



Coffee Cake

Alt Doc - Lite

PRIMARY RESIDENCE		MAX LTV/CLTV		
Loan Amount	Min FICO	Purchase	Rate & Term	Cash-Out
\$1,000,000.00	720	90%	85%	80%
\$1,500,000.00		90%	85%	80%
\$2,000,000.00		85%	80%	80%
\$2,500,000.00		80%	75%	75%
\$3,000,000.00		75%	70%	70%
\$3,500,000.00		70%	70%	NA
\$4,000,000.00		70%	65%	NA
\$1,000,000.00	700	90%	85%	80%
\$1,500,000.00		90%	85%	80%
\$2,000,000.00		85%	75%	70%
\$2,500,000.00		75%	70%	65%
\$3,000,000.00		75%	70%	65%
\$3,500,000.00		70%	65%	NA
\$1,000,000.00	680	90%	85%	75%
\$1,500,000.00		85%	80%	75%
\$2,000,000.00		80%	75%	70%
\$2,500,000.00		75%	70%	65%
\$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		75%	70%	65%
\$2,500,000.00		70%	65%	65%
Housing History		Occupancy - Second Home		Occupancy - Investment
1 x 30 x 12	Max LTV/CLTV: • 85% – Purchase • 80% – Rate/Term & Cash-out • 75% – Rate/Term & Cash-out Max Loan: \$2,500,000.00	Max LTV/CLTV: • 85% – Purchase • 80% – Rate/Term & Cash-out • 75% – Rate/Term & Cash-out Max Loan: \$3,500,000.00		
Credit Event Seasoning				
BK/FC/SS/DIL ≥48 Months See Guide for details				
Declining Market				
Max LTV/CLTV limited to: 85% Purchase 80% 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: 90%		
Loan Amounts	• Min \$150,000.00	• Max \$4,000,000.00		
Property Type	• SFR: Attached/Detached • Condotel: Max LTV/CLTV: 85%, Max Loan Amount: \$2.5 MM		• 2-4 Units & Condo's: Max LTV/CLTV: 85%	
Cash-In-Hand	• Max: Unlimited			
Acreage	• Up to 20 Acres; >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 • P&L • WVOE • 1099 • Asset Depletion/Utilization			
WVOE and P&L Overlay	• Max LTV/CLTV: 80% Purchase 75% Rate/Term 70% Cash-out			
	• Min FICO: 680 • Max Loan Amount: \$2,500,000.00			
Underwriting Requirements				
DTI Requirement	• Max: 50%		Reserves	• ≤85%: 6 Mth PITIA • >85%: 12 Mth PITIA • Loan Amt > \$1.5M: 9 Mth PITIA • Loan Amt > \$2.5M: 12 Mth PITIA
Escrows	• HPML Loans require escrows for Property Taxes, Hazard and Flood Insurance (If Applicable) • 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



Coffee Cake

Full Doc - Lite

PRIMARY RESIDENCE		MAX LTV/CLTV		
Loan Amount	Min FICO	Purchase	Rate & Term	Cash-Out
\$1,000,000.00	720	90%	85%	80%
\$1,500,000.00		90%	85%	80%
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\$1,500,000.00		80%	75%	75%
\$2,000,000.00		75%	70%	65%
\$2,500,000.00		70%	65%	65%
Housing History	Occupancy - Second Home		Occupancy - Investment	
1 x 30 x 12	Max LTV/CLTV:		Max LTV/CLTV:	
Credit Event Seasoning	<ul style="list-style-type: none"> • 85% – Purchase • 80% – Rate/Term & Cash-out • 75% – Rate/Term & Cash-out 		<ul style="list-style-type: none"> • 85% – Purchase • 80% – Rate/Term & Cash-out • 75% – Rate/Term & Cash-out 	
BK/FC/SS/DIL ≥48 Months See Guide for details	Max Loan: \$2,500,000.00		Max Loan: \$3,500,000.00	
Declining Market				
Max LTV/CLTV limited to: 85% Purchase 80% Rate/Term & Cash-out Max Loan Amount: \$2.0 Million				
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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: 90%	
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	• Condotel: Max LTV/CLTV: 85%, Max Loan Amount: \$2.5 MM			
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 • WVOE • 1099 • Asset Depletion/Utilization 			



Underwriting Requirements			
DTI Requirement	<ul style="list-style-type: none">• Max: 50%• Primary Residence – Up to 55% Allowed<ul style="list-style-type: none">◦ Min residual Income of \$3,500.00◦ Max LTV/CLTV ≤ 80%◦ Standard doc 2-Years◦ Minimum 12 Months Reserves – PITIA◦ FTHB Not Eligible	Reserves	<ul style="list-style-type: none">• ≤85%: 6 Mth PITIA• >85%: 12 Mth PITIA• Loan Amt > \$1.5M: 9 Mth PITIA• Loan Amt > \$2.5M: 12 Mth PITIA
Escrows	<ul style="list-style-type: none">• HPML Loans require escrows for Property Taxes, Hazard and Flood Insurance (If Applicable)• See waiver in guide for Non-HPML Loans and Business Purpose Loans		

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