



Community Non-QM Non-Prime Matrix

Effective Date:
09 / 04 / 2026
Revised 09 / 24 / 2026

Program Max LTVs			Primary Residence				Second Homes & Investment	
			Standard		Recent Event			
Loan Amount	Reserves	FICO	Purch & R/T	Cash Out	Purch & R/T	Cash Out	Purchase & R/T	Cash Out
≤ \$2,000,000	3 Months	700	80%	80%	70%	N/A	75%	65%
		660	80%	75%	70%	N/A	75%	60%
		620	75%	65%	70%	N/A	70%	N/A
Mortgage History			0x60x12		1x120x12		0x60x12	
FC / SS / DIL Seasoning			24 Months		Settled		24 Months	
Chapter 13 Seasoning			24 Months		Discharged/Dismissed		24 Months	
Chapter 7 & 11 Seasoning			24 Months		Discharged/Dismissed		24 Months	
Income								
Full Documentation		1 Yr W-2 or Tax Return						
Alternative Documentation (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 - See Other for Details						

Program Requirements		
Limits		
Minimum Loan Amount	\$100,000	
Maximum Loan Amount	\$2,000,000	
Maximum Cash Out	\$500,000	
Residual Income	\$1,500	
Standard Max DTI	50%	
Products		
15Y/30Y/40Y Fixed 30Y/40Y Fixed-IO 5/6 ARM 30Y/40Y 5/6 ARM-IO		
Interest Only Features		
IO Period	Amort	Maturity
10 Years	20 Years	30 Years
10 Years	30 Years	40 Years

Other	
Occupancy	Primary, Second Homes, Investment Properties. Investment - no subordinate financing and no FTHB.
Property Types	SFR, PUD, Townhomes (Row Homes Ineligible), Condos, 2-4 Unit & Rural. 2-4 Units & Non-Warrantable Condos are Max 80% LTV. Rural-Max 75% LTV with Purchase and Max 70% LTV with R/T & C/O; Rural max acreage limited to 10 acres with no agricultural and/or farm use
Profit & Loss Only	2 Mo BS required Min FICO - 660 Max LTV 80% (Purchase) / 70% (Refinance)
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
Cash Out	Maximum Cash Out = \$500,000; Cash Out may be used for reserve requirements
Residual Income	\$1,500 plus an additional \$150 per dependent
Interest Only	Max LTV 80%
Subordinate Financing	Max CLTV = Grid Max LTV (Institutional seconds only)
Citizenship	US Citizen, Permanent Resident Alien & Non-Permanent Resident Alien (w/ US Credit)
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 1 mortgage or installment tradeline for 36+ months with 12 months activity in the last 12 months. Limited: No minimum tradeline requirements Qualifying FICO: The middle score if 3 agency scores are provided 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
Declining Markets	If property is located in a declining market as indicated by the appraisal, Max LTV is reduced by 5%
Seller Concessions	Up to 6% towards closing for all occupancies.
Prepayment Penalty	Occupancy: Non-owner occupied, Investment. Standard *: Acceptable prepayment structure: 5% Fixed 5-year: 5%/5%/5%/5%/5% 4-year: 5%/5%/5%/5% 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
Geographic Limitations	Philadelphia, PA: Max LTV is reduced by 10% for all occupancies
Ineligible Geos	Primary & Second Home - NY. All Occupancies: HI - Iava zones 1 & 2; All Occupancies: Baltimore, MD; Baltimore City, MD; West Virginia: Primary & Second Homes Not Permitted

This material is intended solely for the use of licensed mortgage bankers. Distribution to consumers is strictly prohibited. Program and rates are subject to change without notice. Not available in all states. Terms subject to qualification.