



Coffee Cake

Alt Doc - CE

PRIMARY RESIDENCE			MAX LTV/CLTV		
Loan Amount	Min FICO	Purchase	Rate & Term	Cash-Out	
\$1,000,000.00	700	85%	80%	80%	
\$1,500,000.00		85%	80%	80%	
\$2,000,000.00		80%	75%	75%	
\$3,000,000.00		70%	65%	65%	
\$1,000,000.00	680	85%	80%	75%	
\$1,500,000.00		80%	75%	75%	
\$2,000,000.00		80%	70%	70%	
\$3,000,000.00		70%	65%	65%	
\$1,000,000.00	660	80%	80%	75%	
\$1,500,000.00		80%	75%	75%	
\$2,000,000.00		70%	65%	65%	
\$1,000,000.00	640	80%	75%	70%	
\$1,500,000.00		70%	NA	NA	
\$2,000,000.00		65%	NA	NA	
\$1,000,000.00	620	70%	70%	NA	
Housing History				Occupancy - 2nd Home & Investment	
<u>Housing History:</u>	1 x 30 x 12	0 x 60 x 12	0 x 90 x 12		
Max LTV/CLTV: Purchase	85%	80%	70%	Max LTV/CLTV: Purchase	80%
Max LTV/CLTV: Refinance	80%	75%	NA	Max LTV/CLTV: Refinance	75%
Max Loan Amount	\$3,000,000.00	\$1,500,000.00	\$1,000,000.00	Max Loan Amount	\$2,500,000.00
Credit Event Seasoning					
<u>BK/FC/SS/DIL:</u>	≥ 36 Months	≥ 24 Months	≥ 12 Months	Forbearance, Modification, or Deferral	
Max LTV/CLTV: Purchase	85%	80%	70%	See Cake Guide for Details	
Max LTV/CLTV: Refinance	80%	75%	NA		
Max Loan Amount	\$3,000,000.00	\$1,500,000.00	\$1,000,000.00		
Declining Market					
Max LTV/CLTV limited to: 80% Purchase 75% Rate/Term & Cash-out Max Loan Amount: \$2.0 Million					
General Requirements					
Product Type	• Fixed: 15 & 30 & 40 Year ARM: 5/6, 7/6, 10/6 (40 yr ARM available when combined with I/O features)				
Interest Only	• Min FICO: 660		• Max LTV: 85%		
Loan Amounts	• Min \$150,000.00		• Max \$3,000,000.00		
Property Type	• SFR: Attached/Detached		• 2-4 Units & Condo's: Max LTV/CLTV: Purch: 80% Refi: 75%		
	• Condotel: Max LTV/CLTV: Purch: 80% Refi: 75% Max Loan Amount: \$2,500,000.00		• Rural Not Eligible		
Cash-In-Hand	• Max: Unlimited				
Acreage	• Up to 20 Acres (Not meeting the Rural Definition); >10 acres limited to Max LTV/CLTV 80%				
Income Requirements					
Eligible	• Personal or Business Bank Statements (12 or 24 Month) see guide for documentation requirements				
	• 1099				
Ineligible	• P&L		• WVOE		• Asset Depletion/Utilization
Underwriting Requirements					
DTI Requirement	• Max: 50%				
Escrows	• HPML Loans require escrows for Property Taxes, Hazard and Flood Insurance (If Applicable)		Reserves	• 6 Months PITIA if LTV ≥ 80% • 3 Months PITIA if LTV < 80%	
	• See waiver in guide for Non-HPML Loans and Business Purpose Loans				

** Review Cake Guide for items not referenced in Matrix

** See FTHB guidelines for DTI Restrictions



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Full Doc - CE

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Cash-In-Hand	• Max: Unlimited				
Acreage	• Up to 20 Acres; >10 acres limited to Max LTV/CLTV 80%				
Income Requirements					
Eligible	• See Cake Guide for Wage Earner and Self Employed Full Doc Requirements				
Ineligible	<ul style="list-style-type: none"> • Personal or Business Bank Statements (12 or 24 Month) • P&L <ul style="list-style-type: none"> • WVOE • 1099 • Asset Depletion/Utilization 				
Underwriting Requirements					
DTI Requirement	• Max: 50%				
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