

MATRIX	
FICO	Loan Amount
700	\$150,000 <= 1,000,000
	\$1,000,001 - 1,500,000
	\$1,500,001 - 2,000,000
	\$2,000,001 - 2,500,000
	\$2,500,001 - \$3,000,000
660-699	\$150,000 <= 1,000,000
	\$1,000,001-1,500,000
	\$1,500,001-2,000,000
	\$2,000,001-3,000,000

NO RATIO		
Purchase	Rate and Term	Cash-Out
75	70	70
75	70	70
70	65	65
65	NA	NA
60	NA	NA
70	65	65
70	65	65
65	60	60
60	NA	NA

LTV/CLTV Restrictions			
Loan Type	Interest Only	660 FICO	75
Housing History		1x30x12	NA
	Multiple 30 day lates but 0x60	Purchase	70
		Refinance	65
Credit Event Seasoning	BK/FC/SS/DIL: (less than 24 mos. seasoning not eligible) 24mos - 35mos	Purchase	75
		Refinance	70
Property Type	2-4 units, Condominium	Purchase	70
		Refinance	70
	Condo Hotel (Max. \$1.5 mil Loan Amount)	Purchase	75
		Refinance	65
	Unleased Properties	Refinance	5% LTV reduction if appraisal reflects any vacant unit
Declining Markets and State/CBSA Restrictions	If either or both of apply: 1) the appraisal report identifies the property as a declining market; 2) the subject property is in a state or CBSA in the table		
	Max \$2 million loan amount	Purchase	75
		Refinance	70%
Max loan amount \$2MM and 5% LTV reduction apply to all transactions secured by property in a state or CBSA in the table. (Click here to download list)		AK, AZ, CT, ID, IL, MT, NJ, NY, OR, TN, UT	

Overlays		
Minimum Loan Amount		\$150,000
Maximum Loan Amount		\$3,000,000
Max Cash In Hand	LTV > = 65%	\$500,000
	LTV < 65%	\$1,000,000
Experienced Investor:	Borrower must have a history of owning and managing commercial or non-owner occupied residential real estate for at least 1 year in last 3 years.	
First Time Investor:	A borrower not meeting the experienced investor criteria.	
	Min credit score: 680	Max LTV: 75%
	<ul style="list-style-type: none"> No mortgage late payments during the past 36 Mo ≥ 36 Mo from any credit event Cash-out not eligible 	
	<ul style="list-style-type: none"> First Time Home Buyer not eligible 	
Non-Permanent Resident Alien	Gift funds are not allowed	75% LTV/CLTV Max

DSCR No Ratio - Quick Reference

Product Type	•	30 year & 40 year Fixed. 15 year fixed, 5/6 arm, 7/6 arm, 10/6 arm, 40 year IO
Interest Only	•	Min Credit Score: 660
	•	Max LTV: 75%
Occupancy	•	Non Owner Occupied
Age of Documents	•	90 days
Cash in hand	Max cash in hand	LTV ≥ 65% - \$500,000 LTV < 65% - \$1,000,000 o Total equity withdrawn cannot exceed above limits
Standard Income	•	Not permitted
Asset Utilization	•	Not permitted
Borrower		
Citizenship Restrictions	•	U.S. Residents & Permanent Resident Alien eligible without restrictions
	•	Non-Permanent Resident Alien including DACA: Max 75% LTV/CLTV; Gift funds not allowed
		Evidence of one of the following is required:
		A valid current Employment Authorization Document (EAD), Form I-765, is required for US employment if the borrower is not sponsored by a current employer.
		o If the EAD will expire within six (6) months of loan application, it is acceptable to obtain a letter from the employer documenting the borrower's continued employment and continued EAD renewal. The employer on the loan application must be the same as on the unexpired EAD. The EAD documentation is acceptable up to 540 days if an automatic extension has been granted
		If EAD is not provided, employment authorization may be evidenced by certain VISA types. Some common VISAs allowing employment include: <ul style="list-style-type: none"> ▪ E-3, H-1B, L, O, and P
		Asylum – Individuals granted asylum are eligible, documentation includes one of the following: <ul style="list-style-type: none"> ▪ Form I-765 Employment Authorization referencing C08
Investor Experience	•	Experienced Investor:
		an individual borrower having a history of owning and managing commercial or non-owner occupied residential real estate for at least one (1) year in the last three (3) years. For files with more than one borrower, only one borrower must meet the definition.
	•	First Time Investor: Eligible under these restrictions
	•	Minimum credit score: 680
	•	Maximum LTV: 75%
	•	No mortgage late payments during the past thirty-six (36) months.
	•	Minimum of 36-months seasoning from any credit event
	•	Cash-out transactions not eligible
Credit Score	•	Use lowest decision score amongst all borrowers.
	•	Middle of 3 scores or lower of 2
	•	DSCR Doc type is limited to verifying the borrower's primary residence and the subject property if a refinance transaction.
Credit Event: Housing	•	1 x 30 x 12 months - No Reduction
	•	0 x 60 x 12 months - 70% LTV purchase 65% LTV Rate /Term and Cash out
	•	Living Rent Free eligible if borrower is considered an Experience Investor. Otherwise, rental history is required
	•	12 month rental history is required when the borrower is renting their current primary residence. Private party VOR must be supported by 6 months cancelled checks or payment history
Credit Events: BK/ FC/ SS/ DIL/ Mods	•	BK/ FC/ SS/ DIL/ Mods
	•	≥ 36 Months - No Reduction
	•	≥ 24 moths Max LTV 75% Max 70% Rate/ Term and Cash out
Tradeline	•	< 24 months ineligible (excluding Ch. 13 BK)
	•	Min. 2 tradelines reporting 24 -Month w/activity in the last 12 months or;
	•	3 tradelines reporting 12-months w/recent activity

Credit

Income / Assets		
Assets	<ul style="list-style-type: none">•	Min 30 day asset verification required
Gift Funds	<ul style="list-style-type: none">•	Allowed after a min of 10% of borrowers own funds. Not eligible for Non-Permanent Resident Aliens
Loan Reserves	<ul style="list-style-type: none">•	2 months of PITIA
	<ul style="list-style-type: none">•	Loan Amount > \$1.5M: 6-months of PITIA
	<ul style="list-style-type: none">•	Loan Amount > \$2.5M: 12-months of PITIA
	<ul style="list-style-type: none">•	Cash out may be used to satisfy requirement
Property Income Analysis	<ul style="list-style-type: none">•	Leased – Use lower of Estimated market rent or lease agreement.
	<ul style="list-style-type: none">•	Vacant Unit(s) – Use 75% of market rents. Max: 1 vacancy on 2-3 Unit properties; 2 vacancies on 4+ Units. (does not apply if used as short term rental)
	<ul style="list-style-type: none">•	Reduce qualifying rents by any management fee reflected on appraisal report.
	<ul style="list-style-type: none">•	Income from commercial space must not exceed 49% of the total property income.
Property Rental Income: Long Term Rentals		Purchase Transactions
		Monthly Gross Rents are the monthly rents established on FNMA Form 1007 or 1025 reflecting long term market rents.
		If the subject property is currently tenant occupied, the 1007 or 1025 must reflect the current monthly rent.
		A vacant or unleased property is allowed without LTV restriction.
		Refinance Transactions
		FNMA Form 1007 or 1025 reflecting long term market rents, and lease agreement
		If the lease has converted to month-to-month, then provide the most recent two (2) months proof of receipt to evidence continuance of lease. If unable to provide evidence of receipt, the unit will be treated as vacant and subject to the following:
		Eligibility (LTV) must use the DSCR < 1.00 matrix. Pricing is based upon the DSCR from the gross rents on the 1007.
		Monthly Gross Rents are determined by the higher of actual lease amount or market rent from 1007/1025. If using a higher monthly actual lease amount, evidence of 2-months of receipt is required, and the lease amount must be within 120% of the estimated market rent from the 1007 or 1025. If the actual rent exceeds the market more than 120%, the rents are capped at 120%.
Property Rental Income Short Term Rentals		Short term rentals are properties which are leased on a nightly, weekly, monthly, or seasonal basis
		DSCR calculation:
		Monthly gross rents based upon a 12-month average to account for seasonality required.
		Gross rents reduced by 20% to reflect extraordinary costs (i.e., advertising, furnishings, cleaning) associated with operating short-term rental property compared to non-short-term property. If the rental documentation referenced below includes expenses, actual expenses should be compared to the 20% expense factor. If actual expenses are less than 20%, a minimum 20% expense factor is required to be utilized. If actual expense exceeds 20%, the actual expense factor should be used.
		▪ (Gross Rents * .80) divided by PITIA = DSCR.
	<ul style="list-style-type: none">•	Any of the following methods may be used to determine gross monthly rental income:
		A 1007 or 1025 Comparable Rent Schedule survey prepared by the appraiser reflecting long-term or short-term market rents.
		The most recent 12-month rental history statement from the 3rd party rental/management service.
		The statement must identify the subject property/unit, rents collected for the previous 12 months, and all vendor management fees. The rental income will exclude all vendor or management fees.
		o The most recent 12-month bank statements from the borrower evidencing short term rental deposits. Borrower must provide rental records for the subject property to support monthly deposits.
		AIRDNA (www.Airdna.co) Rentalizer and Overview reports, accessed using the Explore Short-Term Rental Data, must meet the following requirements:
		Rentalizer (Property Earning Potential).
		Only allowed for purchase transaction
		Gross Rents equal the revenue projection from the Rentalizer Report.
		a. The gross rents are subject to the application of the 20% extraordinary expense factor.
		b. Revenue projection equals the average daily rental rate times the occupancy rate.
		Forecast Period must cover 12 months from the Note date.
		The occupancy rate must be > 60%.

Income / Assets (Continued)									
Property Rental Income Short Term Rentals			Must have five (5) comparable properties, all within the same ZIP code.						
			Must be similar in size, room count, amenities, availability, and occupancy.						
			Maximum occupancy limited to 2 individuals per bedroom.						
			Overview report (Evaluate a Market):						
			Market score by zip code.						
			Market grade must be 60 or greater.						
Property									
Acreage		•	Property up to 2-acres, not meeting the rural definition, eligible						
			•	A property is classified as rural if:					
			•	The appraiser indicates in the neighborhood section of the report a rural location; or					
			•	The following two (2) conditions exist:					
			•	The property is located on a gravel road, and					
			•	Two of the three comparable properties are more than five (5) miles from the subject property.					
Appraisals		•	FNMA form 1004, 1025, 1073 with interior and exterior inspection.						
		•	Appraisal review product required if FNMA CU or LCA score exceeds 2.5 unless 2nd appraisal obtained. 2nd appraisal required for loans > 2 Million						
		•	If the CU or LCA score exceeds 2.5 or the enhanced desk review product (ARR, CDA, or ARA) reflects a value more than 10% below the appraised value or cannot provide a validation, the next option would be either a field review or a second appraisal. These must be from a different appraisal company and appraiser than the original appraisal.						
Appraised Value Used	Rate and Term	•	If the subject property was acquired greater than six (6) months from application date, the appraised value will be used to determine LTV/CLTV. If the property was acquired less than or equal to six (6) months from the application date, the lesser of the current appraisal value or previous purchase price plus documented improvements (if any) will be used to determine LTV/CLTV. The purchase settlement statement and any invoices for materials/labor will be required.						
		•	Refinance of a previous loan that provided cash out, as measured from the previous note date to the application date , and is seasoned less than 12 months , will be considered a cash out refinance .						
	Cash-Out	•	For properties owned 12 months or longer, the LTV/CLV is based upon the appraised value.						
		•	If the cash-out seasoning is less than 12 months, but greater than 6 months, the transaction property value is limited to the lower of the current appraised value or the property's purchase price plus documented improvements.						
Eligible Property Types	Florida Condominiums	•	SFR, Attached, Not attached			•	2-4 units, Condos, Max LTV 75% Purchase, Refinance 70%		
		•	Rural not permitted						
		•	A structural inspection is required if the project is greater than 5 stories AND over 30 years old or 25 years old if within 3 miles of the coast.						
		•	Projects with an acceptable inspection, max LTV is reduced 5%.						
		•	Projects with an unacceptable or no inspection are not eligible.						
Declining Markets and State/CBSA Restrictions		•	If either or both of the following apply: 1) the appraisal report identifies the property as a declining market; 2) the subject property is in a state or CBSA in the table at the end of this document, the maximum LTV/CLTV is limited to 75% for purchases and 70% for all refinances and the maximum loan amount is limited to \$2MM.						
Unleased properties		•	All refinances: 5% LTV reduction if appraisal reflects any unit vacant						
Prepayment Penalty Structure & State Restrictions		•	5% of any outstanding balance during the prepayment penalty term available for all non-owner transactions. Applies to payoff due to sale or refinance. Some state restrictions may apply. Please see our prepayment guide for more details.						
		•	Prepayment not available in these states: AK, DE, MN, NH, NM, OH, IL, CO, MI, NJ, RI						