



BUNDT CAKE

Matrix				Owner Occupied										Non Owner Occupied									
				Full Doc		Bank Statement		1099		P & L Only		WVOE Asset Depletion		Full Doc		Bank Statement		P & L Only		Asset Depletion		DSCR	
				12/24 Month		12/24 Month		12/24 Month						12/24 Month		12/24 Month		12/24 Month					
Loan Amount	Reserves	Max DTI	FICO	Purch R/T	Cash Out	Purch R/T	Cash Out	Purch R/T	Cash Out	Purch R/T	Cash Out	Purch R/T	Cash Out	Purch R/T	Cash Out	Purch R/T	Cash Out	Purch R/T	Cash Out	Purch R/T	Cash Out		
\$125,000 to \$1,000,000	6	50	720	90%	80%	90%	80%	80%	75%	75%	70%	80%	75%	80%	75%	80%	75%	70%	75%	70%	80%	75%	
			700	90%	80%	90%	80%	80%	75%	75%	70%	80%	75%	80%	75%	70%	75%	70%	80%	75%	70%	80%	
			680	85%	80%	85%	80%	80%	75%	75%	70%	75%	70%	75%	70%	75%	65%	70%	65%	70%	65%	75%	70%
			660	80%	75%	80%	75%	75%	70%	75%	70%	75%	70%	75%	70%	75%	65%	70%	65%	70%	65%	75%	70%
			640	75%	70%	75%	70%	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
\$1,000,001 to \$1,500,000	9	50	720	85%	80%	85%	80%	80%	75%	75%	70%	80%	75%	80%	75%	70%	65%	70%	65%	70%	65%	80%	70%
			700	85%	80%	85%	80%	80%	75%	75%	70%	80%	75%	80%	75%	70%	65%	70%	65%	80%	70%	65%	80%
			680	85%	75%	85%	75%	75%	70%	75%	70%	75%	70%	75%	70%	75%	65%	70%	65%	70%	65%	75%	70%
			660	80%	75%	80%	75%	75%	70%	75%	70%	75%	70%	75%	70%	75%	65%	70%	65%	70%	65%	75%	70%
			640	70%	65%	70%	65%	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
\$1,500,001 to \$2,000,000	12	50	720	85%	80%	85%	80%	80%	75%	75%	70%	80%	75%	80%	75%	70%	60%	70%	60%	70%	60%	70%	65%
			700	80%	75%	80%	75%	75%	65%	70%	65%	70%	65%	70%	65%	70%	60%	65%	70%	60%	70%	65%	
			680	80%	70%	80%	70%	70%	65%	70%	65%	70%	65%	70%	65%	70%	60%	65%	70%	60%	65%	70%	60%
			660	70%	65%	70%	65%	70%	65%	70%	65%	70%	65%	70%	65%	70%	60%	65%	70%	60%	65%	70%	60%
			620	65%	60%	65%	60%	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
\$2,000,001 to \$3,000,000	12	50	720	80%	75%	80%	75%	75%	65%	70%	65%	70%	65%	70%	65%	70%	60%	70%	60%	70%	60%	70%	65%
			700	80%	75%	80%	75%	75%	65%	70%	65%	70%	65%	70%	65%	70%	60%	65%	70%	60%	70%	65%	
			680	80%	70%	80%	70%	70%	65%	70%	65%	70%	65%	70%	65%	70%	60%	65%	70%	60%	65%	70%	60%
			660	70%	65%	70%	65%	70%	65%	70%	65%	70%	65%	70%	65%	70%	60%	65%	70%	60%	65%	70%	60%
			620	70%	65%	70%	65%	70%	65%	70%	65%	70%	65%	70%	65%	70%	60%	65%	70%	60%	65%	70%	60%

Program Specifics				LTV	Reserves	LTV	Credit Score	Loan Amount	Reserves	Details		LTV	Reserves	LTV	Credit Score	Loan Amount	Reserves	Details		
Matrix Adj.				Max	Min	Max	Min	Max			Matrix Adj.	Max	Min	Max	Min	Max				
Property Type	Purchase & Rate/Term	Condo		80										75						
		Non-Warr Condo		75							No Foreign Nationals			75						No Foreign Nationals
		Condotel		75			\$1.5M				No Foreign Nationals			75		\$1.5M				No Foreign Nationals
		2-4 Unit		80										75						
		Modular		75										75						
	Cash Out	Condo		75										70						
		Non-Warr Condo		75							No Foreign Nationals			70						No Foreign Nationals
		Condotel		65			\$1.5M				No Foreign Nationals			65		\$1.5M				No Foreign Nationals
		2-4 Unit		75										70						
		Modular		75										70						
Housing Lates	1 x 30 x 12																			
	0 x 60 x 12		-5																	
Credit Event Seasoning	FC / SS / DIL	36 Months																		
		24 Months		-5																
	BK	36 Months																		
		24 Months		-5																
	12 Months		-5							Cash Out Not Allowed									Cash Out Not Allowed	

Overlays				LTV ≤ 60% (Unlimited Cash-out) LTV > 60% (80% Loan Amount to \$1M)										LTV ≤ 60% (Unlimited Cash-out) LTV > 60% (80% Loan Amount to \$1M)										
Overlays	Cash-out																							
	Interest Only																							
	2nd Home																							
	Residual Income DTI > 43																							
	Reduced Reserves		-5	-3																				
	Foreign National (DSCR Only)																							
	FTHB with Rental History																							
	FTHB without Rental History																							
	Unleased Properties	Purchase																						
	Refinance																							
	DSCR				See Guide For Restrictions										See Guide For Restrictions									
	DSCR .75 to .999																							
	First Time Investor																							
	Prepayment Penalty																							
	Unleased Properties	Purchase																						
Refinance																								
Refinance with Prior Rent History																								
Expanded Criteria				Expanded Criteria										Expanded Criteria										
Limited Credit	Purchase																							
	Rate-term																							
	Cash-out																							
Expanded DTI (50.01 - 55)	Primary																							
	2nd Home Investor																							

Products				Product Code	Doc Type Option	Qual Rate	Margin	Floor	Caps	I/O Option	Amort Term	Final Maturity	Product Code	Doc Type Option	Qual Rate	Margin	Floor	Caps	I/O Option	Amort Term	Final Maturity	
Fixed Rate		30 Yr		PN30F	All						30 Yr	30 Yr	IN30F	All						30 Yr	30 Yr	
		30 Yr I/O		PN30FIO	Note Rate						10 Yr	20 Yr	30 Yr	IN30FIO	All	Note Rate				10 Yr	20 Yr	30 Yr
		40 Yr I/O		PN40FIO	All						10 Yr	30 Yr	40 Yr	IN40FIO	All					10 Yr	30 Yr	40 Yr
6 Month SOFR	5/6	30 Yr		PN30A56	All						30 Yr	30 Yr	IN30A56	All						30 Yr	30 Yr	
		30 Yr I/O		PN30A56IO	All	Greater of Note Rate or Fully Indexed Rate	Refer to Rate Sheet	Margin	2/1/5		10 Yr	20 Yr	30 Yr	IN30A56IO	All	Greater of Note Rate or Fully Indexed Rate	Refer to Rate Sheet	Margin	2/1/5	10 Yr	20 Yr	30 Yr
		40 Yr I/O		PN40A56IO	All						10 Yr	30 Yr	40 Yr	IN40A56IO	All					10 Yr	30 Yr	40 Yr
	7/6	30 Yr		PN30A76	All							30 Yr	30 Yr	IN30A76	All					30 Yr	30 Yr	
		30 Yr I/O		PN30A76IO	All						10 Yr	20 Yr	30 Yr	IN30A76IO	All					10 Yr	20 Yr	30 Yr
		40 Yr I/O		PN40A76IO	All						10 Yr	30 Yr	40 Yr	IN40A76IO	All					10 Yr	30 Yr	40 Yr