

3.2 Product Matrix - Non-QM - Full and Alternative Documentation Programs

Occupancy	Maximum Loan Amount	Purchase/Rate & Term		Cash-Out	
		Maximum LTV/CLTV	Minimum Credit Score	Maximum LTV/CLTV	Minimum Credit Score
Primary	\$2,500,000	80%	620	75%	620
	\$3,000,000	90%	680	85%	680
	\$3,000,000	85%	640	80%	640
	\$3,500,000 ¹	70%	760		
Second Home	\$2,500,000	80%	620	75%	620
	\$3,000,000	90%	680	85%	680
	\$3,000,000	85%	640	80%	640
NOO	\$2,500,000	70%	620	65%	620
	\$3,000,000	80%	680	75%	680
	\$3,000,000	75%	640	70%	640

¹2 Year Full Documentation Only**Additional Requirements****Minimum Loan Amount:** \$100,000**Maximum DTI:** 50%**Minimum Reserves:**

-Loan Amount <=\$500,000 - 3 months PITIA

-Loan Amount >\$500,000 and <=\$1,000,000 - 6 months PITIA

- Loan Amount >\$1,000,000 and <=\$2,000,000 - 9 months PITIA

- Loan Amount >\$2,000,000 and <=\$3,000,000 - 12 months PITIA

- Loan Amount >\$3,000,000 - 18 months PITIA

Maximum Cash-Out: \$1,000,000**Interest Only:** reduce max LTV/CLTV 5%**12 Month P&L:** maximum LTV/CLTV 80%

3.3 Product Matrix - DSCR Program

Maximum Loan Amount	DSCR >=1.00				DSCR >=.75 and <1.00			
	Purchase/Rate-Term		Cash-Out		Purchase/Rate-Term		Cash-Out	
	Maximum LTV/CLTV	Minimum Credit Score	Maximum LTV/CLTV	Minimum Credit Score	Maximum LTV/CLTV	Minimum Credit Score	Maximum LTV/CLTV	Minimum Credit Score
\$1,000,000	80%	680	75%	680	70%	680	65%	680
	75%	640	70%	640	65%	640	60%	660
\$1,500,000	80%	680	75%	680	70%	680	65%	680
	75%	640	70%	640				
\$2,000,000	80%	680	75%	680				
Additional Requirements								
Minimum Loan Amount: \$100,000 Minimum Reserves: 6 months PITIA Maximum Cash-Out: \$1,000,000 Interest Only: reduce max LTV/CLTV 5% Refinances of Unleased Properties: reduce max LTV/CLTV 5%.								