

## Maple DSCR Product Matrix

| Investment Property with DSCR ≥ 1.00   |                     |              |                      | Fixed Rate Only |
|--|---------------------|--------------|----------------------|-----------------|
| Purpose                                | Maximum Loan Amount | Max LTV/CLTV | Minimum Credit Score |                 |
| Purchase / Rate & Term                 | 1,000,000           | 80%          | 720                  |                 |
|  | 1,000,000           | 75%          | 680                  |                 |
|  | 1,000,000           | 70%          | 660                  |                 |
|  | 1,500,000           | 75%          | 700                  |                 |
|  | 1,500,000           | 70%          | 680                  |                 |
|  | 1,500,000           | 65%          | 660                  |                 |
|  | 2,000,000           | 75%          | 720                  |                 |
|  | 2,000,000           | 70%          | 700                  |                 |
|  | 2,000,000           | 65%          | 680                  |                 |
| Cash-Out                               | 2,000,000           | 60%          | 660                  |                 |
|  | 1,000,000           | 75%          | 720                  |                 |
|  | 1,000,000           | 65%          | 660                  |                 |
|  | 1,500,000           | 70%          | 700                  |                 |
|  | 1,500,000           | 60%          | 660                  |                 |
| 2,000,000                              | 60%                 | 700          |                      |                 |
| Investment Property with DSCR. 75-.99  |                     |              |                      | Fixed Rate Only |
| Purpose                                | Maximum Loan Amount | Max LTV/CLTV | Minimum Credit Score |                 |
| Purchase / Rate & Term                 | 1,000,000           | 75%          | 700                  |                 |
|  | 1,000,000           | 70%          | 680                  |                 |
|  | 1,000,000           | 60%          | 660                  |                 |
|  | 1,500,000           | 70%          | 700                  |                 |
|  | 2,000,000           | 65%          | 700                  |                 |
| Cash-Out                               | 1,000,000           | 70%          | 720                  |                 |
|  | 1,000,000           | 60%          | 660                  |                 |
|  | 1,500,000           | 65%          | 700                  |                 |
|  | 2,000,000           | 60%          | 740                  |                 |
| Investment Property with No DSCR Ratio |                     |              |                      | Fixed Rate Only |
| Purpose                                | Maximum Loan Amount | Max LTV/CLTV | Minimum Credit Score |                 |
| Purchase / Rate & Term                 | 1,000,000           | 75%          | 740                  |                 |
|  | 1,000,000           | 70%          | 720                  |                 |
|  | 1,000,000 (Purch)   | 65%          | 680                  |                 |
|  | 1,000,000 (Refi)    | 60%          | 680                  |                 |
|  | 1,000,000           | 60%          | 660                  |                 |
|  | 1,500,000           | 70%          | 740                  |                 |
|  | 1,500,000           | 65%          | 700                  |                 |
|  | 2,000,000           | 65%          | 740                  |                 |
| Cash-Out                               | 1,000,000           | 65%          | 740                  |                 |
|  | 1,000,000           | 60%          | 660                  |                 |
|  | 1,500,000           | 60%          | 700                  |                 |
|  | 2,000,000           | 60%          | 740                  |                 |