



Coffee Cake

Full Doc

PRIMARY RESIDENCE				
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%	N/A	
Housing History	Occupancy - Second Home		Occupancy - Investment	
0 x 30 x 12	<div>Max LTV/CLTV:</div> <ul style="list-style-type: none">75% – Purchase70% – Rate/Term & Cash-out Max Loan: \$2,000,000.00		<div>Max LTV/CLTV:</div> <ul style="list-style-type: none">75% – Purchase70% – Rate/Term & Cash-out Max Loan: \$2,000,000.00	
Credit Event Seasoning				
BK/FC/SS/DIL ≥48 Months Forbearance, Mod, Deferral > 12 Months				
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	<div>• SFR: Attached/Detached, Condo, Rural</div> <div>• Condo - Max LTV/CLTV: 80%</div> <div>• Rural - Max LTV/CLTV: 80% (Purchase); 75% (Refinance)</div>			
Ineligible Properties	• 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	<div>• ≤85%: 6 Mths PITIA</div> <div>• >85%: 12 Mths PITIA</div> <div>• Loan Amt > \$1.5M: 9 Mths PITIA</div> <div>• Cash-Out Allowed towards Reserves</div>
Escrows	<div>• HPML Loans require escrows for Property Taxes, Hazard and Flood Insurance (If Applicable)</div> <div>• See waiver in guide for Non-HPML Loans</div>			

** Review Cake Guide for items not referenced in Matrix



Coffee Cake

Alt - Doc

PRIMARY RESIDENCE				
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%	N/A	
Housing History	Occupancy - Second Home		Occupancy - Investment	
0 x 30 x 12	<div>Max LTV/CLTV:</div> <ul style="list-style-type: none">75% – Purchase70% – Rate/Term & Cash-out <div>Max Loan: \$2,000,000.00</div>		<div>Max LTV/CLTV:</div> <ul style="list-style-type: none">75% – Purchase70% – Rate/Term & Cash-out <div>Max Loan: \$2,000,000.00</div>	
Credit Event Seasoning				
BK/FC/SS/DIL ≥48 Months Forbearance, Mod, Deferral > 12 Months				
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, Rural • Condo - Max LTV/CLTV: 80% • Rural - Max LTV/CLTV: 80% (Purchase); 75% (Refinance)			
Ineligible Properties	• 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	• 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	• ≤85%: 6 Mths PITIA • >85%: 12 Mths PITIA • Loan Amt > \$1.5M: 9 Mths PITIA • Cash-Out Allowed towards Reserves
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 - Lite

PRIMARY RESIDENCE				
Loan Amount	Min FICO	Purchase	Rate & Term	Cash-Out
\$1,000,000.00	720	90%	85%	80%
\$1,500,000.00		90%	85%	80%
\$2,000,000.00		85%	80%	80%
\$2,500,000.00		80%	75%	75%
\$3,000,000.00		75%	70%	70%
\$3,500,000.00		70%	65%	N/A
\$4,000,000.00		70%	65%	
\$1,000,000.00	700	90%	85%	80%
\$1,500,000.00		90%	85%	80%
\$2,000,000.00		85%	75%	70%
\$2,500,000.00		75%	70%	65%
\$3,000,000.00		75%	70%	65%
\$3,500,000.00		70%	65%	N/A
\$1,000,000.00	680	90%	85%	75%
\$1,500,000.00		85%	80%	75%
\$2,000,000.00		80%	75%	70%
\$2,500,000.00		75%	70%	65%
\$3,000,000.00		70%	65%	65%
\$1,000,000.00	660	80%	80%	75%
\$1,500,000.00		80%	75%	75%
\$2,000,000.00		75%	70%	65%
\$2,500,000.00		70%	65%	65%
\$1,000,000.00	640	80%	75%	70%
\$1,500,000.00		70%	65%	65%
\$2,000,000.00		65%	N/A	N/A
\$1,000,000.00	620	70%	70%	
Occupancy Overlays				
Occupancy	Max Loan Amount	Purchase	Rate & Term	Cash-Out
Second Home	\$3,500,000	85%	80%	75%
Investment	\$3,500,000	85%	80%	75%
Housing Event Overlays				
Lates	Max Loan Amount	Purchase	Rate & Term	Cash-Out
1x30x12	No Reduction			
0x60x12	\$1,500,000	80%	75%	75%
0x90x12*	\$1,000,000	70%	N/A	
*Forbearance, Mod, or Deferral <= 12 Months are treated as 0x90x12				
Credit Event Overlays				
Lates	Max Loan Amount	Purchase	Rate & Term	Cash-Out
>= 36 Months	No Reduction			
>= 24 Months	\$1,500,000	80%	75%	75%
>= 12 Months	\$1,000,000	70%	N/A	



Declining Market			
Max LTV/CLTV limited to: 85% Purchase 80% 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: 660	• Max LTV: 90%	
Loan Amounts	• Min \$150,000.00	• Max \$4,000,000.00	
Property Type	• SFR: Attached/Detached • 2-4 Unit & Condo - Max LTV/CLTV: 85% • Condotel - Max LTV/CLTV: 85% • Max Loan Amount: \$2.5 MM • Rural - Max LTV/CLTV: 80% (Purchase), 75% (Refinance)		
Cash-In-Hand	• Max: Unlimited		
Acreage	• Up to 20 Acres		
State Restrictions	• CT, FL, IL, NJ, NY - Max LTV/CLTV: 85% (Purchase), 80% (Refinance) • Max Loan Amount: \$2MM		
Income Requirements			
Eligible	• See Cake Guide for Wage Earner and Self Employed Full Doc Requirements • Personal or Business Bank Statements (12 or 24 Month)		
Ineligible	• P&L	• WVOE	• 1099 • Asset Depletion/Utilization
Underwriting Requirements			
DTI Requirement	• Max: 50% • Primary Residence – Up to 55% Allowed <ul style="list-style-type: none">◦ Min residual Income of \$3,500.00◦ Max LTV/CLTV ≤ 80%◦ Standard Doc 2-Years◦ Minimum 6 Months Reserves – PITIA◦ Minimum FICO 660◦ FTHB Not Eligible	Reserves	• < 80%: 3 Mth PITIA • 80.01 - 85%: 6 Mth PITIA • >85%: 12 Mth PITIA • Loan Amt > \$1.5M: 9 Mth PITIA • Loan Amt > \$2.5M: 12 Mth PITIA • Cash-Out Allowed towards Reserves
Escrows	• HPML Loans require escrows for Property Taxes, Hazard and Flood Insurance (If Applicable) • See waiver in guide for Non-HPML Loans and Business Purpose Loans		

** Review Cake Guide for items not referenced in Matrix

** See FTHB guidelines for DTI Restrictions



Coffee Cake

Alt Doc - Lite

PRIMARY RESIDENCE				
Loan Amount	Min FICO	Purchase	Rate & Term	Cash-Out
\$1,000,000.00	720	80%	75%	70%
\$1,500,000.00		80%	75%	70%
\$2,000,000.00		80%	75%	70%
\$2,500,000.00		75%	70%	70%
\$3,000,000.00		70%	N/A	
\$1,000,000.00	700	80%	75%	70%
\$1,500,000.00		80%	75%	70%
\$2,000,000.00		80%	75%	70%
\$2,500,000.00		75%	70%	65%
\$3,000,000.00		70%	N/A	
\$1,000,000.00	680	80%	75%	70%
\$1,500,000.00		80%	75%	70%
\$2,000,000.00		75%	70%	65%
\$2,500,000.00		70%	65%	60%
Occupancy Overlays				
Occupancy	Max Loan Amount	Purchase	Rate & Term	Cash-Out
Second Home	\$2,500,000	80%	75%	70%
Investment	\$2,500,000	80%	75%	70%
Housing Event Overlays				
Lates	Max Loan Amount	Purchase	Rate & Term	Cash-Out
1x30x12	No Reduction			
0x60x12	\$1,500,000	80%	75%	70%
0x90x12*	\$1,000,000	70%	N/A	
*Forbearance, Mod, or Deferral <= 12 Months are treated as 0x90x12				
Credit Event Overlays				
Lates	Max Loan Amount	Purchase	Rate & Term	Cash-Out
>= 36 Months	No Reduction			
>= 24 Months	\$1,500,000	80%	75%	70%
>= 12 Months	\$1,000,000	70%	N/A	
Declining Market				
Max Loan Amount: \$2MM				
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)			
Loan Amounts	• Min \$150,000.00 • Max \$3,000,000.00			
Property Type	• SFR: Attached/Detached, 2-4 Unit, Condo, Rural • Condotel - Max Loan Amount: \$2.5 MM			
Cash-In-Hand	• Max: Unlimited			
Acreage	• Up to 20 Acres			
State Restrictions	• CT, FL, IL, NJ, NY - Max Loan Amount: \$2MM			
Income Requirements				
Eligible	• Personal or Business Bank Statements (12 or 24 Month)		*Eligibility based off Coffee Cake Lite - Full Doc Matrices	
	• P&L	• WVOE • 1099 • Asset Depletion/Utilization		
WVOE, P&L, and Asset Utilization	• Max 1x30x12 • > 36 Month Credit Event Seasoning			
Underwriting Requirements				
DTI Requirement	• Max: 50%	Reserves	• < 80%: 3 Mth PITIA • 80.01 - 85%: 6 Mth PITIA • >85%: 12 Mth PITIA • Loan Amt > \$1.5M: 9 Mth PITIA • Loan Amt > \$2.5M: 12 Mth PITIA • Cash-Out Allowed towards Reserves	
Escrows	• HPML Loans require escrows for Property Taxes, Hazard and Flood Insurance (If Applicable) • See waiver in guide for Non-HPML Loans and Business Purpose Loans			

** Review Cake Guide for items not referenced in Matrix

** See FTHB guidelines for DTI Restrictions



Coffee Cake

DSCR

DSCR ≥ 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%	N/A
\$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%	N/A	
\$1,000,000.00	640	75%	70%	N/A
\$1,500,000.00		65%	65%	
\$2,000,000.00		65%		
\$3,000,000.00		60%		
DSCR < 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%	N/A	
\$3,000,000.00		60%		
\$1,000,000.00	680	70%	65%	N/A
\$1,500,000.00		70%	65%	
\$2,000,000.00		65%	60%	
\$3,000,000.00		60%		
\$1,000,000.00	660	65%	N/A	
Housing History		Credit Event Seasoning		
<ul style="list-style-type: none">1 x 30 x 12 – No Reduction0 x 60 x 12 – Max LTV: 70% Purchase 65% Refinance		BK/FC/SS/DIL: <ul style="list-style-type: none">≥ 36 Months – No Reduction≥ 24 Months – Max LTV/CLTV: 75% Purchase 70% Refinance		
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: 680Max LTV: 75% Purch & R/T 70% Cash-out			
Loan Amounts	Min \$100,000.00Max \$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/Detached2-4 Units & Condo's: Max LTV/CLTV: Purch: 75% Refi: 70% Condotel: Max LTV/CLTV: Purch: 75%Rural: Max LTV/CLTV: Purch: 75% Refi: 70% Refi: 65% Max Loan Amount: \$1,500,000.00			
First Time Investor	SFR Only 700 Min FICO Credit Event >= 36 Months DSCR > 1.00			
First Time Homebuyer	Not Allowed			
Cash-In-Hand	LTV ≥ 65% - \$500,000.00LTV < 65% - %1,000,000.00Not Applicable for Delayed Financing			
Acreage	Up to 5 Acres			
State Restrictions	CT, FL, IL, NJ, NY - Max LTV/CLTV: 75% (Purchase), 70% (Refinance)Max Loan Amount: \$2MM IL, NY - 2-4 Units: Not Allowed			
Underwriting Requirements				
Escrows	Escrows may be waived (See Guide)		Reserves	2 Months PITIA Loan Amt > \$1.5M: 6 Mths PITIA Loan Amt > \$2.5M: 12 Mths PITIA Cash-Out Allowed towards Reserves

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

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



Coffee Cake

DSCR (5-8 Residential)

DSCR ≥ 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		
• 0 x 30 x 12 – No Reduction		BK/FC/SS/DIL: • ≥ 36 Months – Any Event		
General Requirements				
Product Type	• Fixed: 15 & 30 ARM: 5/6, 7/6, 10/6 (Max Loan term cannot exceed 30 Years)			
Interest Only	• Eligible			
Loan Amounts	• Min \$400,000.00		• Max \$2,000,000.00	
Property Type	• Residential 5 - 8 Units		• Rural Not Eligible	
First Time Investor / FTHB	• Not Allowed			
Cash-In-Hand	• Max: \$1,000,000.00			
Acreage	• Up to 2 Acres			
State Restrictions	• CT, FL, NJ - Purchase: 70% Max LTV, 720 Min FICO Refinance: 65% Max LTV, 720 Min FICO • IL, NY - Not Allowed			
Underwriting Requirements				
Escrows	• Escrows may be waived (See Guide)		Reserves	• 6 Months PITIA • Loan Amt > \$1.5M: 9 Mths PITIA • Loan Amt > \$2.5M: 12 Mths PITIA • Cash-Out Allowed towards Reserves

** Review Cake Guide for items not referenced in Matrix (Ex. Income Requirements, Rural Housing)
** See Guide for Investor Experience, FTHB, and Vacant Property Requirements



Coffee Cake

DSCR - Foreign National

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%	N/A	
	No FICO	\$1,000,000.00	65%	60%	60%
		\$1,500,000.00	65%	N/A	
Housing History		Credit Event Seasoning	First Time Investor		Unleased Properties
0 x 30 x 12 (if documented)		BK/FC/SS/DIL/MOD: ≥ 36 Months	Allowed		No LTV Reduction
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		• SFR: Attached/Detached • 2-4 Units & Condo's: Max LTV/CLTV: Purch: 70% Refi: 65% • Condotel: Max LTV/CLTV: Purch: 70% Refi: 65% • Rural Not Eligible			
First Time Home Buyer		• Does not apply to Foreign National			
Cash-In-Hand		• LTV > 50%: \$300,000.00 • LTV ≤ 50%: \$500,000.00			
Acreage		• Up to 2 Acres			
State Restrictions		• IL, NY - 2-4 Units: Not Allowed			
Underwriting Requirements					
Escrows		• Escrows may be waived (See Guide)	Reserves	• 6 Months PITIA • Cash-Out Allowed towards Reserves	

** Review Cake Guide for items not referenced in Matrix (Ex. Income Requirements, Rural Housing)
** See Guide for Investor Experience, FTHB, and Vacant Property Requirements