



CUP CAKE

| | | Primary - Full Doc / Bank Statement (12 or 24 Months) | | | Secondary - Full Doc / Bank Statements (12 or 24 Months) | | | | | |
|---|--|--|---------------|----------|---|--|-------------------|-------------------|--|--|
| Loan Amount | ≥ Min FICO | Purchase | Rate and Term | Cash Out | Purchase | Rate and Term | Cash Out | | | |
| ≤ \$1,500,000 | 740 | 90% | 85% | 80% | 80% | 80% | 75% | | | |
| | 720 | 90% | 85% | 80% | 80% | 80% | 75% | | | |
| | 700 | 90% | 85% | 80% | 80% | 75% | 75% | | | |
| | 680 | 85% | 80% | 75% | 80% | 75% | 75% | | | |
| | 660 | 75% | 75% | 70% | 75% | 70% | 70% | | | |
| | 640 | 65% | 65% | 65% | 65% | 60% | 60% | | | |
| | 620 | NA | NA | NA | NA | NA | NA | | | |
| \$1,500,001 - \$2,000,000 | 740 | 85% | 80% | 75% | 75% | 75% | 75% | | | |
| | 720 | 85% | 80% | 75% | 75% | 75% | 75% | | | |
| | 700 | 85% | 80% | 75% | 75% | 70% | 70% | | | |
| | 680 | 80% | 75% | 70% | 75% | 70% | 70% | | | |
| | 660 | 75% | 70% | 65% | 70% | 65% | 65% | | | |
| | 640 | 65% | 60% | 60% | N/A | N/A | N/A | | | |
| | 620 | NA | NA | NA | N/A | N/A | N/A | | | |
| \$2,000,001 - \$3,000,000 | 740 | 80% | 70% | 70% | 65% | 65% | 65% | | | |
| | 720 | 80% | 70% | 70% | 65% | 65% | 65% | | | |
| | 700 | 80% | 70% | 70% | 65% | 65% | 65% | | | |
| | 680 | 80% | 70% | 65% | N/A | N/A | N/A | | | |
| | 660 | 70% | 70% | 65% | N/A | N/A | N/A | | | |
| | 640 | N/A | N/A | N/A | N/A | N/A | N/A | | | |
| | 620 | N/A | N/A | N/A | N/A | N/A | N/A | | | |
| \$3,000,001 - \$4,000,000 (40 Yr I/O Not Allowed) | 740 | 65% | 65% | 65% | N/A | N/A | N/A | | | |
| | 720 | 65% | 65% | 65% | N/A | N/A | N/A | | | |
| | 700 | 65% | 65% | 65% | N/A | N/A | N/A | | | |
| | 680 | N/A | N/A | N/A | N/A | N/A | N/A | | | |
| | 660 | N/A | N/A | N/A | N/A | N/A | N/A | | | |
| | 640 | N/A | N/A | N/A | N/A | N/A | N/A | | | |
| | 620 | N/A | N/A | N/A | N/A | N/A | N/A | | | |
| Loan Amount Requirements | | | | | | | | | | |
| \$100,000 Minimum to \$4,000,000 Maximum (Round-down to \$50) | | | | | | | | | | |
| Loan Amounts > \$4.0M are considered by Sr Mgmt on a case-by-case | | | | | | | | | | |
| < \$200,000.00 - Max LTV/CLTV 80% Purch / 75% Refi | | | | | | | | | | |
| > \$1.5 Million to ≤ \$2 Million - Second Home min 650 FICO. Max Cash-in-Hand >65% LTV is \$500,000 | | | | | | | | | | |
| > \$2 Million to ≤ \$3 Million - Primary Min 650 FICO, Second Home Min 650 FICO. Max Cash-in-Hand >65% LTV is \$500,000 | | | | | | | | | | |
| Program - General Information | | | | | | | | | | |
| ATR in Full / Asset Depletion | Primary Only; Max LTV/CLTV: 75% Purchase, 70% Refinance | | | | | | | | | |
| WVOE | Min loan amt \$150k; \$1M Max Loan Amt.; Primary Residences Only. No FTHB. No (2-4 Unit) properties. | | | | | Min FICO: See Matrix Max CLTV: 80% No Non-Warrantable Condos or Rural Properties | | | | |
| 1099 Only | Self Employed Only - all occupancy types allowed | | | | | | | | | |
| P&L | Min 640 FICO, Max LTV: Purchase 75% / Refi 70% | | | | | | | | | |
| ITIN | Max LTV/CLTV: 80% Purch and Rate/Term, 75% Cash out refinance. 660-699 FICO: Max 70% LTV (Purch, Rate/Term, Cash out) Max Loan Amt: \$1.0M | | | | | | | | | |
| Non Perm Res Alien | \$1.5M Max Loan Amt.; Unexpired Visa & EAD required | | | | | | | | | |
| Short Term Rental | Not Allowed | | | | | | | | | |
| 1 Year Self Employed | Min 660 FICO. Max 80% Purchase Rate and Term, Max 65% Cash Out | | | | | | | | | |
| 1 Score / No Score | Max 65% LTV/CLTV: Full Doc: 24mos 0*30 housing history. 1 Score: Use Actual to Max 700; No Score: Price as 700 Tier | | | | | | | | | |
| Max DTI | 50% Back End : FICOs <640 Max 43% DTI | | | | | | | | | |
| Impound Waiver | LTV / CLTV ≤80%, Loan Amounts ≤\$1.5M Min FICO: 675 (Primary); 700 (2nd Home) 0x30x24 for all housing payments Not available for Section 35 Loans (HPML) | | | | | | | | | |
| Reserves | None for ≤ 75% LTV, 6 Months for > 75% LTV, 12 Months > 85% LTV (<625 FICO 12 mos post closing) | | | | | | | | | |
| Limited Tradelines | Max LTV = 65% | | | | | | | | | |
| Interest Only | Min FICO: 660 Min Loan Amount: \$250K | | | | | | | | | |
| Credit Overlay | | | | | | | | | | |
| FB Taken ≤ 6 Months | 12-Months Reserves, Additional Guidelines Max 75% Purchase / 65% refinance LTV | | | | | | | | | |
| 1 x 30 x 12 | Max LTV / CLTV 80% Purchase or 75% Refinance | | | | | | | | | |
| 0 x 60 x 12 | Pricing Adjustment and LTV Restriction Applies | | | | | | | | | |
| 0 x 90 x 12 | Pricing Adjustment and LTV Restriction Applies | | | | | | | | | |
| BK/FC/DIL/SS/Mod ≥ 2 to < 3 yrs | Pricing Adjustment and LTV Restriction Applies | | | | | | | | | |
| BK/FC/DIL/SS/Mod ≥ 1 to < 2 yrs | Pricing Adjustment and LTV Restriction Applies | | | | | | | | | |
| BK/FC/DIL/SS/Mod < 1 yrs | Ineligible for Bankruptcies | | | | | | | | | |
| Property Specific | | | | | | | | | | |
| Non Warrantable Condo | | | | | | | | | | |
| Condotel | Purch 70% & Refi 65% Max LTV/CLTV (PUDtel included) | | | | | | | | | |
| 2 Unit Property | | | | | | | | | | |
| 3-4 Unit Property | | | | | | | | | | |
| Rural Property | \$750k Max Loan Amt, Min 660 credit score | | | | | | | | | |
| Manufactured Homes | Purch 65% & Refi 65% Max LTV/CLTV | | | | | | | | | |
| Declining Value | -5% LTV/CLTV from Max shown on page 2 | | | | | | | | | |
| Loan Programs | | | | | | | | | | |
| Interest Only (Qualify at Fully Amortized Payment) | I/O Period | Amortized | Maturity | Products | 30 Year Fixed | 30Yr/40Y Fixed I/O | 5/1 Hybrid ARM | 7/1 Hybrid ARM | | |
| | 5 Years | 25 Years | 30 Years | | | | | | | |
| | 10 Years | 30 Years | 40 Years | | | | | | | |

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