Community Equity Edge DSCR

COMMUNITY WHOLESALE LENDING

Effective Date: 08/13/2026

Eligibility Matrix		Max CLTV	
Loan Amount	**FICO**	**Rate/Term**	**Cash-Out**
≤ $500,000	720	80%	80%
	700	75%	75%
	680	65%	65%
Mortgage History		0x30x12	
BK / FC / SS / DIL Seasoning		48 Months	

Program Parameters	
Limits	
Minimum Loan Amount	$75,000
Maximum Loan Amount	$500,000
Min DSCR	1.00x
Products	
15Y Fixed & 30Y Fixed	

Other	
Occupancy	Business Purpose Investment Properties only
Property Types - Eligible	SFR, PUD, Townhome, 2-4 Units • 2-4 Units: 5% CLTV Reduction
Property Types - Ineligible	Condos, Non-Warrantable Condos, Rural, Row Homes, Condotels, Commercial/Agricultural, Leasehold Properties, Land Trusts, Age-Restricted Communities, Hobby Farms, Modular, Land Contract & Log Homes
Reserves	No reserves required
Short Term Rentals	Not Allowed
Interest Only	Not Allowed
DSCR	DSCR = Gross Rents / PITIA (fully amortizing). Min DSCR 1.00x
Ownership Seasoning	Minimum 6 months ownership required
Lease / Gross Income	Lesser of Estimated Market Rent from Form 1007 or monthly rent from existing lease - higher lease rent allowed with (3) months receipt Lease in place required for all subject properties; 2+ Unit properties: Max 1 vacant unit allowed
Citizenship	US Citizens; Permanent Resident Aliens; Non-Permanent Resident Aliens (w/ US Credit)
Personal Guaranty	Required on all loans to Entity / LLC borrowers
Appraisal Requirements	For loan amounts ≤ $400,000, one of: • AVM (see requirements below) + Property Condition Report (or) Full interior appraisal (Fannie Mae Form 1004 or 1025) (or) BPO For loan amounts > $400,000: • Full interior appraisal (Fannie Mae Form 1004 or 1025); Other Requirements: • Appraisal Waivers are not acceptable
AVM Requirements	Acceptable Vendors: ClearCapital | Confidence Rating: ClearCapital (≥ 87% / ≤ 0.13); See Guidelines for additional details If the AVM does not provide the required FSD score or confidence rating, the AVM is considered ineligible and a Residential Evaluation from Clear Capital or Clear Capital Flex Appraisal is required
Eligible Borrowers	Natural Persons; Corporations; LLC Entities LLC Borrowing Entities: Domestic LLC required; US Citizen / Perm Resident / Non-Perm guarantors allowed - see guidelines for details
Credit	Standard: 3 trades reporting for 12+ months or 2 trades reporting for 24+ months all with activity in the last 12 months or one mortgage or installment tradeline for 36+ months with 12 months activity in the last 12 months. Acceptable tradelines must show 0x60 in most recent 12 months from application date. Qualifying FICO: The higher middle score when 3 agency scores are provided or lower score when only 2 agency scores are provided, of all borrowers/guarantors.
Title Policy	Loan Amounts ≤ $400,000 - Owner and Encumbrance Property Report. Loan Amounts >$400,000 - Full Title Policy
Listed Properties	Properties listed for sale in prior 6 months from application are ineligible
Escrows	Sufficient flood insurance coverage required-defined as lessor of first lien unpaid balance + 2nd lien UPB or 250,000 - documentation of sufficient coverage required
Compliance	Compliance with all applicable federal and state regulations
Declining Markets	If property is located in a declining market as indicated by the appraisal, Max CLTV is reduced by 5%
Hazard Coverage	100% replacement cost or updated coverage to cover both the 1st and 2nd lien required
Prepayment Penalty	**Occupancy:** Non-owner occupied, Investment. Standard *: Acceptable prepayment structure: **5% Fixed** • 5-year: 5%/5%/5%/5%/5% - Community Equity Edge DSCR Only • 4-year: 5%/5%/5%/5% - Community Equity Edge DSCR Only • 3-year: 5%/5%/5% • 2-year: 5%/5% • 1-year: 5% See product specific matrices for additional prepayment penalty details. * Subject to state-specific restrictions see Appendix A – Operational Prepayment Penalty Matrix
State Limitations	TN - max 180 term; Philadelphia, PA-Max CLTV is reduced by 10%
Ineligible States	HI - lava zones 1 & 2; Baltimore City, MD;