

BUNDT CAKE

			Owner Occupied										Non Owner Occupied										
	Full Doc		Bank Statement 1099			P &L Only		WVOE		Full Doc		Bank Statement		P &L Only		Asset Depletion		DSCR					
Matrix			12/24 Month		12/24 Month		1099 12/24 Month		r at only		Asset Depletion		12/24 Month		12/24 Month		12/24 Month		-		Dock		
Loan	Reserves	Reserves Max		Purch	Cash	_		Purch Cash		Purch Cash		Purch Cash		Purch Cash		Purch Cash		Purch Cash		Purch Cash		Purch Cash	
Amount	Reserves	DTI	FICO	R/T	Out	R/T	Out	R/T	Out	R/T	Out	R/T	Out	R/T	Out	R/T	Out	R/T	Out	R/T	Out	R/T	Out
\$125,000 to	6	50	720	90% 90%	80% 80%	90% 90%	80% 80%	80% 80%	75% 75%	75% 75%	70% 70%	80% 80%	75% 75%	80% 80%	75% 75%	80% 80%	75% 75%	75% 75%	70% 70%	75% 75%	70% 70%	80% 80%	75% 75%
			680	85%	80%	85%	80%	80%	75%	75%	70%	75%	70%	75%	70%	75%	70%	75%	65%	75%	65%	75%	70%
\$1,000,000			660 640	80% 75%	75%	80% 75%	75% 70%	75% NA	70% NA	75% NA	70%	75% NA	70% NA	75% NA	70% NA	75% NA	70% NA	70%	65% NA	70% NA	65% NA	75% NA	70% NA
			620	70%	65%	70%	65%	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			720	85%	80%	85%	80%	80%	75%	75%	70%	80%	75%	80%	75%	80%	75%	70%	65%	70%	65%	80%	70%
\$1,000,001	9		700 680	85% 85%	80% 75%	85% 85%	80% 75%	80% 75%	75% 70%	75% 75%	70% 70%	80% 75%	75% 70%	80% 75%	75% 70%	80% 75%	75% 70%	70% 70%	65% 65%	70% 70%	65% 65%	80% 75%	70% 70%
to \$1,500,000	3	50	660	80%	75%	80%	75%	75%	70%	75%	65%	75%	65%	75%	70%	75%	70%	70%	60%	70%	60%	70%	65%
			640 620	70% 65%	65% 60%	70% 65%	65% 60%	NA NA	NA NA	NA NA	NA NA	NA NA	NA NA	NA NA	NA NA	NA NA	NA NA	NA NA	NA NA	NA NA	NA NA	NA NA	NA NA
\$1,500,001 to \$2,000,000			720	80%	75%	80%	75%	75%	65%	70%	65%	70%	65%	70%	65%	70%	60%	70%	60%	70%	60%	70%	65%
	12	50	700	80%	75%	80%	75%	75%	65%	70%	65%	70%	65%	70%	65%	70%	60%	65%	60%	65%	60%	70%	65%
			680 660	80% 70%	70% 65%	80% 70%	70% 65%	70% 70%	65% 65%	70% 70%	65% 65%	70% 70%	65% 65%	70% 70%	65% 65%	70% 70%	60% 60%	65% 65%	60% 60%	65% 65%	60% 60%	65% 65%	60% 60%
\$2,000,001			720	75%	70%	75%	70%	70%	65%	70%	65%	70%	65%	70%	60%	70%	60%	65%	60%	65%	60%	65%	55%
to \$3,000,000	12	50	700 680	70% 70%	65% 65%	70% 70%	65% 65%	70% 70%	65% 65%	70% 70%	65% 65%	70% 70%	65% 65%	70%	60% 60%	70% 70%	60% 60%	65% 65%	60% 60%	65%	60% 60%	65%	55%
			000				Credit	Loan		1076	00%	10%	JJ /0				Credit	Loan		65%	JU /0	60%	55%
Program Specifics			LTV	Reserves	LTV	Score	Amount	Reserves			Details		LTV	Reserves	LTV	Score	Amount	Reserves			Details		
				Matr	ix Adj.	Max	Min	Max	Min	Max				Matr	ix Adj.	Max 75	Min	Max	Min	Max			
		Condo Non-Wa	arr Condo	<u> </u>		80 75					No	Foreign Nati	onals			75 75					No Fore	gn Nationals	
Property Type	Purchase &	Condote	Condotel			75		\$1.5M				Foreign Nati				75		\$1.5M			No Fore	gn Nationals	
	Rate/Term	2-4 Unit Modular				80 75										75 75							
		Rural				75										NA							
		Condo				75 75					No	Foreign Nati	onals			70 70					No Fore	on Nationals	
	Cash	Non-Warr Condo Condotel								Foreign Nati				65		\$1.5M			No Foreign Nationals No Foreign Nationals				
	Out	2-4 Unit				75 75										70 70							
		Modular Rural				75										NA							
Housing		1 x 30 x 12				Ì																	
Lates		0 x 60 x 12		-5										-5									
Credit Event Seasoning	FC / SS / DIL	36 Months 24 Months		-5										-5									
		36 Months																					
	BK 24 Months 12 Months			-5 -5							Cae	h Out Not Al	hewo	-5 -5							Caeb	Out Not Allo	wed
	Cash-out					LTV ≤ 60% (Unlimited C	ash-out) []]	TV > 60% (8	0% Loan An			owed			TV < 60% (Unlimited C:	ash_out) 1	℃ > 60% (80	1% Loan Am			WCG
Overlays	Interest Only					85					Max 85					80		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			Max 80%		
	2nd Home					80																	
	Residual Income DTI > 43										Per VA \$2,500+	or 150/Depend	ent								Per VA o \$2,500+	r 150/Depende	ent
	Reduced Reserves			-5	-3						5% LTV	Reduction		-5	-3			\$1.5M				Reduction	D M
	Foreign National (DSCR Only) FTHB with Rental History					r	660							-5				\$1.5M			660 Mat	ix, 1.10 DSC	RMIN
	FTHB without Rental History Unleased				80	700	\$1.0M		45	See	Guide F	or						ide For					
					75 70	680 660	\$1.0M \$1.0M		45 45	Rest	rictions						Restri	ctions					
																				Qualify v	ith Market R	ents	
	Properties Refinance																				acancy 2-4U		
	DSCR .75 to .999																	DS	CR		Use Mar	ket Rent for	vacancy
														-5			700				No Cash		
	First Time Investor Prepayment Penalty							N	A								660	\$750K			Mortgag Optional	e History Re	quired
	Purchase																				ith Market R	ents	
	Unleased	Refinan	ce																		Max 1 V	acancy 2-4U	nit Prop
	Properties	Refinan	ce with											-							Refi with	ket Rent for Prior Docun	Vacancy nented
		Prior Re	ent History											-5							Rent His	iul y	
	Expa		nded Criteria Purchase		1	75		Expande	d Criteria	45								Expande	d Criteria				
	Limited Credit	Purchas Rate-ter				75				45 45													
		Cash-ou				70	0			45								N	A				
	Expanded DTI	Primary 2nd Hor		<u> </u>	+3	80 70	680 680	1.5M 1.5M			Ineligible	e on 40yr Te	m										
	(50.01 - 55) Investor													+3	75	680	\$1.5M			Ineligible	on 40yr Ter		
	Products				duct ode	Doc Type Option	Qual Rate	Margin	Floor	Caps	I/O Oprion	Amort Term	Final Maturity		duct ode	Doc Type Option	Qual Rate	Margin	Floor	Caps	I/O Oprion	Amort Term	Final Maturity
		Γ			PNDOF									IN 205			01						
Fixed Rate		30 Yr 30 Yr I//O		PN30F PN30FIO		All All	Note Rate				10 Yr	30 Yr 30 Yr 20 Yr 30 Yr		IN30	30F All 30FIO All		Note Rate				10 Yr	30 Yr 20 Yr	30 Yr 30 Yr
6 Month SOFR		40 Yr I/0	40 Yr I/O		PN40FIO						10 Yr	30 Yr 40 Yr 30 Yr 30 Yr 20 Yr 30 Yr 30 Yr 40 Yr		IN40	FIO	All	Greater of				10 Yr	30 Yr	40 Yr
	5/6	30 Yr	30 Yr 30 Yr I//O		PN30A56 PN30A56IO		Greater of	e Refer to		2/1/5	10 Yr			IN30		All				2/1/5	10 Yr	30 Yr 20 Yr	30 Yr 30 Yr
			40 Yr I/O		PN40A56IO		Note Rate or Fully		Margin	2	10 Yr				IN30A56IO IN40A56IO		Note Rate or Fully	Refer to Rate	Margin		10 Yr	20 fi 30 Yr	40 Yr
	7/6	30 Yr	30 Yr		PN30A76 PN30A76IO		Indexed		maryin	5/1/5	10.15	30 Yr	30 Yr	IN30		All	Indexed	Sheet		5/1/5	10.14	30 Yr	30 Yr
	1/0	30 Yr I/O 40 Yr I/O			0A76IO 0A76IO	All	Rate			Jr 1/5	10 Yr 10 Yr	20 Yr 30 Yr	30 Yr 40 Yr		A76IO A76IO	All	Rate			Jr 1/5	10 Yr 10 Yr	20 Yr 30 Yr	30 Yr 40 Yr
										•								•					