

Coffee Cake

Alt Doc - Lite

PRIM	ARY RESID	DENCE			MAX LT	V/CLTV	
Loan Amount		Min FICO Purchase		hase	Rate & Term		Cash-Out
\$1,000,000.00			90)%	85	5%	80%
\$1,500,000.00		720	90)%	85	5%	80%
\$2,000,000.00			85	5%	80%		80%
\$2,500,000.00			80)%	75%		75%
\$3,000,000.00			75	5%	70%		70%
\$3,500,000.00			70)%	70)%	NA
\$4,000,000.00)%	65	5%	NA
\$1,000,000.00			90)%	85%		80%
\$1,500,000.00		700	90)%	85%		80%
\$2,000,000.00			85	5%	75%		70%
\$2,500,000.00			75	5%	70%		65%
\$3,000,000.00				5%	70%		65%
\$3,500,000.00)%	65%		NA
\$1,000,000.00)%	85%		75%
\$1,500,000.00				5%	80%		75%
\$2,000,000.0		680)%	75%		70%
\$2,500,000.0				5%	70%		65%
\$2,500,000.00)%	65%		65%
\$1,000,000.0)%			75%
\$1,500,000.0)%	80% 75%		75%
		660		5%)%	65%
\$2,000,000.00							65%
\$2,500,000.00 Housing History		70% Occupancy - Second Home		65% 65% Occupancy - Investment			
1 x 30 x 12	i y	Occupancy - Second Home Max LTV/CLTV:			Max LTV/CLTV:		
Credit Event Seasoning		• 85% – Purchase		• 85% – Purchase			
orean Event ocusioning		80% – Rate/Term & Cash-out		80% – Rate/Term & Cash-out			
BK/FC/SS/DIL ≥48 M		 75% – Rate/Term & Cash-out 			 75% – Rate/Term & Cash-out 		
See Guide for de	tails	Max Loan: \$2,500,000.00			Max Loan: \$3,500,000.00		
			eclining Mark	et	Max Eban. (,000,000.00	
M	ax LTV/CLTV	limited to: 85% Purchase 80	-		Max Loan Am	ount: \$2.0 Millio	n
		· · ·	eral Requirem				
Product Type	Fixed: 15		•		ble when com	pined with I/O fe	atures)
Interest Only	Fixed: 15 & 30 & 40 Year ARM: 5/6, 7/6, 10/6 (40 yr ARM available when combined with I/O features) Min FICO: 660 Max LTV: 90%						
Loan Amounts	Min \$150,000.00 Max \$4,000,000.00						
	SFR: Attached/Detached SFR: Attached/Detached 2-4 Units & Condo's: Max LTV/CLTV: 85%						
Property Type	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% 						
		Inco	me Requirem	ents			
Eligible	Persona	l or Business Bank Statemen	ts (12 or 24 M	onth) see guid	le for documer	tation requirem	ents
Eligible	P&L • WVOE • 1099 • Asset Depletion/Utilization					letion/Utilization	
	Max LTV/CLTV: 80% Purchase 75% Rate/Term 70% Cash-out						
WVOE and P&L	• Min FICO: 680						
Overlay	Max Loa	n Amount: \$2,500,000.00					
		Underw	vriting Requir	ements			
DTI Requirement	• Max: 50°	%					
Escrows	HPML Loans require escrows for Property Taxes, Hazard and Flood Insurance (If Applicable)		Reserves			Mth PITIA > \$1.5M: 9 Mth PITIA	
		ver in guide for Non-HPML Lo urpose Loans			 Loan Amt > \$2.5M: 12 Mt 		> \$2.5M: 12 Mth PITIA

** 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			90%	85%	80%	
\$1,500,000.00		720	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			90%	85%	80%	
\$1,500,000.00			90%	85%	80%	
\$2,000,000.00			85%	75%	70%	
\$2,500,000.00		700	75%	70%	65%	
\$3,000,000.00		-	75%	70%	65%	
\$3,500,000.00			70%	65%	NA	
\$1,000,000.00			90%	85%	75%	
\$1,500,000.00			85%	80%	75%	
\$2,000,000.00		680	80%	75%	70%	
\$2,500,000.00			75%	70%	65%	
\$3,000,000.00			70%	65%	65%	
\$1,000,000.00			80%	80%	75%	
\$1,500,000.00	\$1,500,000.00		80%	75%	75%	
\$2,000,000.00 \$2,500,000.00		660 -	75%	70%	65%	
\$2,500,000.00	0		70%	65%	65%	
\$2,500,000.00 Housing Histor		Occupancy -			65% - Investment	
. , ,		Occupancy - : Max LTV/CLTV:				
Housing Histor	ry		Second Home	Occupancy	- Investment	
Housing Histor 1 x 30 x 12 Credit Event Sease	ry oning	Max LTV/CLTV:	Second Home	Occupancy Max LTV/CLTV:	- Investment	
Housing Histor 1 x 30 x 12 Credit Event Sease BK/FC/SS/DIL ≥48 M	ry oning Aonths	Max LTV/CLTV: • 85% – Purchase	Second Home	Occupancy Max LTV/CLTV: • 85% – Purchase	- Investment	
Housing Histor 1 x 30 x 12 Credit Event Sease	ry oning Aonths	Max LTV/CLTV: • 85% – Purchase • 80% – Rate/Terr	Second Home	Occupancy Max LTV/CLTV: • 85% – Purchase • 80% – Rate/Ter	- Investment	
Housing Histor 1 x 30 x 12 Credit Event Sease BK/FC/SS/DIL ≥48 M	ry oning Aonths	Max LTV/CLTV: • 85% – Purchase • 80% – Rate/Terr • 75% – Rate/Terr Max Loan: \$2,500,000.00	Second Home	Occupancy Max LTV/CLTV: • 85% – Purchase • 80% – Rate/Ter • 75% – Rate/Ter	- Investment	
Housing Histor 1 x 30 x 12 Credit Event Sease BK/FC/SS/DIL ≥48 M See Guide for det	ry oning Aonths tails	Max LTV/CLTV: • 85% – Purchase • 80% – Rate/Terr • 75% – Rate/Terr Max Loan: \$2,500,000.00 D limited to: 85% Purchase 80	Second Home n & Cash-out n & Cash-out eclining Market D% Rate/Term & Cash-out	Occupancy Max LTV/CLTV: • 85% – Purchase • 80% – Rate/Ter • 75% – Rate/Ter Max Loan: \$3,500,000.00	- Investment m & Cash-out m & Cash-out	
Housing Histor 1 x 30 x 12 Credit Event Sease BK/FC/SS/DIL ≥48 M See Guide for det	ry oning Months tails ax LTV/CLTV	Max LTV/CLTV:	Second Home m & Cash-out m & Cash-out eclining Market D% Rate/Term & Cash-out eral Requirements	Occupancy Max LTV/CLTV: • 85% – Purchase • 80% – Rate/Ter • 75% – Rate/Ter Max Loan: \$3,500,000.00	- Investment m & Cash-out m & Cash-out on	
Housing Histor 1 x 30 x 12 Credit Event Sease BK/FC/SS/DIL ≥48 M See Guide for det M Product Type	ry oning Aonths tails ax LTV/CLTV • Fixed: 15	Max LTV/CLTV: • 85% – Purchase • 80% – Rate/Terr • 75% – Rate/Terr Max Loan: \$2,500,000.00 D limited to: 85% Purchase 80 Gene 5 & 30 & 40 Year ARM: 5/6,	Second Home m & Cash-out m & Cash-out eclining Market D% Rate/Term & Cash-out eral Requirements	Occupancy Max LTV/CLTV: • 85% – Purchase • 80% – Rate/Ter • 75% – Rate/Ter Max Loan: \$3,500,000.00 Max Loan Amount: \$2.0 Milli ble when combined with I/O f	- Investment m & Cash-out m & Cash-out on	
Housing Histor 1 x 30 x 12 Credit Event Sease BK/FC/SS/DIL ≥48 M See Guide for det M Product Type Interest Only	ry oning Months tails ax LTV/CLTV • Fixed: 15 • Min FICC	Max LTV/CLTV:	Second Home m & Cash-out m & Cash-out eclining Market D% Rate/Term & Cash-out eral Requirements	Occupancy Max LTV/CLTV: • 85% – Purchase • 80% – Rate/Ter • 75% – Rate/Ter Max Loan: \$3,500,000.00 Max Loan Amount: \$2.0 Milli ble when combined with I/O f	- Investment m & Cash-out m & Cash-out on	
Housing Histor 1 x 30 x 12 Credit Event Sease BK/FC/SS/DIL ≥48 M See Guide for det M Product Type	ry oning Months tails ax LTV/CLTV • Fixed: 15 • Min FICC • Min \$150	Max LTV/CLTV:	Second Home m & Cash-out m & Cash-out eclining Market D% Rate/Term & Cash-out eral Requirements	Occupancy Max LTV/CLTV: • 85% – Purchase • 80% – Rate/Ter • 75% – Rate/Ter Max Loan: \$3,500,000.00 Max Loan Amount: \$2.0 Milli ble when combined with I/O f • Max LTV: 90% • Max \$4,000,000.00	- Investment	
Housing Histor 1 x 30 x 12 Credit Event Sease BK/FC/SS/DIL ≥48 M See Guide for det M Product Type Interest Only Loan Amounts	ry oning Months tails ax LTV/CLTV • Fixed: 15 • Min FICC • Min \$150 • SFR: Atta	Max LTV/CLTV:	Second Home m & Cash-out m & Cash-out eclining Market 0% Rate/Term & Cash-out eral Requirements 7/6, 10/6 (40 yr ARM availa	Occupancy Max LTV/CLTV: • 85% – Purchase • 80% – Rate/Ter • 75% – Rate/Ter Max Loan: \$3,500,000.00 Max Loan Amount: \$2.0 Milli ble when combined with I/O f	- Investment	
Housing Histor 1 x 30 x 12 Credit Event Sease BK/FC/SS/DIL ≥48 M See Guide for det M Product Type Interest Only Loan Amounts Property Type	ry oning Months tails ax LTV/CLTV • Fixed: 15 • Min FICC • Min \$15C • SFR: Atta • Condotel	Max LTV/CLTV:	Second Home m & Cash-out m & Cash-out eclining Market 0% Rate/Term & Cash-out eral Requirements 7/6, 10/6 (40 yr ARM availa	Occupancy Max LTV/CLTV: • 85% – Purchase • 80% – Rate/Ter • 75% – Rate/Ter Max Loan: \$3,500,000.00 Max Loan Amount: \$2.0 Milli ble when combined with I/O f • Max LTV: 90% • Max \$4,000,000.00	- Investment	
Housing Histor 1 x 30 x 12 Credit Event Sease BK/FC/SS/DIL ≥48 M See Guide for det M Product Type Interest Only Loan Amounts	ry oning Months tails ax LTV/CLTV • Fixed: 15 • Min FICC • Min \$150 • SFR: Atta • Condotel • Max: Unl	Max LTV/CLTV: • 85% – Purchase • 80% – Rate/Terr • 75% – Rate/Terr Max Loan: \$2,500,000.00 D limited to: 85% Purchase 80 Gene • & 30 & 40 Year ARM: 5/6, 0: 660 0,000.00 ached/Detached : Max LTV/CLTV: 85%, Max imited	Second Home m & Cash-out m & Cash-out eclining Market D% Rate/Term & Cash-out eral Requirements 7/6, 10/6 (40 yr ARM availa Loan Amount: \$2.5 MM	Occupancy Max LTV/CLTV: • 85% – Purchase • 80% – Rate/Ter • 75% – Rate/Ter Max Loan: \$3,500,000.00 Max Loan Amount: \$2.0 Milli ble when combined with I/O f • Max LTV: 90% • Max \$4,000,000.00	- Investment	
Housing Histor 1 x 30 x 12 Credit Event Sease BK/FC/SS/DIL ≥48 M See Guide for det M Product Type Interest Only Loan Amounts Property Type	ry oning Months tails ax LTV/CLTV • Fixed: 15 • Min FICC • Min \$150 • SFR: Atta • Condotel • Max: Unl	Max LTV/CLTV: • 85% – Purchase • 80% – Rate/Terr • 75% – Rate/Terr Max Loan: \$2,500,000.00 D limited to: 85% Purchase 80 Gene 6 & 30 & 40 Year ARM: 5/6, 0: 660 0,000.00 ached/Detached : Max LTV/CLTV: 85%, Max imited Acres; >10 acres limited to M	Second Home m & Cash-out m & Cash-out eclining Market 0% Rate/Term & Cash-out eral Requirements 7/6, 10/6 (40 yr ARM availa Loan Amount: \$2.5 MM fax LTV/CLTV 80%	Occupancy Max LTV/CLTV: • 85% – Purchase • 80% – Rate/Ter • 75% – Rate/Ter Max Loan: \$3,500,000.00 Max Loan Amount: \$2.0 Milli ble when combined with I/O f • Max LTV: 90% • Max \$4,000,000.00	- Investment	
Housing Histor 1 x 30 x 12 Credit Event Sease BK/FC/SS/DIL ≥48 M See Guide for det Product Type Interest Only Loan Amounts Property Type Cash-In-Hand Acreage	ry oning Months tails ax LTV/CLTV • Fixed: 15 • Min FICC • Min \$150 • SFR: Atta • Condotel • Max: Unl • Up to 20	Max LTV/CLTV:	Second Home m & Cash-out m & Cash-out eclining Market 0% Rate/Term & Cash-out eral Requirements 7/6, 10/6 (40 yr ARM availa Loan Amount: \$2.5 MM fax LTV/CLTV 80% me Requirements	Occupancy Max LTV/CLTV: • 85% – Purchase • 80% – Rate/Ter • 75% – Rate/Ter Max Loan: \$3,500,000.00 Max Loan Amount: \$2.0 Milli ble when combined with I/O f • Max LTV: 90% • Max \$4,000,000.00 • 2-4 Units & Condo's: M	- Investment	
Housing Histor 1 x 30 x 12 Credit Event Sease BK/FC/SS/DIL ≥48 M See Guide for det Product Type Interest Only Loan Amounts Property Type Cash-In-Hand	ry oning Months tails ax LTV/CLTV • Fixed: 15 • Min FICC • Min \$150 • SFR: Atta • Condotel • Max: Unl • Up to 20	Max LTV/CLTV:	Second Home m & Cash-out m & Cash-out eclining Market 0% Rate/Term & Cash-out eral Requirements 7/6, 10/6 (40 yr ARM availa Loan Amount: \$2.5 MM 1ax LTV/CLTV 80% me Requirements d Self Employed Full Doc Re	Occupancy Max LTV/CLTV: • 85% – Purchase • 80% – Rate/Ter • 75% – Rate/Ter Max Loan: \$3,500,000.00 Max Loan Amount: \$2.0 Milli ble when combined with I/O f • Max LTV: 90% • Max \$4,000,000.00 • 2-4 Units & Condo's: M	- Investment	
Housing Histor 1 x 30 x 12 Credit Event Sease BK/FC/SS/DIL ≥48 M See Guide for det Product Type Interest Only Loan Amounts Property Type Cash-In-Hand Acreage	ry oning Months tails ax LTV/CLTV • Fixed: 15 • Min FICC • Min \$150 • SFR: Atta • Condotel • Max: Unl • Up to 20	Max LTV/CLTV:	Second Home m & Cash-out m & Cash-out eclining Market 0% Rate/Term & Cash-out eral Requirements 7/6, 10/6 (40 yr ARM availa Loan Amount: \$2.5 MM 1ax LTV/CLTV 80% me Requirements d Self Employed Full Doc Re	Occupancy Max LTV/CLTV: • 85% – Purchase • 80% – Rate/Ter • 75% – Rate/Ter Max Loan: \$3,500,000.00 Max Loan Amount: \$2.0 Milli ble when combined with I/O f • Max LTV: 90% • Max \$4,000,000.00 • 2-4 Units & Condo's: M	- Investment	



Underwriting Requirements							
DTI Requirement	 Max: 50% Primary Residence – Up to 55% Allowed Min residual Income of \$3,500.00 Max LTV/CLTV ≤ 80% Standard doc 2-Years Minimum 12 Months Reserves – PITIA FTHB Not Eligible 	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)						
LISCIOWS	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