



Coffee Cake

Alt - Doc

PRIMARY RESIDENCE		MAX LTV/CLTV		
Loan Amount	Min FICO	Purchase	Rate & Term	Cash-Out
\$1,000,000.00	720	90%	80%	80%
\$2,000,000.00		80%	75%	75%
\$2,500,000.00		75%	70%	70%
\$1,000,000.00	700	85%	75%	75%
\$2,000,000.00		80%	70%	70%
\$2,500,000.00		70%	65%	65%
\$1,000,000.00	680	80%	75%	75%
\$2,000,000.00		75%	70%	70%
\$2,500,000.00		70%	NA	NA
Housing History	Occupancy - Second Home		Occupancy - Investment	
0 x 30 x 12	Max LTV/CLTV:		Max LTV/CLTV:	
Credit Event Seasoning	<ul style="list-style-type: none"> 75% – Purchase 70% – Rate/Term & Cash-out 		<ul style="list-style-type: none"> 75% – Purchase 70% – Rate/Term & Cash-out 	
BK/FC/SS/DIL ≥48 Months See Guide for details	Max Loan: \$2,000,000.00		Max Loan: \$2,000,000.00	
Declining Market				
Max LTV/CLTV limited to: 85% Purchase 75% Rate/Term & Cash-out				
General Requirements				
Product Type	• Fixed: 15 & 30 Year ARM: 5/6, 7/6, 10/6			
Interest Only	• Min FICO: 700	• Max LTV: 80%		
Loan Amounts	• Min \$150,000.00	• Max \$2,500,000.00		
Property Type	• SFR: Attached/Detached	• Condo: Max LTV/CLTV 80%	• Ineligible: 2-4 Units, Condotel	
Cash-In-Hand	• Max: \$1,000,000.00 (Not Applicable for Delayed Financing)			
Acreage	• Up to 20 Acres (Not meeting the Rural Definition)			
Income Requirements				
Eligible	• Personal or Business Bank Statements (12 or 24 Month) see guide for documentation requirements			
Ineligible	• P&L	• WVOE	• 1099	• Asset Depletion/Utilization
Underwriting Requirements				
DTI Requirement	• Max: 43%		Reserves	<ul style="list-style-type: none"> ≤85%: 6 Mth PITIA >85%: 12 Mth PITIA Loan Amt > \$1.5M: 9 Mth PITIA
Escrows	• HPML Loans require escrows for Property Taxes, Hazard and Flood Insurance (If Applicable)			
	• See waiver in guide for Non-HPML Loans			

** Review Cake Guide for items not referenced in Matrix



Coffee Cake

Full Doc

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Loan Amount	Min FICO	Purchase	Rate & Term	Cash-Out
\$1,000,000.00	720	90%	80%	80%
\$2,000,000.00		80%	75%	75%
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Credit Event Seasoning				
BK/FC/SS/DIL ≥48 Months See Guide for details				
Declining Market				
Max LTV/CLTV limited to: 85% Purchase 75% Rate/Term & Cash-out				
General Requirements				
Product Type	• Fixed: 15 & 30 Year ARM: 5/6, 7/6, 10/6			
Interest Only	• Min FICO: 700	• Max LTV: 80%		
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Property Type	• SFR: Attached/Detached	• Condo: Max LTV/CLTV 80%	• Ineligible: 2-4 Units, Condotel	
Cash-In-Hand	• Max: \$1,000,000.00 (Not Applicable for Delayed Financing)			
Acreage	• Up to 20 Acres			
Income Requirements				
Eligible	• See Cake Guide for Wage Earner and Self Employed Full Doc Requirements			
Ineligible	• Personal or Business Bank Statements (12 or 24 Month)			
	• P&L	• WVOE	• 1099	• Asset Depletion/Utilization
Underwriting Requirements				
DTI Requirement	• Max: 43%		Reserves	• ≤85%: 6 Mths PITIA • >85%: 12 Mths PITIA • Loan Amt > \$1.5M: 9 Mths PITIA
Escrows	• HPML Loans require escrows for Property Taxes, Hazard and Flood Insurance (If Applicable)			
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