

**Full Doc** 

		-					
		PRIM	ARY RESIDENCE				
Loan Amount		Min FICO	Purchase	Rate & Term	Cash-Out		
\$1,000,000.00			90%	80%	80%		
\$2,000,000.00		720	80%	75%	75%		
\$2,500,000.00			75%	70%	70%		
\$1,000,000.00			85%	75%	75%		
\$2,000,000.00		700	80%	70%	70%		
\$2,500,000.00			70%	65%	65%		
\$1,000,000.00			80%	75%	75%		
\$2,000,000.00		680	75%	70%	70%		
\$2,500,000.00			70%		N/A		
Housing History	y	Occupancy - Second Home		Occupancy	y - Investment		
0 x 30 x 12		Max LTV/CLTV:		Max LTV/CLTV:			
Credit Event Seaso	ning	• 75% – Purchase		• 75% – Purchase			
BK/FC/SS/DIL ≥48 M	onths	• 70% – Rate/Term & Cash-out		• 70% – Rate/Term &	& Cash-out		
Forbearance, Mod, Deferral	> 12 Months	Max Loan: \$2,000,000.00		Max Loan: \$2,000,000.00			
		De	eclining Market	•			
		Max LTV/CLTV limited to: 85	5% Purchase   75% Rate/Te	rm & Cash-out			
		Gene	eral 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	<ul> <li>Min \$150,000.00</li> <li>Max \$2,500,000.00</li> </ul>					
	SFR: Attached/Detached, Condo, Rural						
Property Type	Condo - Max LTV/CLTV: 80%						
	Rural - Max LTV/CLTV: 80% (Purchase); 75% (Refinance)						
Ineligible Properties	• 2-4 Units	, Condotel	, , , ,				
Cash-In-Hand	• Max: \$1,0	00,000.00 (Not Applicable f	or Delayed Financing)				
Acreage	• Up to 20						
-	· · ·		me Requirements				
Eligible	See Cake	e Guide for Wage Earner and	•	equirements			
-		or Business Bank Statemen					
Ineligible	• P&L	• WVOE	• 1099	Asset Depletion/Utilization			
		Underw	riting Requirements				
DTI Requirement	• Max: 43%	, 0					
Escrows	Taxes, Ha Applicable	,	f Reserves	Loan Amt	Aths PITIA Mths PITIA > \$1.5M: 9 Mths PITIA Allowed towards Reserves		
	<ul> <li>See waiv</li> </ul>	er in guide for Non-HPML Lo	bans				

\*\* Review Cake Guide for items not referenced in Matrix



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			IARY RESIDENCE					
Loan Amou	int	Min FICO	Purchase	Rate & Term	Cash-Out			
\$1,000,000.00			90%	80%	80%			
\$2,000,000.00		720	80%	75%	75%			
\$2,500,000.	00		75%	70%	70%			
\$1,000,000.	00		85%	75%	75%			
\$2,000,000.	00	700	80%	70%	70%			
\$2,500,000.00			70%	65%	65%			
\$1,000,000.	00		80%	75%	75%			
\$2,000,000.	00	680	75%	70%	70%			
\$2,500,000.	00		70%	N/A				
Housing His	story	Occupancy - Second Home		Occupancy -	Investment			
0 x 30 x 12	2	Max LTV/CLTV:		Max LTV/CLTV:				
Credit Event Sea	asoning	• 75% – Purchase		• 75% – Purchase				
BK/FC/SS/DIL ≥48		• 70% – Rate/Term &	Cash-out	<ul> <li>70% – Rate/Term &amp; Cash-out</li> </ul>				
Forbearance, Mod, Defer	ral > 12 Months	Max Loan: \$2,000,000.00		Max Loan: \$2,000,000.00				
		De	eclining Market					
		Max LTV/CLTV limited to: 8	5% Purchase   75% Rate/T	erm & Cash-out				
		Gene	eral Requirements					
Product Type	duct Type • Fixed: 15 & 30 Year   ARM: 5/6, 7/6, 10/6							
Interest Only	Min FICO:	700	Max LTV	: 80%				
Loan Amounts	• Min \$150,0	00.00	• Max \$2,5	600,000.00				
	SFR: Attac	ched/Detached, Condo, Rural						
Property Type	Condo - Max LTV/CLTV: 80%							
	Rural - Max LTV/CLTV: 80% (Purchase); 75% (Refinance)							
Ineligible Properties	• 2-4 Units, (	Condotel						
Cash-In-Hand	• Max: \$1,00	0,000.00 (Not Applicable for	Delayed Financing)					
Acreage	• Up to 20 A	cres						
		Incol	me Requirements					
Eligible	Personal o	r Business Bank Statements	(12 or 24 Month) see guide	e for documentation requiremen	ts			
Ineligible	• P&L	• WVOE	• 1099	Asset Deplet	ion/Utilization			
		Underw	riting Requirements					
DTI Requirement	• Max: 43%							
DTI Requirement       • Max: 43%         • HPML Loans require escrows for Property Taxes, Hazard and Flood Insurance (If Applicable)       Reserves								
	See waiver	r in guide for Non-HPML Loai	ns					

\*\* Review Cake Guide for items not referenced in Matrix



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Loan Amount	Min FICO	Purchase	Rate & Term	Cash-Out
\$1,000,000.00		90%	85%	80%
\$1,500,000.00		90%	85%	80%
\$2,000,000.00		85%	80%	80%
\$2,500,000.00	720	80%	75%	75%
\$3,000,000.00		75%	70%	70%
\$3,500,000.00		70%	65%	N/A
\$4,000,000.00		70%	65%	17/7
\$1,000,000.00		90%	85%	80%
\$1,500,000.00		90%	85%	80%
\$2,000,000.00	700	85%	75%	70%
\$2,500,000.00	700	75%	70%	65%
\$3,000,000.00		75%	70%	65%
\$3,500,000.00		70%	65%	N/A
\$1,000,000.00		90%	85%	75%
\$1,500,000.00		85%	80%	75%
\$2,000,000.00	680	80%	75%	70%
\$2,500,000.00		75%	70%	65%
\$3,000,000.00		70%	65%	65%
\$1,000,000.00		80%	80%	75%
\$1,500,000.00		80%	75%	75%
\$2,000,000.00	660	75%	70%	65%
\$2,500,000.00	—	70%	65%	65%
\$1,000,000.00		80%	75%	70%
\$1,500,000.00	640	70%	65%	65%
\$2,000,000.00	—   F	65%	N/A	
\$1,000,000.00	620	70%	70%	N/A
. , ,	Occu	pancy Overlays	I	
Occupancy	Max Loan Amount	Purchase	Rate & Term	Cash-Out
Second Home	\$3,500,000	85%	80%	75%
Investment	\$3,500,000	85%	80%	75%
	Housin	g Event Overlays		
Lates	Max Loan Amount	Purchase	Rate & Term	Cash-Out
1x30x12		No R	eduction	
0x60x12	\$1,500,000	80%	75%	75%
0x90x12*	\$1,000,000	70%	N/	
	= 12 Months are treated as 0x90x			
		t Event Overlays		
Lates	Max Loan Amount	Purchase	Rate & Term	Cash-Out
>= 36 Months			eduction	
>= 24 Months	\$1,500,000	80%	75%	75%
		700/		/ v

>= 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 Rec	juirements					
Product Type	• Fixed: 15 & 30 & 40 Year   ARM: 5/6, 7/6, 10/6	(40 yr ARM available wh	en combined with I/O features)				
Interest Only	• Min FICO: 660	• N	/lax LTV: 90%				
Loan Amounts	• Min \$150,000.00	• N	/ax \$4,000,000.00				
Property Type	<ul> <li>SFR: Attached/Detached</li> <li>2-4 Unit &amp; Condo - Max LTV/CLTV: 85%</li> <li>Condotel - Max LTV/CLTV: 85%</li> <li>Max Loan Amount: \$2.5 MM</li> <li>Rural - Max LTV/CLTV: 80% (Purchase), 75% (Refinance)</li> </ul>						
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 Req	uirements					
Eligible	<ul> <li>See Cake Guide for Wage Earner and Self Em</li> <li>Personal or Business Bank Statements (12 or 2)</li> </ul>		ments				
Ineligible	• P&L • WVOE	• 1099	<ul> <li>Asset Depletion/Utilization</li> </ul>				
	Underwriting F	Requirements					
DTI Requirement	<ul> <li>Max: 50%</li> <li>Primary Residence – Up to 55% Allowed         <ul> <li>Min residual Income of \$3,500.00</li> <li>Max LTV/CLTV ≤ 80%</li> <li>Standard Doc 2-Years</li> <li>Minimum 6 Months Reserves – PITIA</li> <li>Minimum FICO 660</li> <li>FTHB Not Eligible</li> </ul> </li> </ul>	Reserves	<ul> <li>&lt; 80%: 3 Mth PITIA</li> <li>80.01 - 85%: 6 Mth PITIA</li> <li>&gt;85%: 12 Mth PITIA</li> <li>Loan Amt &gt; \$1.5M: 9 Mth PITIA</li> <li>Loan Amt &gt; \$2.5M: 12 Mth PITIA</li> <li>Cash-Out Allowed towards Reserves</li> </ul>				
Escrows	HPML Loans require escrows for Property Taxe     See waiver in guide for Non-HPML Loans and I	•					

\*\* Review Cake Guide for items not referenced in Matrix

\*\* See FTHB guidelines for DTI Restrictions



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Image: Primary Residence           Loan Amount         Min FICO         Purchase         Rate & Term         Cash           \$\$1,000,000.00         80%         75%         70           \$\$1,500,000.00         720         80%         75%         70           \$\$2,000,000.00         720         80%         75%         70           \$\$2,500,000.00         720         80%         75%         70           \$\$2,500,000.00         75%         70%         70           \$\$1,000,000.00         70%         80%         75%         70           \$\$1,000,000.00         80%         75%         70         70           \$\$1,000,000.00         700         80%         75%         70           \$\$1,000,000.00         700         80%         75%         70           \$\$1,000,000.00         70%         80%         75%         70           \$\$1,000,000.00         70%         80%         75%         70           \$\$1,000,000.00         680         75%         70         70           \$\$1,000,000.00         680%         75%         70         70           \$\$1,000,000.00         680%         75%         70         70	% % % % %
\$1,000,000.00         80%         75%         70           \$1,500,000.00         720         80%         75%         70           \$2,000,000.00         720         80%         75%         70           \$2,500,000.00         75%         70%         70           \$3,000,000.00         75%         70%         70           \$1,000,000.00         70%         N/A         70           \$1,000,000.00         70%         70%         70           \$1,500,000.00         700         80%         75%         70           \$1,500,000.00         700         80%         75%         70           \$2,500,000.00         700         80%         75%         70           \$2,500,000.00         70%         80%         75%         70           \$1,000,000.00         70%         80%         75%         70           \$1,000,000.00         80%         75%         70           \$1,500,000.00         680         75%         70           \$1,500,000.00         680         75%         70           \$2,000,000.00         680         75%         70           \$2,500,000.00         680         75%         70%	% % % % %
\$1,500,000.00         720         80%         75%         70           \$2,000,000.00         720         80%         75%         70           \$2,500,000.00         75%         70%         70%         70%           \$3,000,000.00         70%         70%         70%         70%           \$1,000,000.00         70%         80%         75%         70%           \$1,000,000.00         70%         80%         75%         70%           \$1,500,000.00         700         80%         75%         70%           \$2,000,000.00         70%         70%         65         70%           \$1,000,000.00         75%         70%         65         70%           \$1,000,000.00         680         75%         70%         65           \$1,000,000.00         680%         75%         70%         65           \$1,000,000.00         680%         75%         70%         65           \$1,500,000.00         680%         75%         70%         65           \$2,000,000.00         680%         75%         70%         65           \$2,500,000.00         680%         75%         70%         65           \$2,500,000.00	% % % %
\$2,000,000.00         720         80%         75%         700           \$2,500,000.00         75%         70%	% % %
\$2,500,000.00         75%         70%         70           \$3,000,000.00         70%         70%         70%           \$1,000,000.00         70%         80%         75%         70%           \$1,500,000.00         80%         75%         70%         70%           \$1,500,000.00         70%         80%         75%         70%           \$2,000,000.00         70%         80%         75%         70%           \$2,000,000.00         70%         70%         65%           \$3,000,000.00         80%         75%         70%           \$1,000,000.00         80%         75%         70%           \$1,000,000.00         80%         75%         70%           \$1,000,000.00         80%         75%         70%           \$1,000,000.00         80%         75%         70%           \$1,500,000.00         680         75%         70%           \$2,000,000.00         680%         75%         70%           \$2,000,000.00         680%         75%         65%           \$2,500,000.00         75%         70%         65%	% % %
\$3,000,000.00         N/A           \$1,000,000.00         \$1,000,000.00         \$0%         75%         70           \$1,500,000.00         \$0%         75%         70         70           \$2,000,000.00         \$0%         75%         70         70           \$2,500,000.00         \$0%         75%         70         70           \$2,500,000.00         \$0%         75%         70         65           \$3,000,000.00         \$0%         75%         70         65           \$1,000,000.00         \$0%         75%         70         70           \$1,000,000.00         \$0%         75%         70         70           \$1,500,000.00         \$0%         75%         70         70           \$1,500,000.00         \$0%         75%         70         70           \$2,000,000.00         \$0%         75%         70         70           \$2,500,000.00         \$2,500,000.00         \$0%         75%         65%         60	%
\$1,000,000.00         \$1,500,000.00         \$80%         75%         70%           \$1,500,000.00         \$80%         75%         70%         70%           \$2,000,000.00         \$700         \$80%         75%         70%         70%           \$2,500,000.00         \$75%         70%         65%         70%         65%           \$1,000,000.00         \$80%         75%         70%         65%         70%           \$1,000,000.00         \$80%         75%         70%         65%         70%           \$1,000,000.00         \$80%         75%         70%         70%           \$1,500,000.00         \$80%         75%         70%         65%           \$2,000,000.00         \$680         75%         70%         65%         60%	%
\$1,500,000.00         80%         75%         70           \$2,000,000.00         70%         80%         75%         70%           \$2,500,000.00         75%         70%         65%           \$3,000,000.00         70%         N/A           \$1,000,000.00         80%         75%         70%           \$1,000,000.00         80%         75%         70%           \$1,000,000.00         80%         75%         70%           \$1,500,000.00         680         75%         70%           \$2,000,000.00         680         75%         70%           \$2,000,000.00         680         75%         65%           \$2,500,000.00         70%         65%         60%	%
\$2,000,000.00         700         80%         75%         700           \$2,500,000.00         75%         70%         655           \$3,000,000.00         70%         70%         657           \$1,000,000.00         80%         75%         70%           \$1,500,000.00         80%         75%         70%           \$2,000,000.00         80%         75%         70%           \$2,000,000.00         80%         75%         70%           \$2,000,000.00         680         75%         70%           \$2,000,000.00         680         75%         65%           \$2,500,000.00         70%         65%         60%	
\$2,500,000.00         75%         70%         65           \$3,000,000.00         70%         70%         65           \$1,000,000.00         80%         75%         70%           \$1,500,000.00         80%         75%         70%           \$2,000,000.00         680         75%         70%           \$2,000,000.00         680         75%         65%           \$2,500,000.00         70%         65%         60%	%
\$3,000,000.00         N/A           \$1,000,000.00         80%         75%         70%           \$1,500,000.00         80%         75%         70%           \$2,000,000.00         680         75%         65%           \$2,500,000.00         70%         65%         600%	
\$3,000,000.00         N/A           \$1,000,000.00         80%         75%         70%           \$1,500,000.00         80%         75%         70%           \$2,000,000.00         680         75%         65%           \$2,500,000.00         70%         65%         600	%
\$1,000,000.00         80%         75%         70%           \$1,500,000.00         680         80%         75%         70%           \$2,000,000.00         75%         70%         65%           \$2,500,000.00         70%         65%         60%	
\$1,500,000.00         680         80%         75%         70%           \$2,000,000.00         75%         70%         65%           \$2,500,000.00         70%         65%         60%	%
\$2,000,000.00         680         75%         70%         65           \$2,500,000.00         70%         65%         60%	
\$2,500,000.00 70% 65% 60 <sup>r</sup>	
	/U
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%	
Investment \$2,500,000 80% 75% 70	/o
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	
SFR: Attached/Detached, 2-4 Unit. Condo, Rural	
Property Type     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	
Personal or Business Bank Statements (12 or 24 Month)     *Eligibility based off Coffee Cake Lite - Full D	oc Matricoc
WVOE, P&L, and • Max 1x30x12	
Asset Utilization  • > 36 Month Credit Event Seasoning	
Underwriting Requirements	
DTI Requirement       • Max: 50%         • < 80%: 3 Mth PITIA	
DTI Requirement       • Max: 50%         • HPML Loans require escrows for Property         • HPML Loans require escrows for Property         • 80.01 - 85%: 6 Mth PITIA	
DTI Requirement       • Max: 50%         • HPML Loans require escrows for Property         Taxes, Hazard and Flood Insurance         (If Applicable)    Reserves • < 80%: 3 Mth PITIA • 85%: 12 Mth PITIA	
DTI Requirement       • Max: 50%         • HPML Loans require escrows for Property Taxes, Hazard and Flood Insurance (If Applicable)       • < 80%: 3 Mth PITIA	
DTI Requirement       • Max: 50%         • HPML Loans require escrows for Property         Taxes, Hazard and Flood Insurance         (If Applicable)    Reserves • < 80%: 3 Mth PITIA • 85%: 12 Mth PITIA	'es

\*\* Review Cake Guide for items not referenced in Matrix

\*\* See FTHB guidelines for DTI Restrictions



DSCR

			DSCR				
			DSCR ≥ 1.00				
Loan Amount		Min FICO	Purch	ase	Rate &	& Term	Cash-Out
\$1,000,000.00			80%	6	7	5%	75%
\$1,500,000.00			80%	6	7	5%	75%
\$2,000,000.00		700	75%	6	70	)%	70%
\$3,000,000.00			70%	6	6	5%	65%
\$3,500,000.00			70%	6	6	5%	N/A
\$1,000,000.00			75%	6	7	5%	70%
\$1,500,000.00		1	75%	6	70	)%	70%
\$2,000,000.00		660	70%	6	6	5%	65%
\$2,500,000.00		1 1	70%	6	6	5%	65%
\$3,000,000.00			65%	6			N/A
\$1,000,000.00			75%	6	7(	)%	
\$1,500,000.00			65%	6	6	5%	
\$2,000,000.00		640	65%	6			-
\$3,000,000.00			60%				N/A
+ • , • • • , • • • • •			DSCR < 1.00	-			
\$1,000,000.00			75%	6	70	)%	70%
\$1,500,000.00			75%			)%	70%
\$2,000,000.00		700	70%			5%	65%
\$2,500,000.00			65%				
\$3,000,000.00			60%				N/A
\$1,000,000.00			70%		6	5%	
\$1,500,000.00			70%			5%	-
\$2,000,000.00		- 680	65%			)%	N/A
\$2,000,000.00			60%		00	<b>)</b> /0	
\$3,000,000.00		660	65%				N/A
· · ·	ousing Histo		037		Credit Eve	nt Soasor	
	Jushing misto	i y	BK/FC/SS/DI				ling
• 1 x 30 x 12 – No Reducti	ion			L. ths – No Red	luction		
• 0 x 60 x 12 – Max LTV: 7	0% Purchase	65% Refinance				% Purchase	e   70% Refinance
		Do	clining Marke		V/OLI V. 70		
Ma					Max Loop Ar	nount: ¢2.0	Million
IVIA	X LTV/CLTV II	mited to: 75% Purchase   70		· ·	viax Loan Ar	nount: \$2.0	MIIION
			eral Requirem			1	
Product Type		& 30 & 40 Year   ARM: 5/6,	, 7/6, 10/6 (40 yr	ARM availat			,
Interest Only	Min FICC						ch & R/T   70% Cash-out
Loan Amounts	• Min \$100					,500,000.00	
Loan Amt < \$150,000.00		/CLTV: 70% Purchase   65%	% any Refinance	`	,		
	SFR: Attached/Detached     SFR: Attached/Detached     2-4 Units & Condo's: Max LTV/CLTV: Purch: 75%   Refi: 70%						
Property Type		: Max LTV/CLTV: Purch: 75		Rural: Ma	ax LTV/CLT\	/: Purch: 75	%   Refi: 70%
First Time Investor		6   Max Loan Amount: \$1,50			1.00		
First Time Homebuyer	SFR Unig     Not Allow	/   700 Min FICO   Credit Ev ved		IS   DOCK >	1.00		
Cash-In-Hand		% - \$500,000.00	• LTV < 65%	%1 000 00	00 00	Not Ap	plicable for Delayed Financing
Acreage	• Up to 5 A			, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			phease for bolayed i manoling
		., NJ, NY - Max LTV/CLTV:	75% (Durchase	70% (Pofin	ance) • M	av Loan An	nount: \$2MM
State Restrictions		-, NJ, NY - Max LTV/CLTV: -4 Units: Not Allowed		, 10% (Rein	iance) • IV	ах соан Ап	ησαιτι, φζινιινι
	,		riting Require	ments			
		Onderw				2 Month	s PITIA
Escrows	Escrows	may be waived (See Guide)	)	Reserves		Loan An	s PTTA nt > \$1.5M: 6 Mths PITIA nt > \$2.5M: 12 Mths PITIA
							ut Allowed towards Reserves
						Cash-O	ut 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



**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		700	70%	65%	65%		
Housing History				Credit Event Seaso	ning		
• 0 x 30 x 12 – No Reduction			BK/FC/SS/DIL:				
			• ≥ 36 Months – Any E	vent			
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 Allow	ed					
Cash-In-Hand	• Max: \$1,0	00,000.00					
Acreage	• Up to 2 A	cres					
State Restrictions	State Restrictions       • CT, FL, NJ - Purchase: 70% Max LTV, 720 Min FICO   Refinance: 65% Max LTV, 720 Min FICO         • IL, NY - Not Allowed						
		Underwrit	ing Requirements				
Escrows	Escrows	nay be waived (See Guide)	6 Months PITIA     Loan Amt > \$1.5M: 9 Mths PITIA				

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

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



**DSCR - Foreign National** 

DSCR (Investment Only)								
DSCR	Min Credit Score	Maximum Loan Amount	Purchas	se	Rate/Term		Cash-out	
	680	\$1,000,000.00	75%		65%		65%	
≥ 1.00	000	\$1,500,000.00	70%		6	0%	60%	
	No FICO	\$1,000,000.00	75%		6	5%	65%	
	NO FICO	\$1,500,000.00	70%		60%		60%	
	680	\$1,000,000.00	65%		60%		60%	
< 1.00	000	\$1,500,000.00	65%			N	/A	
< 1.00	No FICO	\$1,000,000.00	65%		6	0%	60%	
	NO FICO	\$1,500,000.00	65%		N/A			
Housi	ng 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	No LTV Reduction		
		General	Requirements					
Product Type		• Fixed: 15 & 30 & 40 Year   ARM: 5/6,	7/6, 10/6 (40 yr A	RM available	e when combi	ined with I/O fea	atures)	
Interest Only		Eligible						
Loan Amounts		• Min \$150,000			• Max \$1,5	00,000.00		
Property Type		SFR: Attached/Detached     SFR: Attached/Detached     2-4 Units & Condo's: Max LTV/CLTV: Purch: 70%   Refi: 65%						
Froperty Type		Condotel: Max LTV/CLTV: Purch: 70%   Refi: 65%     Rural Not Eligible						
First Time Hom	e Buyer	<ul> <li>Does not apply to Foreign National</li> </ul>						
Cash-In-Hand		• LTV > 50%: \$300,000.00	•	• LTV ≤ 50%	%: \$500,000.0	0		
Acreage	Acreage • Up to 2 Acres							
State Restrictio	State Restrictions         • IL, NY - 2-4 Units: Not Allowed							
		Underwritir	ng Requirements	<b>;</b>				
Escrows       • Escrows may be waived (See Guide)       Reserves       • 6 Months PITIA         • Cash-Out Allowed toward					PITIA 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