760   \$80%   \$80%   \$75%   \$75%   \$1,500,000   \$720.759   \$80%   \$80%   \$75%   \$75%   \$1,500,000   \$2760   \$75%				DSCR		
\$100,000   \$260   \$60%   \$60%   \$75	Loan Amount	FICO	Purchase	Rate & Term	Cashout	
Society   Soci						
1,000,000	> \$100,000					
\$1,500,000	1					
1,500,001						
\$2,000,000	\$1,500,001					
2,000,000   730 - 739   75%   75%   65%   2,000,001   770 - 739   75%   75%   65%   3,000,001   770 - 739   75%   75%   65%   3,000,001   700 - 719   75%   75%   65%   3,000,000   700 - 719   75%   75%   65%   3,000,000   700 - 719   75%   75%   65%   3,000,000   700 - 719   75%   75%   75%   3,000,000   700 - 719   75%   75%   75%   3,000,000   700 - 719   75%   75%   75%   3,000,000   700 - 719   75%   75%   75%   3,000,000   700 - 719   75%   75%   75%   3,000,000   700 - 719   75%   75%   75%   3,000,000   700 - 719   75%   75%   75%   3,000,000   700 - 719   75%   75%   75%   3,000,000   700 - 719   75%   75%   75%   3,000,000   700 - 719   75%   75%   75%   3,000,000   700 - 719   75%   75%   75%   3,000,000   700 - 719   75%   75%   75%   3,000,000   750   75%   75%   75%   3,000,000   750   75%   75%   75%   3,000,000   750   75%   75%   75%   3,000,000   750   75%   75%   75%   3,000,000   75%   75%   75%   75%   3,000,000   75%   75%   75%   75%   3,000,000   75%   75%   75%   75%   75%   3,000,000   75%   75%   75%   75%   75%   3,000,000   75%   75%   75%   75%   75%   75%   3,000,000   75%   75%   75%   75%   75%   75%   75%   3,000,000   75%						
\$2,000,000   700 .719   75%   75%   65%   \$2,000,000   720 .719   75%   65%   \$2,000,000   720 .719   75%   65%   \$2,000,000   720 .739   70%   70%   70%   \$2,000,000   720 .739   70%   70%   \$2,000,000   720 .739   70%   70%   \$2,000,000   720 .739   70%   65%   \$2,000,000   720 .739   70%   70%   65%   \$2,000,000   720 .739   70%   70%   65%   \$2,000,000   700 .719   70%   65%   \$2,000,000   700 .719   70%   65%   \$2,000,000   700 .719   70%   65%   \$2,000,000   700 .719   70%   65%   \$2,000,000   700 .719   70%   70%   65%   \$2,000,000   700 .719   70%   70%   70%   \$2,000   700 .719   70%   70%   70%   \$2,000   700 .719   70%   70%   70%   70%   \$2,000   700 .719   70%   70%   70%   70%   \$2,000   700 .719   70%   70%   70%   70%   \$2,000   700 .719   70%   70%   70%   70%   \$2,000   700 .719   70%   70%   70%   70%   \$2,000   700 .719   70%   70%   70%   \$2,000   700 .719   70%   70%   70%   70%   \$2,000   700 .719   70%   70%   70%   70%   70%   \$2,000   700 .719   70%   70%   70%   70%   70%   \$2,000   700 .719   70%   70%   70%   70%   70%   70%   \$2,000   700 .719   70%						
\$2,000,001   \$2,00	\$2,000,000					
2,00,000						
270.739   70%   70%   70%   6.5%						
S3,000,000   700 -719   70%   65%	to					
Minimum DSCB is 2 0.80-1.00	\$3,000,000					
Michael Documentation   Michael March   Mich			7 0 7 6	70%	83%	
May use the higher of the 1007 or actual rest if 1007 is within 20% if actual rest. Please contact on AE for details	GENERAL INFOR	MATION				
LonA AMOUNTS   S.2.0MM requires one Apprehable + CDA   Loon Amount   S.2.0MM requires to the Apprehable   LonA Amount   S.1.5.0,000 Max 75% LTV   Loon Amount   S.1.5.0,000	INCOME DOCUMENTATION		May use the higher of the 1007 or actual rent if 1007 is within 20% if actual rent. Please contact an AE for details  No Vacancy factor. May use 1007 for rental calculation  Foreign National: Max 70% LTV with 12 Months reserves			
NITEREST ONLY	LOAN AMOUNTS		Loan Amount ≤ \$2.0MM requires one Appraisal + CDA Loan Amount > \$2.0MM requires two Appraisals Loan Amount < \$150,000 Max 75% LTV Loan Amount > \$1.5MM - \$2.0MM Max 75% LTV Loan Amount > \$2.0MM Max 70% LTV, Min FICO 700			
S/6 or 7/6 ARM - 30 Yr Fully Amontized, 30 or 40 Yr with 10 Yr Interest Only option	INTEREST ONLY		30 or 40 Yr with 10 Yr Interest Only option Max Loan Amount \$2.0MM Max LTV 75% (See LTV grid for additional Max LTV)			
DSCR < 1.0	LOAN TERMS		5/6 or 7/6 ARM - 30 Yr Fully Amortized, 30 or 40 Yr with 10 Yr Interest Only option			
ALLOWABLE VISA  Non-Permanent Resident Alien, Non-Permanent Resident Alien, Non-Permanent Resident Alien, Non-Permanent Resident Alien, E-series, G-series, J-series, or O-series  Foreign Nationals B-1, B-2, H-2, H-3, J-1, J-2, L-1, O-2, P-1, P-2  ITIN BORROWER  Not Allowed  Floored at Start Rate / SOFR 30 Day Avg /  INDEX/ADJUSTMENT  CAPS/MARGIN  Argin - 6.00%  CAPS/MARGIN  Floored at Start Rate / SOFR 30 Day Avg /  ROPERTY TYPES  SFR / Condos / Townhouse / 2-4 Units / Modular / Rural up to 20 acres  Non-Warrantable Condos - Must provide condo documents for review  2-4 Units Max 75% LTV  Non-Warrantable Condos - Must provide condo documents for review  2-4 Units Max 75% LTV  Non-Warrantable Condos - Must provide condo documents for review  2-4 Units Max 75% LTV  Non-Warrantable Condos - Must provide condo documents for review  2-4 Units Max 75% LTV  Non-Warrantable Condos - Must provide condo documents for review  2-4 Units Max 75% LTV  Non-Warrantable Condos - Must provide condo documents for review  2-4 Units Max 75% LTV  Non-Warrantable Condos - Must provide condo documents for review  2-4 Units Max 75% LTV  Non-Warrantable Condos - Must provide condo documents for review  2-4 Units Max 75% LTV  Non-Warrantable Condos - Must provide condo documents for review  2-4 Units Max 75% LTV  Non-Warrantable Condos - Must provide condo documents for review  2-4 Units Max 75% LTV  Non-Warrantable Condos - Must provide condo documents for review  2-4 Units Max 75% LTV  Non-Warrantable Condos - Must provide condo documents for review  2-4 Units Max 75% LTV  Non-Warrantable Condos - Must provide condo documents for review  2-4 Units Max 75% LTV  Non-Warrantable Condos - Must provide condo documents for review  2-4 Units Max 75% LTV  Non-Warrantable Condos - Must provide condos - Must	DSCR <1.0		Max 70% LTV Cashout  Max Cashout ≤ 60% LTV \$1.5MM  Max Cashout ≤ 65% LTV \$1MM			
Foreign Nationals 8-1, 8-2, H-2, H-3, I, J-1, J-2, L-1, O-2, P-1, P-2	CITIZENSHIP / RESIDENCY					
INDEX   ADJUSTMENT   Floored at Start Rate   SOFR 30 Day Avg	ALLOWABLE VISA					
INDEX/ADJUSTMENT	ITIN BORROWER					
PROPERTY TYPES   SFR / Condos / Townhouse / 2-4 Units / Modular / Rural up to 20 acres   Non-Warrantable Condos - Must provide condo documents for review   2-4 Units: Max 75% LTV   Non-Warrantable Condo & Condotel: Purchase Max 75% LTV; Rate & Term/Cashout Max 65% LTV   Non-Warrantable Condo & Condotel: Purchase Max 75% LTV; Rate & Term/Cashout Max 65% LTV   Non-Warrantable Condo & Condotel: Purchase Max 75% LTV; Rate & Term/Cashout Max 65% LTV   Non-Warrantable Condo & Condotel: Purchase Max 75% LTV; Rate & Term/Cashout Max 65% LTV   Non-Warrantable Condo & Condotel: Purchase Max 75% LTV; Rate & Term/Cashout Max 65% LTV   Non-Warrantable Condo & Condotel: Purchase Max 75% LTV; Rate & Term/Cashout Max 65% LTV   Non-Warrantable Condotel: Purchase Max 75% LTV   Non-Warrantable Condotel: Purchase Max 85 LTV   Non-Warr			Margin - 6.00% 7/6 ARM - 5/1/5			
PROPERTY RESTRICTIONS  Non-Warrantable Condo & Condotel: Purchase Max 75% LTV; Rate & Term/Cashout Max 65% LTV Short Term Rental: 5% reduction in LTV & 12 month look back period and 12 monthly statement or an annual statement to document receipt of rental incom  Non-Warrantable Condo & Condotel: Purchase Max 75% LTV; Rate & Term/Cashout Max 65% LTV  Nesserves  3 Months for < \$1.0MM / 6 Months for \$1.0MM - \$1.5MM / 9 Months for > \$1.5MM  MAX CASH-IN-HAND  \$500,000 if LTV > 65% LTV; Unlimited if ≤ 65% LTV  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  New Jersey permitted on loan amounts ≥ \$107,633 (for 2023). Prohibited on loan amounts < \$107,633  Oregon − requires state specific disclosure besides the Note and \$1 Rider  Pennsylvania permitted on loan amounts > \$301,022 permitted only on 3-4 residential units. Number of units will be validated prior to purchase.  Washington permitted on fixed rate loans. Prohibited on ARM loans.  CREDIT EVENT  36 Months Credit Event Seasoning; Max 75% LTV  Mortgage 1:30x12 Max 75% LTV  Mortgage 1:30x12 Max 75% LTV  Mortgage 1:30x12 Max 75% LTV  Not allowed on Foreign National  DECLINING MARKET  Up to 6 months: Reduce LTV by 15%  Over 6 months: Reduce LTV by 10%	PROPERTY TYPES		Non-Warrantable Condos - Must provide condo documents for review			
RESERVES  3 Months for < \$1.0MM / 6 Months for \$1.0MM - \$1.5MM / 9 Months for > \$1.5MM  MAX CASH-IN-HAND  \$500,000 if LTV > 65% LTV; Unlimited if ≤ 65% LTV  INELIGIBLE STATES  AK, CT, NV, RI, SC, UT, VT  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 amounts = <\$301,022 permitted only on 3-4 residential units. Number of units will be validated prior to purchase.  Washington permitted on fixed rate loans. Prohibited on ARM loans.  CREDIT EVENT  GIFT  10% own funds required  Not allowed on Foreign National  DECLINING MARKET  Up to 6 months: Reduce LTV by 10%	PROPERTY RESTRICTIONS					
MAX CASH-IN-HAND   \$500,000 if LTV > 65% LTV; Unlimited if ≤ 65% LTV						
INELIGIBLE STATES  AK, CT, NV, RI, SC, UT, VT  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  Obio 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 amounts = <\$301,022 permitted only on 3-4 residential units. Number of units will be validated prior to purchase.  Washington permitted on fixed rate loans. Prohibited on ARM loans.  CREDIT EVENT  36 Months Credit Event Seasoning; Max 75% LTV  Mortgage 1x30x12 Max 75% LTV  Mortgage 1x30x12 Max 75% LTV  10% own funds required  Not allowed on Foreign National  DECLINING MARKET  Up to 6 months: Reduce LTV by 5%  Over 6 months: Reduce LTV by 5%				.5MM / <b>9 Months</b> for > \$1.5MM		
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  Obio 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 amounts = <\$301,022 permitted only on 3-4 residential units. Number of units will be validated prior to purchase.  Washington permitted on fixed rate loans. Prohibited on ARM loans.  CREDIT EVENT  36 Months Credit Event Seasoning; Max 75% LTV  Mortgage 1x30x12 Max 75% LTV  Mortgage 1x30x12 Max 75% LTV  10% own funds required  Not allowed on Foreign National  DECLINING MARKET  Up to 6 months: Reduce LTV by 5%  Over 6 months: Reduce LTV by 10%	MAX CASH-IN-HAND		\$500,000 if LTV > 65% LTV; Unlimited if ≤ 65% LTV			
PREPAYMENT PENALTIES   Illinois permitted to legal entities when APR is ≤ 8%. Prohibited to individual borrowers	INELIGIBLE STATES		AK, CT, NV, RI, SC, UT, VT			
Mortgage 1 x 30 x 12 Max 7 5% LTV	PREPAYMENT PENALTIES		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 amounts = <\$301,022 permitted only on 3-4 residential units. Number of units will be validated prior to purchase.  Washington permitted on fixed rate loans. Prohibited on ARM loans.			
Not allowed on Foreign National	CREDIT EVENT		Mortgage 1x30x12 Max 75% LTV			
Not allowed on Foreign National	GIFT		·			
MARKET TIME Over 6 months: Redue LTV by 10%						
FIRST TIME INVESTOR   Permitted with 12 months housing payment history, 12 months reserves, Min 1.0 DSCR						
FIRST TIME HOME BUYER Not allowed	FIRST TIME HOME	E BUYER	Not allowed			