

Loan Amount	FICO	Bank Statements (12 Months)			P&L (12 or 24 Months)			WVOE (Primary Residence Only)	
		1099 Only			Purchase Rate & Term	Cashout	Non Owner Occupied	Purchase Rate & Term	Cashout
> \$150,000 to \$1,500,000	≥760	85%	80%	80%	85%	80%	80%	80%	70%
	740 - 759	85%	80%	80%	85%	80%	80%	80%	70%
	720 - 739	85%	80%	75%	85%	80%	75%	80%	70%
	700 - 719	80%	80%	75%	75%	75%	75%	75%	70%
	680 - 699	80%	75%	75%	75%	75%	75%	75%	70%
	660 - 679	70%	70%	70%	70%	70%	70%	NA	NA
\$1,500,001 to \$2,000,000	≥760	80%	75%	80%	80%	75%	80%	80%	70%
	740 - 759	80%	75%	80%	80%	75%	80%	80%	70%
	720 - 739	80%	75%	75%	80%	75%	75%	75%	70%
	700 - 719	75%	75%	75%	75%	75%	75%	75%	70%
	680 - 699	75%	70%	75%	75%	70%	75%	75%	70%
	660 - 679	65%	65%	65%	65%	65%	65%	NA	NA
\$2,000,001 to \$3,000,000	≥760	75%	70%	75%	75%	70%	80%	80%	70%
	740 - 759	75%	70%	75%	75%	70%	75%	80%	70%
	720 - 739	75%	70%	75%	75%	70%	75%	80%	70%
	700 - 719	75%	70%	75%	75%	70%	75%	75%	70%
	680 - 699	75%	70%	75%	75%	70%	75%	75%	70%
	660 - 679	NA	NA	NA	NA	NA	NA	NA	NA
(Interest Only) ≤ \$1,500,000	≥760	80%	80%	80%	85%	80%	80%	80%	70%
	740 - 759	80%	80%	80%	85%	80%	80%	80%	70%
	720 - 739	80%	80%	75%	85%	80%	75%	80%	70%
	700 - 719	80%	80%	75%	75%	70%	75%	75%	70%
	680 - 699	80%	75%	75%	75%	70%	75%	75%	70%
	660 - 679	NA	NA	NA	NA	NA	NA	NA	NA
(Interest Only) \$1,500,001 to \$2,000,000	≥760	80%	75%	80%	85%	75%	80%	80%	65%
	740 - 759	80%	75%	80%	85%	75%	80%	80%	65%
	720 - 739	80%	75%	75%	85%	75%	75%	80%	65%
	700 - 719	80%	75%	75%	75%	70%	75%	75%	65%
	680 - 699	80%	75%	75%	75%	70%	75%	75%	65%
	660 - 679	NA	NA	NA	NA	NA	NA	NA	NA
(Interest Only) \$2,000,001 to \$2,500,000	≥760	70%	65%	70%	70%	65%	70%	70%	65%
	740 - 759	70%	65%	70%	70%	65%	70%	70%	65%
	720 - 739	70%	65%	70%	70%	65%	70%	70%	65%
	700 - 719	70%	65%	70%	70%	65%	70%	70%	65%
	680 - 699	70%	65%	70%	70%	65%	70%	70%	65%
	660 - 679	NA	NA	NA	NA	NA	NA	NA	NA
(Interest Only) \$2,500,001 to \$3,000,000	≥760	65%	60%	65%	65%	60%	65%	65%	65%
	740 - 759	65%	60%	65%	65%	60%	65%	65%	65%
	720 - 739	65%	60%	65%	65%	60%	65%	65%	65%
	700 - 719	65%	60%	65%	65%	60%	65%	65%	65%
	680 - 699	65%	60%	65%	65%	60%	65%	65%	65%
	660 - 679	NA	NA	NA	NA	NA	NA	NA	NA

GENERAL INFORMATION	
INCOME DOCUMENTATION	Alt Doc = 12 Personal or Business Bank Stmt / SE Only 1099 Only = Self Employed Only - All occupancy types allowed WVOE = 2-year history required; No Gift Allowed; FTHB Max 70% LTV. Primary residence only P&L Programs = 12 or 24 Month P&L statement required prepared by third party (CPA or EA only. PTIN not acceptable)
LOAN AMOUNTS	\$125,000 Min. to \$3,000,000 Max. Loan Amount ≤ \$2.0MM requires one Appraisal + CDA Loan Amount > \$2.0MM 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
INTEREST ONLY	30 or 40 Yr with 10 Yr Interest Only option Loan Amount ≤ \$2.0MM Max 80%LTV Loan Amount > \$2.0MM Max 70%LTV Loan Amount ≥ \$2.5MM Max 75%LTV
LOAN TERMS	30 Yr Fixed - 30 Yr Fully Amortized, 30 or 40 Yr with 10 Yr Interest Only option 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	E-series, G-series, J-series, H-series, or O-series
ITIN BORROWER	Not Allowed
INDEX/ADJUSTMENT CAPS/MARGIN	Floored at Start Rate / SOFR 30 Day Avg / Margin - Owner / 2nd : 3.75% Margin - Investment : 6.00% 7/6 ARM - 5/1/5 5/6 ARM - 2/1/5
PROPERTY TYPES	SFR / Condos / Townhouse / 2-4 Units / Modular / Rural up to 20 acres Non-Warrantable Condos - Must provide condo documents for review
PROPERTY RESTRICTIONS	2-4 Units: Max 80% LTV Non-Warrantable Condo & Condotel: Purchase Max 75% LTV; Rate & Term/Cashout Max 65% LTV Short Term Rental: Proof of receipt for the most recent 24 months required
OCCUPANCY	Primary / Second Home / Investment
SECOND HOME	Max 80% LTV
INVESTMENT PROPERTY	Max 80% LTV Min FICO 740 if > 75%LTV
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, HI, ID, MA, MS, MO, MN, NV, NY, RI, SC, UT, VT
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 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 80% LTV Mortgage 1x30x12 Max 80% LTV WVOE program; Mortgage 0x30x24



Cheesecake - NonQM Alt doc, Continued

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