



Cheese Cake

DSCR

FICO		Purchase	Rate/Term	Cash Out	
760+		80%	80%	75%	
740 - 759		80%	80%	75%	
720 - 739		80%	80%	75%	
700 - 719		80%	80%	75%	
Foreign National		70%	70%	65%	
Reserves		Loan Amount Max FICO/LTV		Occupancy - Investment	
Loan Amount	Months	Loan Amount	Min FICO / MaxLTV	Property Type	Max LTV
R/T ≤65% LTV	0	> \$2mm	700	Condo - Warrantable	80%
<1,000,000	3	< \$150,000	75%	Condo - Non-Warrantable	75%
\$1mm - \$1.5mm	6	> \$1,500,000	75%	2-4 Unit	80%
>1.5mm	9	> \$2,000,000	70%		
Declining Market					
5% LTV Reduction required for LTV's > 65%					
General Requirements					
Product Type	• Fixed: 30yr Fully Amortizing; 30yr or 40 yr w/10yr I/O • ARM: 5/6, 7/6; 30yr w/10yr I/O				
Interest Only	• Min FICO: 700 • Max LTV: 80% • Max Loan Amount: \$3,000,000				
Loan Amounts	• Min: \$100,000.00 • Max: \$3,000,000				
Cash-Out	• >65% LTV = \$1mm • ≤65% = Unlimited • I/O Allowed				
	• Loan > \$1.5mm Max LTV = 65% • Loan > \$1.5mm Min FICO = 700				
Foreign National	• Max LTV = 70% • Reserves = 12 months • Max Cashout = \$250,000				
First Time Investor	• Max LTV = 75% • Reserves = 12 months • Min DSCR = 1.00				
DSCR < 1					
Min DSCR	• 0.80				
Min FICO	• 720				
Max LTV	• 75%				
Max LTV Cash-Out	• 70%				
Max Loan Amount	• \$1,500,000				
Condotel	• Not Permitted				
Interest Only	• Not Permitted				
Credit Requirements					
Event Seasoning	• 36 Months				
Mtg Dq 12 Mth	• 1 x 30				
1x30x12 / Credit Event	• Max LTV = 75%				

** Review Cake Guide for items not referenced in Matrix