

BUNDT CAKE

New 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		Owner Occupied							Non Owner Occupied															
1		Matrix	,		Full Doc		Bank Statement		1099 P &L Only					Full Doc				P &L Only		Asset Depletion		DSCR		
Mary					12/24	Month	12/24	Month	12/24	Month			ASSEL D	epietion	12/24	Month			12/24	Month				
1		Reserves		FICO																				
Manual Part	Amount		DII	720																				
March Marc	\$100,000																							
No.		6	50	660	80%	75%	80%	75%	80%	75%	75%		75%	70%	80%	70%	80%	70%						
1	V .,,																							
Manual				720	90%	80%	90%	80%	90%	80%	80%	75%	80%	75%	85%	80%	85%	80%						
March Marc	\$1,000,001																							
Mary		9	50	660	80%	75%	80%	75%	80%	75%	75%	65%	75%	65%	75%	70%	75%	70%						
Part	V .,,											999999999999999				3 111111111111111111111111								
Part				720	90%	80%	90%	80%	90%	80%	80%	70%	70%	65%	80%	75%	80%	75%		75%		60%		
Manual Paris		q	50																					
Marchan 1		Ů	"				_				_													
March Mar																								
1		40																						
1		12	50								70%				70%				65%		65%		70%	65%
No	\$2,500,001																							
1	to	12	50										70%		70%		70%		65%	60%	65%	60%	70%	65%
No. 17 18 18 18 18 18 18 18																								
Property	to	12	50		70%	55%	70%	55%	70%	55%	NA	NA	NA		70%	55%	70%	55%	NA	NA	NA	NA	70%	55%
Part	, ,			720																				
Property	to	12	50		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Program Specific 1	\$4,000,000				NA	NA	NA			NA	NA	NA	NA	NA	NA	NA	NA			NA	NA	NA	NA	NA
No.	Pro	gram S	pecific	s	LTV	Reserves	LTV			Reserves			Details		LTV	Reserves	LTV			Reserves			Details	
Property					Matr	ix Adj.		Min	Max	Min	Max				Mati	rix Adj.		Min	Max	Min	Max			
Property		Non-Warr		arr Condo			85										80							
Page		&	Condotel						\$2.5M			No F	oreign Natio	onals					\$2.0M			No Fore	ign National	s
Total Control Contro		Rate/Term					90										80							
Montago Contago Cont															-									
Modaling Carlo C	. , , , ,		Non-W				80										75							
Mountable Moun			2-4 Unit Modular						\$2.5M			No Foreign Nationals							\$2.0M	\$2.0M		No Fore	No Foreign Nationals	
Note Control						80											75							
Column							70										NA							
Cont					-5										-5							—		
Part	Lates				-20							Cash	Out Not All	owed									Not Allowed	
Control Cont		FC / SS / DIL			-5				+	_				-5							—			
March Marc																								
Company Comp		BK													_							 		
Second Properties Propert												Cash	Out Not All	owed								Casl	Out Not Al	lowed
Part		Cash-out						≤ 65% (Unli	mited Cash	-out) LTV >	65% (Max							≤ 65% (Unli	mited Cash	out) LTV >	65% (Max			
Readural Hourner DTD > 4.3			nly									Max 90	% LTV				80					Max 809	6 LTV	
Package Researce S S S S S S S S S			ncome DTI >	43																		Per VA	or	
Programmatical (GGCR Ody) First with Remail Fellow) First with Remail Fellow First with Remail		Reduced R	Reserves		-5	-3								dent	-5	-3								dent
Fire		Foreign Na	tional (DSC												-5				\$1.5M					CR Min
Firth without Rental Hallory 75 660 \$1.0M 9.0 Footst Frederick Properties 75 640 \$1.0M 9.0 \$1.0M 9.0		FTHB with	Rental Histo	ory			80		\$1.5M		50	Coo	Cuide I	•										
Unleased Properties Refinance Refi		FTHB with	out Rental H	listory			75	660	\$1.0M		50							CTUD I			- DCCD			
Overlays			Purcha	se			70	640	\$1.0M		50					l	· '	FIRBI	NOT AIIC	wea 10	DOCK		with Market	Rents
DSCR			Refinar	ice																				
DSCR. 75 to .999			DSCR														<u> </u>		DS	CR		Use Mai	ket Rent for	Vacancy
Processor Proc	Overlays														-5									
Purchase Linicated Properties Refinance with Properties Refer to Margin Product Refer to Note Rate Product Refer to									N	IA								660	\$1.5M					quired
Unleased Properties Refinence with Price Rent History Sepanded Criteria Final		spaymer		se	=																	Qualify v	with Market	
Refinance with Price Rort History			Refinar	ice																		Max 1 V Use Ma	acancy 2-4l ket Rent fo	Jnit Prop r Vacancy
Expanded Criteria		Properties													-5							Refi with	Prior Docu	
Limited Credit Rate-term		Eyene		,						d Critoria									Eypanda	d Critoria		Kent His	story	
Credit Cash-out			Purcha	se					Apande	u Criteria	45								_xpanu0	_ o.nella				
Expanded Pirmary 2nd Home 3 80 680 1.5M																			N	Α				
Products Products Products Products Products Product		Expanded	Primar	,	+3		80				-+0													
Products Product Doc Type Qual Option Rate Margin Floor Caps VO Amort Term Maturity Product Code Option Rate Margin Floor Caps VO Amort Term Maturity Code Option Rate Margin Floor Caps VO Amort Term Maturity Code Option Caps VO Caps V						+3	70	680	1.5M	<u> </u>	ļ	Ineligibl	le on 40yr Te	erm		+3	75	680	\$1.5M			Ineliaih	on 40vr Te	erm
Code Option Rate Option Term Maturity Code Option Rate Option Rate Option Term Maturity Code Option Rate Option Code Option Rate Option Code Co									Margin	Floor	Caps						Doc Type	Qual	4.1.0.11	Floor	Caps	1/0	Amort	Final
Sort Pixed Rate Pixed Rat		Produ	cts		Co	ode		Rate				Oprion	Term	Maturity	C	ode		Rate				Oprion	Term	Maturity
Sort Pixed Rate Pixed Rat			15Yr		PN	15F	All						15 Yr	15 Yr	INI	5F	All						15 Yr	15 Yr
30Yr I/O PN30FIO All 10 Yr 20 Yr 30 Yr 10 Nr 30 Yr 1	Eived Dat		30Yr		PN:	30F	All	Nor- P					30 Yr	30 Yr	INS	30F	All	Not- 5					30 Yr	30 Yr
A0Y t I/O	rixed Rate)				Note Rate				10 Yr						Note Rate				10 Yr		
5/6 30 Yr I/IO PN30A56IO All Greater of Note Rate Note Note Rate Note Note Rate Note Note Rate Note Rate Note Note Note Note Note Note Note No			40Yr I/0		PN-	40FIO	All			L			30 Yr	40 Yr	IN4	IOFIO	All						30 Yr	40 Yr
6 Month 40 Yr I/O PN40A56IO All Note Rate Refer to for Fully Ful		5/6		/O							2/1/5	10 Yr									2/1/5	10 Yr		
30 Yr PN30A76 All Indexed Sheet 30 Yr 1N30A76 All Indexed Sheet 30 Yr 1N30A76 All Indexed Sheet 30 Yr 30 Yr N30A76 All Indexed Sheet 30 Yr 30 Yr N30A76 All Indexed Sheet S/1/5 10 Yr 20 Yr 30 Yr N30A76 All Indexed Sheet S/1/5 10 Yr 20 Yr 30 Yr N30A76 All Indexed Sheet S/1/5 10 Yr 20 Yr 30 Yr N30A76 All Indexed Sheet S/1/5 10 Yr 20 Yr 30 Yr N30A76 All Indexed Sheet S/1/5 10 Yr 20 Yr 30 Yr N30A76 All Indexed Sheet S/1/5 10 Yr 20 Yr 30 Yr N30A76 All Indexed Sheet S/1/5 10 Yr 20 Yr 30 Yr N30A76 All Indexed Sheet S/1/5 10 Yr 20 Yr 30 Yr N30A76 All Indexed Sheet S/1/5 10 Yr 20 Yr 30 Yr S/1/5 10 Yr 20 Yr 30 Yr S/1/5 S/1/			40 Yr I/		PN-	40A56IO	All	Note Rate	Rate Refer to cully Rate Margin		10 Yr 30 Yr		40 Yr	IN4	10A56IO	All	Note Rate	Rate	Margin			30 Yr	40 Yr	
	SUFR	7/6		/O					Sheet		5/1/5	10 Yr							Sheet		5/1/5	10 Yr		



BUNDT CAKE

					Owner C	Occupied			2nd F	lome			Non C	Owner Occ	upied	
Matrix			Full Doc	Bank Statement 1099	WVOE	P &L Only	Full Doc	Bank Statement 1099	WVOE	P &L Only	Full Doc	Bank Statement 1099	WVOE	P &L Only	DSCR	
				12/24 Month	12/24 Month	Asset Depletion		12/24 Month	12/24 Month			12/24 Month	12/24 Month			Min 1.00 DSCR
Loan Amount	Max DTI	FICO			CI	-TV			CL	τv				CLTV		
		720		90%	90%	85%	80%	80%	80%	75%	70%	80%	80%	75%	70%	80%
\$50,000 to	50	700		90%	85%	80%	75%	80%	75%	70%	65%	80%	75%	70%	65%	75%
\$350,000	30	680]	85%	80%	75%	70%	75%	70%	65%	60%	75%	70%	65%	60%	70%
4000,000		660		80%	75%	70%	65%	70%	60%	60%	55%	70%	60%	60%	55%	NA
		720	1	90%	85%	80%	75%	80%	75%	70%	65%	80%	75%	70%	65%	75%
\$350,001 to	50	700	1	85%	80%	75%	70%	80%	70%	65%	60%	80%	70%	65%	60%	70%
\$500,000	50	680]	80%	75%	70%	65%	70%	65%	60%	55%	70%	65%	60%	55%	65%
4000,000		660		75%	65%	65%	60%	65%	60%	55%	50%	65%	60%	55%	50%	NA
		720	1	80%	80%	75%	70%	75%	70%	65%	60%	75%	70%	65%	60%	70%
\$500,001 to	50	700	1	80%	75%	70%	65%	70%	65%	60%	55%	70%	65%	60%	55%	65%
\$750,000	30	680]	75%	65%	65%	60%	65%	55%	55%	50%	65%	55%	55%	50%	55%
4.30,000		660		70%	60%	60%	55%	60%	50%	50%	45%	60%	50%	50%	45%	NA

		00/												
	Details	2nd	NOO											
	5.			Max Combine	ed Lien Balance	\$2,000,000.00	\$3,000,000.00	\$3,500,000.00	\$4,000,000.00	\$5,000,000.00				
Combined Lien Balance		х	х	Max CLTV		90%	85%	80%	75%	60%				
Assets		Х	х	None required	on stand alone CES.	Piggyback purchases require of	copy of assets for 1st lien.							
				• HPML		007 1	Full Appraisal (1004, 1025)	5, 1073)						
Appraisal	I Requirements	x	х	Non-HPML	• Loan Amount «	,	AVM with a 90% Confidence Factor (ClearCapital, Collateral Analytics, CoreLogic, HouseCanary, Homegenius, Quantarium, Veros) AND Property Condition Inspection							
December	Listed Description				Loan Amount >	• • • • • • • • • • • • • • • • • • • •	Full Appraisal (1004, 1028)	5, 1073)						
Recently	Listed Properties	Х	X		d for sale in the last (months are not eligible.								
D	- Filelia	Х	х	US Citizen										
Borrowers - Eligible		Х	X			n US Credit); Not eligible for DS	SCR transactions							
Darrawar	o Ingligible	X	X	Permanent Res		N. C. I								
borrowers	s Ineligible	X	X		co-borrowers; Foreig	n Nationals								
		X X	X X		or state High Cost	le federal and state regulations								
Complian	nce.	X	X			ne rederal and state regulations								
Compilar		X	X		Fully documented Ability to Repay.									
		X	X		 Higher-Priced Mortgage Loans (HPML) and Higher-Priced Covered Transactions (HPCT) are permitted subject to complying with all applicable regulatory requirements. Loans that do not pass NY Subprime test are ineligible 									
Prenay Pe	enalty (DSCR only)	_ ^	×				re allowable by state. Prenavme	ant nanalty must be in complian	as with the terms and limitations	of the applicable state or federa	Llaw			
r ropuy r c	Stand-Alone	х	×	Minimum 1yr prepayment penalty required on DSCR doc type where allowable by state. Prepayment penalty must be in compliance with the terms and limitations of the applicable state or federal law 3 tradelines reporting for 12+ months or 2 tradelines reporting for 24+ months all with activity in the last 12 months										
Credit	Piggy-Back	X	×		3 tradelines reporting for 1/2+ months or 2 tradelines reporting for 24+ months all with activity in the last 1/2 months Default to AUS Approval (if applicable), no minimum tradelines required.									
	Limited Credit	X						No private party mortgages)						
		x	х	Does not meet tradeline requirements. Primary only ok with 0x30x12 mortgage reported on credit (No private party mortgages) Qualifying score is the lowest of 2 scores or middle of 3 scores from the primary income earner. DSCR loans qualify using the lowest middle score of all borrowers.										
Credit Sco	ores	х	х	Non-traditional credit ineligible.										
Credit Eve	ent Seasoning	х	х	48 months - Foreclosure, short-sale, deed in lieu, bankruptcy. No multiple events in last 7 years.										
Derogator	ny Crodit	х	х	Open charge-o	offs or collections < \$	1000 per occurrence ok. No de	linquent tradelines at closing.							
Derogator	ry Credit	х	Х	Open Medical of	Open Marigo and a concentration of \$1000 per courrence ok. Open Marigo and Control of \$1000 per courrence ok. Open Marigo and Control of \$1000 per courrence ok.									
Housing L	Lates	х	х	0x30x12 On all mortgages for all borrowers. Minimum 12 months housing history required.										
		Х	х	Loans in active	forbearance or defe	rment are ineligible. Deferred b	alance due to documented hard	ship may remain open.						
Ineligible	Senior Liens	Х	х	Negative amortization										
gibic	200.	Х	х	Reverse mortgages							<u> </u>			
		Х	х			ent comes due during the amor	tization period of the 2nd lien.							
Interest O	Only Senior Lien	Х	х		ing 1st Lien Interest (
	•	Х	х			ed payment on remaining term	after I/O period.							
Lien Posit	tion	Х	х	2nd Position Or										
States		Х	Х				eligible with Vista Point Mortgag	e prior approval of Corresponde	ent Seller. Loans in Maryland no	t eligible				
Senior Lien Payment (Arm) x x • 1st lien ARMS with < 3 years fixed period remaining qualified on fully indexed payment.														
								LTV NOO • 2-4 Unit max 7	5 CLTV 00, 70 CLTV NO0					
		Х												
Qualifying Payment x x - Qualifying ratios based on Full Note Rate														
Title Repo	UTL	X	X		hort Form – Lenders									
Seasoning	g	X	X				ship seasoning ineligible for refi	nance.						
		Х	Х	• ≤ 6 months sea	asoning since previou	s refinance on either 1st lien or	Zna lieri max 80 CL I V							