

## Product Matrix – Non-QM Select 5 - 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 <sup>1</sup>	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					
<b>Additional Requirements</b>					
<b>Minimum Loan Amount:</b> \$100,000 <b>Maximum DTI:</b> 50% <b>Minimum Reserves:</b> -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 <b>Maximum Cash-Out:</b> \$1,000,000 <b>Interest Only:</b> reduce max LTV/CLTV 5% <b>12 Month P&amp;L:</b> maximum LTV/CLTV 80%					

## Product Matrix – DSCR Select 5 Program

Maximum Loan Amount	DSCR $\geq 1.00$				DSCR $\geq .75$ 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%.								