

## **Coffee Cake**

## Alt Doc - CE

		-			MAXLE						
	PRIMARY RESIDENC		Dune	hees			Ceeh Out				
	mount	Min FICO		hase		& Term	Cash-Out				
\$1,000,000.00				80			80%				
\$1,500,000.00		700	85		_	0%	80%				
\$2,000,000.00				%	75%		75%				
\$3,000,000.00				%		65% 65%					
\$1,000,000.00			85			0%	75%				
\$1,500,000.00		680	80	0%		5%	75%				
\$2,000,000.00			80	0% 7		0%	70%				
\$3,000,000.00			70	% 6		5%	65%				
\$1,000,000.00			80	1%	80	0%	75%				
\$1,500,000.00		660	80	0%		5%	75%				
\$2,000,000.00			70	0% 6		5%	65%				
\$1,000,000.00			80	0%		5%	70%				
	.000.00	640	70	%	N	IA	NA				
. , .			65			IA A	NA				
\$2,000,000.00 \$1,000,000.00		620		1%		0%	NA				
ψ1,000		ng History				- /3					
Housing History:	1 x 30 x 12	0 x 60 x 12	) x 12	Occupancy - 2nd Home & Investment							
Max LTV/CLTV: Purchas	85%	80%	70		Max LTV//CL	TV: Purchase	80%				
	80%	75%	N		_		75%				
Max LTV/CLTV: Refinanc		-			Max LTV/CLTV: Refinance		-				
Max Loan Amount	\$3,000,000.00	\$1,500,000.00	\$1,000,000.00		Max Loan A	mount	\$2,500,000.00				
			nt Seasoning								
BK/FC/SS/DIL:	<u>≥ 36 Months</u>	<u>≥ 24 Months</u>	<u>≥ 12 M</u>		Forb	earance, Modifi	cation, or Deferral				
Max LTV/CLTV: Purchas	85%	80%	70		_						
Max LTV/CLTV: Refinance	80%			A	See Cake Guide for Details						
Max Loan Amount	\$3,000,000.00	\$1,500,000.00	\$1,000	,000.00							
			ng Market								
	Max LTV/CLTV limit	ed to: 80% Purchase   75% R	ate/Term & Ca	sh-out   Max L	oan Amount: \$2	2.0 Million					
		General R	Requirements								
Product Type	<ul> <li>Fixed: 15</li> </ul>	5 & 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									
	SFR: Atta	SFR: Attached/Detached     SFR: Attached/Detached     SFR: Attached/Detached     SFR: Attached/Detached									
Property Type	Condotel:	Condotel: Max LTV/CLTV: Purch: 80%   Refi: 75%									
	Max Loan A	Max Loan Amount: \$2,500,000.00									
Cash-In-Hand	Max: Unli	mited									
Acreage	• Up to 20 /	Acres (Not meeting the Rural	Definition); >10	acres limited	to Max LTV/CL	TV 80%					
-		· · ·	equirements								
	Personal		•	th) see auide	for documentati	ion requirements					
Eligible	• 1099	<ul> <li>Personal or Business Bank Statements (12 or 24 Month) see guide for documentation requirements</li> <li>1099</li> </ul>									
Ineligible		P&L     • WVOE     • Asset Depletion/Utilization									
			g Reguiremen								
DTI Requirement	• Max: 50%		5								
Brittequitement	· IVIAA. 5070	HPML Loans require escrows for Property Taxes, Hazard and Flood Insurance (If Applicable)			Reserves		<ul> <li>6 Months PITIA if LTV ≥ 80%</li> <li>3 Months PITIA if LTV &lt; 80%</li> </ul>				
Escrows	Hazard and										
	• See waive	See waiver in guide for Non-HPML Loans and Business Purpose Loans									
	for items not referenced in N	•				1					

 $^{\star\star}$  Review Cake Guide for items not referenced in Matrix

\*\* See FTHB guidelines for DTI Restrictions



## **Coffee Cake**

## Full Doc - CE

		CE			MAX LT						
			Durin	hees			Ceek Out				
Loan Amount		Min FICO				Term	Cash-Out				
\$1,000,000.00			85				80%				
\$1,500,0		700	85				80%				
\$2,000,0	00.00		80				75%				
\$3,000,000.00			70	%	65	%	65%				
\$1,000,000.00			85			%	75%				
\$1,500,000.00		680	80			%	75%				
\$2,000,000.00			80	%	70	%	70%				
\$3,000,000.00			70	%	65		65%				
\$1,000,000.00			80	0% 8		%	75%				
\$1,500,000.00		660	80	0% 75		%	75%				
\$2,000,000.00			70	%	65	%	65%				
\$1,000,000.00			80	1%	75	%	70%				
\$1,500,000.00		640	70	1%	65	%	65%				
\$2,000,000.00			65	5%	N	A	NA				
\$1,000,0		620			70		NA				
Housing History											
Housing History:	1 x 30 x 12	0 x 60 x 12	0 x 90	) x 12	Occupancy - 2nd Home & Investment						
Max LTV/CLTV: Purchase	85%	80%	70	1%	Max LTV/CL	V: Purchase	80%				
Max LTV/CLTV: Refinanc	80%	75%	N			V: Refinance	75%				
		10/0			-		\$2,500,000.00				
Max Loan Amount	\$3,000,000.00	\$1,500,000.00	\$1,000	,000.00	Max Loan Amount						
			nt Seasoning								
BK/FC/SS/DIL:	≥ 36 Months	≥ 24 Months	≥ 12 Months         Forbearance, Modification, or De           70%         70%			ication, or Deferral					
Max LTV/CLTV: Purchase	<u>85%</u> 80%	80%			_	Cas Calva Quida fan Dataila					
Max LTV/CLTV: Refinanc Max Loan Amount	\$3,000,000.00	75% NA \$1,500,000.00 \$1,000,000.00			See Cake Guide for Details						
	ψ0,000,000.00		ng Market	,000.00							
	Max I TV/CI TV limite	ed to: 80% Purchase   75% Ra	•	sh-out   Max	Loan Amount <sup>.</sup> \$	2.0 Million					
		· · · · · · · · · · · · · · · · · · ·	equirements	on out   max							
Product Type	Fixed: 1	15 & 30 & 40 Year   ARM: 5/6,		yr ARM availa	able when comb	ined with I/O fe	eatures)				
Interest Only	Min FIC		• Max LTV: 85%								
Loan Amounts	• Min \$15										
	• SFR: A	SFR: Attached/Detached									
Property Type	Condot	Condotel: Max LTV/CLTV: Purch: 80%   Refi: 75%									
	Max Loar	Max Loan Amount: \$2,500,000.00									
Cash-In-Hand											
Acreage	• Up to 2	0 Acres; >10 acres limited to N	/lax LTV/CLT∖	/ 80%							
			equirements								
Eligible	See Ca	ke Guide for Wage Earner an	d Self Employe	ed Full Doc R	Requirements						
Ineligible	Person	Personal or Business Bank Statements (12 or 24 Month)									
	• P&L	• WVOE • 1099				Asset Depletion/Utilization					
		Underwriting	Requiremen	ts							
• Max: 50 <sup>d</sup>		)%									
Escrows		<ul> <li>HPML Loans require escrows for Property Taxes, Hazard and Flood Insurance (If Applicable)</li> </ul>			Reserves		<ul> <li>6 Months PITIA if LTV ≥ 80%</li> <li>3 Months PITIA if LTV &lt; 80%</li> </ul>				
		iver in guide for Non-HPML Lo Purpose Loans	oans and								
	or items not referenced in										

\*\* Review Cake Guide for items not referenced in Matrix

\*\* See FTHB guidelines for DTI Restrictions