Community Non-QM Expanded Prime

COMMUNITY WHOLESALE LENDING

Effective Date:
07 / 10 / 2026

Program Max LTVs			Primary Residence				Second Home & Investment			
			Full Doc		Alternative Doc		Full Doc		Alternative Doc	
Loan Amount	**Reserves**	**FICO**	**Purch. & R/T**	**C/O**	**Purch. & R/T**	**C/O**	**Purch. & R/T**	**C/O**	**Purch. & R/T**	**C/O**
≤ $1,500,000	6 Months	720	89.99%	80%	89.99%	80%	85%	80%	85%	80%
		680	85%	80%	85%	80%	80%	75%	80%	75%
		660	80%	75%	80%	75%	75%	70%	75%	70%
≤ $2,000,000	6 Months	700	85%	80%	85%	80%	75%	75%	75%	75%
		660	80%	75%	80%	75%	70%	70%	70%	70%
≤ $2,500,000	9 Months	700	80%	75%	80%	75%	75%	70%	75%	70%
		660	75%	70%	75%	70%	70%	65%	70%	65%

Other	
Overlays	
Interest-Only	• Max 80% LTV
P&L Only (w/ 2mo BS)	• Qualify off Alt Doc grids • Max 80% LTV (Purchase) • Max 70% LTV (Refinance)
Investment	• No subordinate financing • Prepayment restrictions may apply • FTHB is not eligible

Interest Only Features		
IO Period	**Amort**	**Maturity**
10 Years	20 Years	30 Years
10 Years	30 Years	40 Years

Program Requirements	
Limits	
Minimum Loan Amount	$100,000
Maximum Loan Amount	$2,500,000
Maximum Cash Out LTVs ≤ 65%	Unlimited
Maximum Cash Out LTVs > 65%	$500,000
Maximum Cash Out, NOO	$1,000,000
Mortgage History	1x30x12
FC/DIL/SS Seasoning	48 Months
BK Seasoning	48 Months
Residual Income	$2,500
Standard Debt Ratio	55%
Products	
15Y/30Y/40Y Fixed | 30Y/40Y Fixed-IO 30Y/40Y | 5/6 ARM-IO 5/6 ARM	
Property Type	**LTV Max**
Condominium	89.99%
Non-Warrantable Condo & 2-4 Unit	80%
Rural (Purchase)	75%
Rural Refi (Rate and Term & Cash Out)	70%

Income	
Full Documentation	1 Yr W-2s or Tax Returns (Full Doc - 12M)
Asset Utilization	Max 80% LTV (Full Doc Matrix); Purchase & Rate/Term Only Cash-Out (Cash-Out limited to Primary Residence Only)
Alternative Documentation (Must be S/E for 2 yrs. See Guidelines for details.)	12 Months Personal (or) Business Bank Statements 12 Months 1099 Income 12 Month Profit & Loss Statement with 2 months Bank Statements

Other	
Occupancy	Primary, Second Homes, Investment Properties
Property Types	SFR, PUD, Townhomes, (Rowhomes Ineligible), Condos, 2-4 Unit & Rural. 2-4 Units & Non-Warrantable Condos are Max 80% LTV. Rural is available Purchase only and Max 75% LTV Rural-Max 75% LTV w/Purchase and max 70% LTV with R/T & C/O; Rural max acreage limited to 10 acres with no agricultural and/or farm use
Cash Out	Max Cash-Out ≤ 65% LTV is Unlimited. Max Cash Out > 65% LTV is $500,000 Cash-Out Proceeds may be used for reserve requirements Cash-Out using appraised value w/ 6-month ownership seasoning allowed. Max 75% LTV and CDA or SSR of 2.5 or less required
DTI >50%	Primary residence only; Min 700 FICO; Max 80% LTV / CLTV; No FTHB
Declining Markets	If property is located in a declining market as indicated by the appraisal, Max LTV is reduced by 5%
Asset Utilization	Maxed at 80% CLTV and available on Purchase and Rate/Term for all occupancies; Available on Cash-Out for Primary Residence Only
Subordinate Financing	Max CLTV = Grid Max LTV (Institutional seconds only)
Citizenship	US Citizens; Permanent Resident Aliens; Non-Permanent Resident Aliens (w/ US Credit)
Appraisal Review Product	• FNMA CU score of FHLMC LCA score of 2.5; OR • Approved AVM with valuation within 10% of appraised value and Confidence Factor ≥ 87% and FSD ≤ .13; OR • Clear Capital CDA or like type product with valuation within 10% of appraised value or field review Full 2nd Appraisal required for the following transactions: (i) Loan Amount > $2M
Assets	Sourced or seasoned for 30 days; Gift Funds allowed - See Guidelines for details.
Credit	Standard: 3 tradelines reporting for 12+ months or 2 tradelines 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. Max 0x60x12 reporting on acceptable tradelines. Qualifying FICO: The middle score of 3 or lower score when only 2 agency scores are provided, of primary wage earner **Tradeline requirement is waived if primary wage earner credit report reflects scores from all (3) bureaus & qualifying FICO score is 700+**
Compliance	Escrows required for HPML loans; Compliance with all applicable federal and state regulations; No Section 32 or state high cost
Prepayment Penalty	Investment Only; Standard = % of amount prepaid (partial or full prepayment): 5-year penalty with 5%, 4%, 3%, 2%, 1% stepdown fee structure; OR 4-year penalty with 5%, 4%, 3%, 2% stepdown fee structure; OR 3-year penalty with 5%, 4%, 3% stepdown fee structure; OR 2-year penalty with 3% stepdown fee structure (year 1 and year 2 = 3%); OR 1-year penalty with 3% fee. Please see State restrictions.
Seller Concessions	Up to 6% towards closing for all occupancies.
Geographic Limitations	Philadelphia, PA: Max LTV is reduced by 10% for all occupancies
Ineligible Geos	Primary & Second Home - NY. | All Occupancies: HI - lava zones 1 & 2 | All Occupancies: Baltimore, MD