

Matrix		
Loan Amount	Reserves Month	FICO
100,000 ¹ to 1,500,000	3 ²	720
		700
		680
		640
1,500,001 to 2,000,000	6	700
		680
		660
2,000,001 to 2,500,000	6	700
		660

DSCR \geq 1.0	
Purchase Rate/Term	Cash Out
80	80
80	75
75	70
70	70
80	75
70	75
65	65
70	70
65	65

DSCR < 1.00 - .75	
Purchase Rate/Term	Cash Out
75	70
75	70
70	60
N/A	N/A
70	65
65	65
N/A	N/A
60	60
N/A	N/A

Reference:

1. Minimum Loan Amount -DSCR < 1.00 - .75 is \$200,000
2. Reserves for DSCR < 1.00 - .75 are 6 Months

LTV Restrictions & Overlays		
Interest Only	Minimum DSCR 1.00	Max 75% LTV
Property Type	2-4 Units & Non-Warrantable Condo	Max 80% LTV
	Rural Purchase Only - Long Term Rental & DSCR \geq 1.0	Max 75% LTV
Vacant Properties	Purchase	No LTV Restrictions
	Refinance	Max 70% LTV
First Time Investors		Max 75% LTV
Declining Markets		Max LTV Reduced by 5%
Interest Only	Minimum DSCR 1.00	Max LTV 80%

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SUPersonic DSCR Requirements

Other															
Cash-Out	<ul style="list-style-type: none"> • Maximum Cash-Out with LTV \leq 65% is \$1,000,000 • Maximum Cash-Out with LTV $>$ 65% is \$500,000 														
Refinance Ownership Seasoning/Valuation	<table border="1"> <thead> <tr> <th>Ownership Seasoning</th><th>0-6 Months</th><th>> 6 Months</th></tr> </thead> <tbody> <tr> <td>Rate & Term</td><td>Lesser of Purchase Price + Improvements (or) Appraisal</td><td>Appraisal Value</td></tr> <tr> <td>Cash Out</td><td>Lesser of Purchase Price + Improvements (or) Appraisal</td><td>Appraisal Value</td></tr> <tr> <td>RTL/Renovation Cash-Out</td><td colspan="2">If purchased & renovated per appraisal w/SSR of 2.5 and below; can use appraised value under 6 months ownership. See guidelines for details.</td></tr> </tbody> </table>			Ownership Seasoning	0-6 Months	> 6 Months	Rate & Term	Lesser of Purchase Price + Improvements (or) Appraisal	Appraisal Value	Cash Out	Lesser of Purchase Price + Improvements (or) Appraisal	Appraisal Value	RTL/Renovation Cash-Out	If purchased & renovated per appraisal w/SSR of 2.5 and below; can use appraised value under 6 months ownership. See guidelines for details.	
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Subordinate Financing	<ul style="list-style-type: none"> • Not Allowed 														
DSCR	<ul style="list-style-type: none"> • DSCR = Gross Rents / PITIA (Fully Amortizing) or Gross Rents / ITIA (Interest Only Loans) 														
DSCR < 1.00 - .75	<ul style="list-style-type: none"> • Purchase and Rate/Term Only 														
Lease/Gross Rents	<ul style="list-style-type: none"> • Lesser of Estimated Market Rent from Form 1007 or monthly rent from existing lease - Higher lease rent allowed with 3 months receipt • Vacant Property with 2 or more Units , only 1 unit can be vacant on refinance 														
Short-Term Rentals	<ul style="list-style-type: none"> • Property Guard report required on all Short-Term Rentals • Minimum DSCR 1.15 with 5% LTV reduction vs. matrix maximum of 75% - Minimum 720 FICO • No First Time Investor, 1 Unit Only, Not eligible for Rural & Unique Properties • Refinance eligible with documented 12 month history of Short-Term Rental Income • Purchase - AirDNA to be used for monthly rental income. Minimum 60% Occupancy Rate. Property income for qualifying = 80% of annual revenue divided by 12. • Must be able to document Short-Term Rental Operator experience in that last 12 month. 														
Citizenship	<ul style="list-style-type: none"> • US Citizens, Permanent Resident Aliens, Non-Permanent Resident Aliens with US Credit 														
Appraisal	<ul style="list-style-type: none"> • One Full Appraisal and a CDA is required on all properties • If CDA Variance is $>$ 10%, a second full appraisal is required • Properties with a condition rating of C5 or C6 are not acceptable 														
Assets	<ul style="list-style-type: none"> • Sourced and Seasoned for 30 Days • Gift Funds Allowed - See Guidelines for Details 														
First-Time Investor	<ul style="list-style-type: none"> • Minimum DSCR 1.00, Minimum FICCO 700, Long Term Rental Only 														
First-Time Homebuyer	<ul style="list-style-type: none"> • Not Eligible 														
Credit	<ul style="list-style-type: none"> • 3 tradelines reporting for minimum of 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 • Max 0X60X12 reporting on acceptable tradelines from application date • Mortgage History: 0X30X12 • Bankruptcy, Foreclosure, Short-Sale, Deed-in-Lieu Seasoning: 36 Months • Qualifying Fico: The Higher middle score of 3 or the lower score when only 2 agency scores are property, of all borrowers / guarantors 														

Other (Continued)	
Credit	<ul style="list-style-type: none"> • Tradeline requirement is waived if the borrower's credit report reflects scores from all 3 bureaus & qualifying FICO score is 700+
Eligible Borrowers	<ul style="list-style-type: none"> • Standard: Defined as borrower with 12-months history of investment property ownership in the most recent 12 months • LLC Borrowing Entities: Domestic LLC required, US Citizen/Perm Resident/Non-Perm guarantors allowed (see guidelines)
Compliance	<ul style="list-style-type: none"> • Compliance with all applicable federal and state regulations
Prepayment Penalty	<ul style="list-style-type: none"> • Investment Only • Standard = % of amount prepaid: 5 year penalty with 5%, 4%, 3%, 2% 1% Stepdown fee structure; OR
Prepayment Penalty	<ul style="list-style-type: none"> • 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
Seller Concessions	<ul style="list-style-type: none"> • Up to 6% towards closing costs for all occupancies
Ineligible States	<ul style="list-style-type: none"> • NY, HI - Lava Zones 1 & 2

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