



Funnel Cake Lite

NON QM Alt Doc

5/23/2024

Program Max LTVs			Primary Residence				Second Home & Investment	
			Standard		Recent Event			
Loan Amount	Reserves	FICO	Purch. & R/T	Pur / RT	Cash Out	Purch. & R/T	Cash Out	
≤ \$1,500,000	3 Months	700	80%	75%	70%	N/A	75%	65%
		660	80%	70%	70%	N/A	70%	60%
		620*	75%	N/A	70%	N/A	N/A	N/A
Mortgage History			0X60X12		1X120X12		0X60X12	
FC/SS/DIL Seasoning			24 Months		Settled		24 Months	
Chapter 13 Seasoning			Discharged		Discharged		Discharged	
Chapter 7 & 11 Seasoning			24 Months		Discharged		24 Months	
Program Requirements								
Minimum Loan Amount		\$100,000		Maximum Loan Amount		\$1,500,000		
Maximum Cash Out		\$500,000		Residual Income		\$1,500		
Standard Debt Ratio		50%						
State Overlays								
Texas: Cash Out on 2nd Homes Ineligible								
Income								
Full Documentation			1 (or) 2 Yrs W-2s or Tax Returns					
Alternative Documentation (Must be self employed for 2 years)			12 (or) 24 Months Personal (or) Business Bank Statements 12 (or) 24 Months 1099 Income 12 Month Profit & Loss Statement (requires 2 months Bank Statements)					
General Information								
Occupancy	Primary, Second Homes, Investment Properties. Investment - no subordinate financing and no FTHB.							
Property Types	SFR, PUD, Townhome, 2-4 Units, Condos, Rural. Max 80% LTV on Rural, 2-4 Units, & Non-Warrantable Condos.							
Profit & Loss Only	Min FICO - 660 Max LTV 80% (Purchase) / 70% (Refinance)							
Cash Out	Maximum Cash Out = \$500,000; Cash Out may be used for reserve requirements							
Residual Income	\$1,500 plus an additional \$150 per dependent							
Declining Markets	If property is located in a declining market as indicated by the appraisal, Max LTV is reduced by 5%							
Citizenship	US Citizen, Permanent Resident Alien & Non-Permanent Resident Alien (w/ US Credit) ITIN: Standard Eligibility only (no Recent Event); Primary & Second Homes only; Max LTV 80%							
Appraisal Review Product	Clear Capital CDA or Field Review required for the following transactions: (i) LTV > 80% (ii) Loan Amount \$1M-\$2M (iii) Non-Arms Length							
Assets	Sourced or seasoned for 60 days; Gift Funds allowed							
Credit	<u>Standard:</u> 3 tradelines reporting for 12+ months or 2 tradelines reporting for 24+ months all with activity in the last 12 months <u>Limited:</u> No minimum tradeline required Qualifying FICO: The middle score if 3 agency scores are provided or lower score when only 2 agency scores are provided, of primary wage earner							
Compliance	Escrows required for HPML loans; Compliance with all applicable federal and state regulations No Section 32 or state high cost							



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Prepayment Penalty	<p>Investment Only; Unless noted below, standard prepay is (6) months interest on the amount prepaid. Standard term = 3 years.</p> <p>State Overlays: IL(APR ≤ 8%); MI(1% of amount prepaid); OH(1% of original loan amount, loan amounts ≥ \$107,633); PA(loan amounts > \$301,022); MD(2 Mos advance interest on the aggregate amount of all prepayments made in any 12 months period in excess of 1/3 of the original principal amount). Not allowed: AK, IA, KS, MN, MS, NJ, NM, RI & VT.</p>							
Seller Concessions	Up to 6% towards closing for Primary & Second Homes							
Ineligible States	AK, NY (Primary & Second Home), WV, HI - lava zones 1 & 2							
Interest Only	Max LTV 80%							
Interest Only Feature	IO Period	Amort	Maturity	Products	30 Yr Fixed	40 Yr Fixed-IO	5/6 ARM	5/6 ARM- IO
	10 Years	30 Years	40 Years					