



COFFEE CAKE LITE

2/26/2024

Program Matrix		Bank Statement / 1099			P&L Only			WVOE			
FICO	Loan Amount	Purchase	Rate&Term	Cash Out	Purchase	Rate&Term	Cash Out	Purchase	Rate&Term	Cash Out	
720	\$1,000,000	90%	85%	80%	80%	75%	70%	80%	75%	70%	
	\$1,500,000	90%	85%	80%	80%	75%	70%	80%	75%	70%	
	\$2,000,000	85%	80%	80%	80%	75%	70%	80%	75%	70%	
	\$2,500,000	80%	75%	75%	75%	75%	70%	75%	75%	70%	
	\$3,000,000	75%	70%	70%	NA	NA	NA	NA	NA	NA	
	\$4,000,000	70%	65%	NA	NA	NA	NA	NA	NA	NA	
700	\$1,000,000	90%	85%	80%	80%	75%	70%	80%	75%	70%	
	\$1,500,000	90%	85%	80%	80%	75%	70%	80%	75%	70%	
	\$2,000,000	85%	75%	70%	80%	75%	70%	80%	75%	70%	
	\$2,500,000	75%	70%	65%	75%	70%	65%	75%	70%	65%	
	\$3,500,000	70%	65%	NA	NA	NA	NA	NA	NA	NA	
680	\$1,000,000	90%	85%	80%	80%	75%	70%	80%	75%	70%	
	\$1,500,000	85%	80%	75%	80%	75%	70%	80%	75%	70%	
	\$2,000,000	80%	75%	70%	80%	75%	70%	80%	75%	70%	
	\$2,500,000	75%	70%	65%	75%	70%	65%	75%	70%	65%	
	\$3,000,000	70%	65%	65%	NA	NA	NA	NA	NA	NA	
660	\$1,000,000	80%	80%	75%	NA	NA	NA	NA	NA	NA	
	\$1,500,000	80%	75%	75%	NA	NA	NA	NA	NA	NA	
	\$2,000,000	75%	70%	65%	NA	NA	NA	NA	NA	NA	
	\$2,500,000	70%	65%	65%	NA	NA	NA	NA	NA	NA	
Additional Information											
Housing History		Occupancy Restrictions - 2 nd Home			Occupancy Restrictions - Investment			1 Year Standard Doc			
1x30x12		Max LTV/CLTV (unless stated otherwise):			Max LTV/CLTV (unless stated otherwise):			Price adjustor applies – see rate sheet.			
Housing Event Seasoning		<ul style="list-style-type: none"> ● 85 – Purchase ● 80 – Rate/Term ● 75 – Cash-out 			<ul style="list-style-type: none"> ● 85 – Purchase ● 80 – Rate/Term ● 75 – Cash-out 						
BK/FC/SS/DIL >=48 Months Forbearance, Mod or Deferral		Max Loan Amount: \$2,500,000			Max Loan Amount: \$2,500,000						
Written Verification of Employment and P&L Only		Max LTV/CLTV: 80% Purchase, 75% Rate/Term, 70% Cash-out Min credit score 680 max loan amount \$2,500,000									
Declining Market and State/CBSA Restrictions											
If either or both of the following apply: 1) the appraisal report identifies the property as a declining market; 2) the subject property is in a state or CBSA in the table at the end of this document, the maximum LTV/CLTV is limited to 85% for purchases and 80% for all refinances and the maximum loan amount is limited to \$2MM.											
General Information											
Product Type	Fixed Rate Terms: 15, 30, 40-years; 5/6 ARM, 7/6 ARM, 10/6 ARM (40-year term ARMs available when combined with interest only feature)										
Interest Only	● Min Credit Score: 660				● Max LTV: 90%						
Loan Amounts	● Min: \$150,000				● \$4,000,000						
Loan Purpose	● Purchase, Rate/Term and Cash Out										
Occupancy	● Primary, Second Home, Investment										
Property Type	<ul style="list-style-type: none"> ● Single Family: Attached, Detached ● 2-4 Units and Condominiums: Max LTV/CLTV 85%. ● Condo Hotel: Max LTV/CLTV 85%, Max Loan Amount \$2,500,000 ● Rural: Not Eligible 				<u>Florida Condominiums:</u> <ul style="list-style-type: none"> ● A structural inspection is required for projects: <ul style="list-style-type: none"> ○ greater than 5 stories; and ○ over 30 years old (or 25 years if within 3 miles of the coast) ● Projects with an unacceptable or no inspection are ineligible 						
Acreage	● Property up to 20-acres, not meeting the rural definition, eligible. 10 or more acres limited to a max LTV/CLTV 80%										
Cash-In-Hand	● Max Cash-In-Hand: Unlimited										
Appraisals	<ul style="list-style-type: none"> ● FNMA Form 1004, 1025, 1073 with interior/exterior inspection. Appraisal review product required unless 2nd appraisal obtained ● 2nd Appraisal required for loans > \$2,000,000. 										



COFFEE CAKE LITE (cont.)

Income Requirements			
Personal Bank Statements:	<ul style="list-style-type: none"> • 24 or 12-months of Personal and 2-months of business bank statements. • Qualifying income is determined by the total eligible deposits from the 24 or 12-months of personal statements divided by the number of statements. • The business bank statements must reflect business activity and transfers to the personal account. 		
Business Bank Statements:	<ul style="list-style-type: none"> • 24 or 12-months of business bank statements. Qualifying income is determined by one of the following analysis methods: <ul style="list-style-type: none"> o Fixed Expense Ratio (50%) o Expense ratio provided by a 3rd party (CPA, EA, or tax preparer) min ratio of 10% o 3rd party prepared Profit & Loss Statement (CPA, EA, or tax preparer) 		
Profit & Loss Statement Only	<ul style="list-style-type: none"> • 24 or 12-month CPA/EA/CTEC/Tax Attorney prepared Profit & Loss Statement Only • CPA/EA/CTEC/Tax Attorney must attest they have completed or filed the borrower's most recent tax return 		
Written Verification of Employment	<ul style="list-style-type: none"> • FNMA Form 1005 • Two (2) most recent months of personal bank statements reflecting deposit(s) from employer on each of the statements 		
IRS Form 1099	<ul style="list-style-type: none"> • 2-Years or 1-Year 1099 	<ul style="list-style-type: none"> • Fixed Expense Ratio of 10% 	<ul style="list-style-type: none"> • YTD Documentation to support continued receipt of income from same source
Asset Utilization	<ul style="list-style-type: none"> • Eligible assets divided by 84 to determine a monthly income stream • Min Credit Score: 660 		
Underwriting Requirements			
Assets	<ul style="list-style-type: none"> • Min of 30-days asset verification required; any large deposit must be sourced 	DTI Requirements	Max: 50%
Credit Score	<ul style="list-style-type: none"> • Use credit score of the borrower with the highest qualifying income • Middle of 3 scores or lower of 2 	Reserves	<ul style="list-style-type: none"> • LTV < 85%: 6 months of PITIA • LTV > 85%: 12-months of PITIA • Loan Amount > \$1.5M: 9-months of PITIA • Loan Amount > \$2.5M: 12-months of PITIA • Cash out may be used to satisfy requirement
Gift Funds	<ul style="list-style-type: none"> • Min contribution: 5% primary, 10% investment 	Document Age	<ul style="list-style-type: none"> • 90 Days
Tradelines	<ul style="list-style-type: none"> • Min: 2 reporting 24-months w/activity in last 12-months or 3 reporting 12-months w/recent activity • If the primary borrower has three (3) credit scores, the minimum tradeline requirement is waived 	Prepayment Penalty – Investment Property Only	<ul style="list-style-type: none"> • Prepayment periods up to 5-Years eligible, see rate sheet • Penalties not allowed in AK, KS, MI, MN, NM, OH and RI • Penalties not allowed on loans vested to individuals in IL and NJ • Penalties not allowed on loan amounts less than \$312,159 in PA • Only declining prepayment penalty structures allowed in MS