



Coffee Cake

DSCR

Max LTV/CLTV		≥ 1.00		
Loan Amount	Min FICO	Purchase	Rate & Term	Cash-Out
\$1,000,000.00	700	80%	75%	75%
\$1,500,000.00		80%	75%	75%
\$2,000,000.00		75%	70%	70%
\$3,000,000.00		70%	65%	65%
\$3,500,000.00		70%	65%	NA
\$1,000,000.00	660	75%	75%	70%
\$1,500,000.00		75%	70%	70%
\$2,000,000.00		70%	65%	65%
\$2,500,000.00		70%	65%	65%
\$3,000,000.00		65%	NA	NA
\$1,000,000.00	640	75%	70%	NA
\$1,500,000.00		65%	65%	NA
\$2,000,000.00		65%	NA	NA
\$3,000,000.00		60%	NA	NA
Max LTV/CLTV		< 1.00		
\$1,000,000.00	700	75%	70%	70%
\$1,500,000.00		75%	70%	70%
\$2,000,000.00		70%	65%	65%
\$2,500,000.00		65%	NA	NA
\$3,000,000.00		60%	NA	NA
\$1,000,000.00	680	70%	65%	NA
\$1,500,000.00		70%	65%	NA
\$2,000,000.00		65%	60%	NA
\$3,000,000.00		60%	NA	NA
\$1,000,000.00	660	65%	NA	NA
Housing History		Credit Event Seasoning		
<ul style="list-style-type: none"> 1 x 30 x 12 – No Reduction 0 x 60 x 12 – Max LTV: 70% Purchase 65% Rate/Term & Cash-out 		BK/FC/SS/DIL: <ul style="list-style-type: none"> ≥ 36 Months – No Reduction ≥ 24 Months – Max LTV/CLTV: 75% Purchase 70% R/T & Cash-out 		
Declining Market				
Max LTV/CLTV limited to: 75% Purchase 70% 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: 680	Max LTV: 75% Purch & R/T 70% Cash-out		
Loan Amounts	Min \$150,000.00	Max \$3,500,000.00		
Loan Amt < \$150,000.00	Max LTV/CLTV: 70% Purchase 65% any Refinance (Min DSCR 1.25)			
Property Type	SFR: Attached/Detached	2-4 Units & Condo's: Max LTV/CLTV: Purch: 75% Refi: 70%		
	Condotel: Max LTV/CLTV: Purch: 75% Refi: 65% Max Loan Amount: \$1,500,000.00	Rural Not Eligible		
Cash-In-Hand	LTV ≥ 65% - \$500,000.00	LTV < 65% - %1,000,000.00	Not Applicable for Delayed Financing	
Acreage	Up to 2 Acres (Not meeting the Rural Definition)			
Underwriting Requirements				
Escrows	Escrows may be waived (See Guide)		Reserves	<ul style="list-style-type: none"> 2 Months PITIA Loan Amt > \$1.5M: 6 Mths PITIA Loan Amt > \$2.5M: 12 Mths PITIA

** Review Cake Guide for items not referenced in Matrix (Ex. Income Requirements)

** See Guide for Investor Experience, FTHB, and Vacant Property Requirements



Coffee Cake

DSCR - Foreign National

Max LTV/CLTV			DSCR (Investment Only)		
DSCR	Min Credit Score	Maximum Loan Amount	Purchase	Rate/Term	Cash-out
≥ 1.00	680	\$1,000,000.00	75%	65%	65%
		\$1,500,000.00	70%	60%	60%
	No FICO	\$1,000,000.00	75%	65%	65%
		\$1,500,000.00	70%	60%	60%
< 1.00	680	\$1,000,000.00	65%	60%	60%
		\$1,500,000.00	65%	NA	NA
	No FICO	\$1,000,000.00	65%	60%	60%
		\$1,500,000.00	65%	NA	NA
Housing History		Credit Event Seasoning	First Time homebuyer		Unleased Properties
0 x 30 x 12 (if documented)		BK/FC/SS/DIL/MOD: ≥ 36 Months	Allowed		LTV reduction not required
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	• Eligible				
Loan Amounts	• Min \$150,000 • Max \$1,500,000.00				
Property Type	<ul style="list-style-type: none"> • SFR: Attached/Detached • 2-4 Units & Condo's: Max LTV/CLTV: Purch: 70% Refi: 65% • Condotel: Max LTV/CLTV: Purch: 70% Refi: 65% Max Loan Amount: \$1,500,000.00 • Rural Not Eligible 				
Cash-In-Hand	• LTV > 50% - \$300,000.00 • LTV ≤ 50% - \$500,000.00				
Acreage	• Up to 2 Acres (Not meeting the Rural Definition)				
Underwriting Requirements					
Escrows	• Escrows may be waived (See Guide)		Reserves	• 6 Months PITIA	

** Review Cake Guide for items not referenced in Matrix (Ex. Income Requirements)

** See Guide for Investor Experience, FTHB, and Vacant Property Requirements