



CUP CAKE

Owner Occupied

10/2/2024

Loan Amount	FICO	Owner Occupied - Full Doc/Bank			Owner Occupied - WVOE/P&L			2nd Home-Full Doc/Bank Statements		
		Purchase	Rate /Term	Cash-out	Purchase	Rate /Term	Cash-out	Purchase	Rate / Term	Cash-out
≤ \$1,500,000	≥740	90%	85%	80%	80%	80%	80%	80%	80%	75%
	≥720	90%	85%	80%	80%	80%	80%	80%	80%	75%
	≥700	90%	85%	80%	80%	80%	80%	80%	75%	75%
	≥680	85%	80%	75%	80%	80%	75%	80%	75%	75%
	≥660	75%	75%	70%	75%	75%	70%	75%	70%	70%
	≥640	65%	65%	65%	65%	65%	65%	65%	60%	60%
\$1,500,001 to \$2,000,000	≥740	85%	80%	75%	80%	80%	75%	75%	75%	75%
	≥720	85%	80%	75%	80%	80%	75%	75%	75%	75%
	≥700	85%	80%	75%	80%	80%	75%	75%	70%	70%
	≥680	80%	75%	70%	80%	75%	70%	75%	70%	70%
	≥660	75%	70%	65%	75%	70%	65%	70%	65%	60%
	≥640	65%	60%	60%	65%	60%	60%	NA	NA	NA
\$2,000,001 to \$3,000,000	≥740	80%	70%	70%	80%	70%	70%	65%	65%	65%
	≥720	80%	70%	70%	80%	70%	70%	65%	65%	65%
	≥700	80%	70%	70%	80%	70%	70%	65%	65%	65%
	≥680	80%	70%	65%	80%	70%	65%	NA	NA	NA
	≥660	70%	70%	65%	70%	70%	65%	NA	NA	NA
	≥640	NA	NA	NA	NA	NA	NA	NA	NA	NA
\$3,000,001 to \$4,000,000	≥740	65%	65%	65%	65%	65%	65%	NA	NA	NA
	≥720	65%	65%	65%	65%	65%	65%	NA	NA	NA
	≥700	65%	65%	65%	65%	65%	65%	NA	NA	NA
	≥680	NA	NA	NA	NA	NA	NA	NA	NA	NA
	≥660	NA	NA	NA	NA	NA	NA	NA	NA	NA
	≥640	NA	NA	NA	NA	NA	NA	NA	NA	NA

GENERAL INFORMATION - NO FEDERAL OR STATE HIGH COST LOANS

INCOME DOCUMENTATION	<p>Full Doc = 1 or 2 yr W2 + Pay Stubs / Wage Earner or 1040's + P&L / SE or Commission</p> <p>Alt Doc = 12 or 24 Personal or Business Bank Stmt / SE Only</p> <p>ATR in Full / Asset Depletion = Only Assets to Qualify (Primary Only); Max LTV / CLTV 75% / 70% for Purchase / Refi respectively</p> <p>1 yr Self Employed - 650 FICO min, 80% Purch & R/T, 65% C/O</p> <p>WVOE = 2-year history required, \$1M Max Loan Amt. Min loan amt \$150k. Primary residence only</p> <p>1099 Only = Self Employed Only - All occupancy types allowed</p> <p>P&L Programs = 1 or 2-year P&L statement required prepared by third party</p>
Max DTI	50% Back End : FICO < 640 Max 43% DTI
ITIN BORROWER LOAN	Max \$1MM Loan Amount. Max LTV/CLTV is 80%
WVOE / 1099 Only / P&L programs	<p>WVOE: NO FIRST TIME HOME BUYERS</p> <p>Maximum 80% LTV / Min FICO 640</p> <p>Other Restrictions - No Rural Properties and Non-Warrantable Condos</p>
FIRST TIME HOME BUYER	Allowed on Full Doc or Bank Statement programs
ATR-IN-FULL (Ability to Repay in Full)	Purchase: Max LTV 75%. Refinance: Max LTV 70%
LOAN TERMS	30-Yr Amortized & Term - 5/1 or 7/1 Hybrid ARM or 30-Yr Fixed
INTEREST ONLY	<p>IO Loan is 5-Yr IO Pymt & 25-Yrs Fully Amortized (30-Yr) OR</p> <p>IO Loan is 10-Yr IO Pymt & 30-Yrs Fully Amortized (40-Yr)</p> <p>Consumer IO loan qualify at max rate at first fully amortized payment</p>
INDEX & ADJUSTMENT CAPS	<p>Floored at Start Rate / 1-Year CMT</p> <p>2.0% Initial hange Cap / 2.0% Annual Cap / 6.0% Life Cap</p>
OCCUPANCY	Primary / Second Home / Investment
RESERVES	None for ≤ 75% LTV / 6 Months for > 75% / 12 Months > 85% LTV
LOAN AMOUNTS	<p>\$100,000 Min. to \$4,000,000 Max. (Round-down to \$50)</p> <p>Loan Amounts for Refinance >\$1.5M requires two Appraisals</p> <p>Loan Amounts for Purchase >\$2.0M requires two Appraisals</p>



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PROPERTY TYPES	SFR / Condos / Townhouse / 2-4 Units / Manufactured Homes Non-Warrantable Condos - Must provide condo documents for review See rate sheet for max LTV
REQUEST TO WAIVE IMPOUNDS	Available on LTV / CLTV \leq 80%, Loan Amounts \leq \$1.5M Minimum FICO: 680 (Primary) and 700 (2nd Home / Investor) Must be 0x30 over last 24-months for housing payment(s) Not available for Section 35 Loans
ELIGIBLE STATES	AL, AR, AZ, CA, CO, CT, DC, DE, FL, GA, HI, ID, IL, IN, KS, KY, LA, MD, ME, MI, MN, MO, MT, NC, NE, NH, NJ, NM, NV, OH, OK, OR, PA, SC, TN, TX, UT, VA, VT, WA, WI, & WY
CITIZENSHIP / RESIDENCY	US Citizen, Permanent Resident Alien, Non-Permanent Resident Alien, ITIN
CREDIT EVENT	Housing 1x30 in prior 12 months - Max 80% LTV/CLTV Housing 0x60 in prior 12 months - Max 75% LTV/CLTV Housing 0x90 in prior 12 months - Max 65% LTV/CLTV BK/FC/SS/DIL \geq 2 year to < 3 years - Max 80% LTV/CLTV BK/FC/SS/DIL \geq 1 year to < 2 years - Max 80% LTV/CLTV BK/FC/SS/DIL/Modification <1 year - Max 75% LTV/CLTV
PROPERTY RESTRICTIONS/REQUIREMENT	2 Units: Max 85% LTV/CLTV 3-4 Units: Max 85% LTV/CLTV Non-Warrantable Condo: Max 75% LTV/CLTV Condotel: Max 75% LTV/CLTV Rural Property: Max 70% LTV/CLTV, \$750k Max loan amount, Min 660 FICO Manufactured Homes: Max 70% Purchase / 65% LTV/CLTV Refinance