



Coffee Cake

DSCR (5-8 Residential & 2-8 Mixed Use)

Max LTV/CLTV		≥ 1.00		
Loan Amount	Min FICO	Purchase	Rate & Term	Cash-Out
\$1,500,000.00	700	75%	70%	65%
\$2,000,000.00		70%	65%	65%
Housing History		Credit Event Seasoning		
<ul style="list-style-type: none"> 0 x 30 x 12 – No Reduction 		BK/FC/SS/DIL: <ul style="list-style-type: none"> ≥ 36 Months – Any Event 		
General Requirements				
Product Type	<ul style="list-style-type: none"> Fixed: 15 & 30 ARM: 5/6, 7/6, 10/6 (Max Loan term cannot exceed 30 Years) 			
Interest Only	<ul style="list-style-type: none"> Eligible 			
Loan Amounts	<ul style="list-style-type: none"> Min \$400,000.00 		<ul style="list-style-type: none"> Max \$2,000,000.00 	
Property Type	<ul style="list-style-type: none"> Residential 5 - 8 Units Rural Not Eligible 	<ul style="list-style-type: none"> Mixed Use 2 – 8 Units <ul style="list-style-type: none"> Commercial Limited to Retail/Office/Restaurant <ul style="list-style-type: none"> 2-3 Units: Max 1 Commercial Unit 4-5 Units: Max 2 Commercial Units 6-8 Units: Max 3 Commercial Units Commercial Space not to exceed 49.99% of total building area 		
Cash-In-Hand	<ul style="list-style-type: none"> Max: \$1,000,000.00 			
Acreage	<ul style="list-style-type: none"> Up to 2 Acres (Not meeting the Rural Definition) 			
Underwriting Requirements				
Escrows	<ul style="list-style-type: none"> Escrows may be waived (See Guide) 	Reserves	<ul style="list-style-type: none"> 6 Months PITIA Loan Amt > \$1.5M: 9 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, FTTHB, and Vacant Property Requirements