

Matrix	
Loan Amount	FICO
<=1,000,000	700+
1,000,001-1,500,000	
1,500,001-2,000,000	
2,000,001-3,000,000	
<=1,000,000	660-699
1,000,001-1,500,000	
1,500,001-2,000,000	
2,000,001-3,000,000	

<0.75 DSCR		
Purchase	Rate and term	Cash out
75	70	70
70	65	65
65	60	60
60	NA	NA
70	65	65
70	65	65
65	60	60
60	NA	NA

Matrix	
Loan Amount	FICO
<=1,500,000	680
1,500,001-2,000,000	
<=1,500,000	Foreign Credit
1,500,001-2,000,000	

Foreign National		
Standard Doc/Asset Utilization		
Purchase	Rate and term	Cash out
75	70	70
70	65	65
70	65	65
65	60	60

**Jet Mortgage Non Prime Matrix is for lower qualifying DSCRs and Borrowers who are not residents of the United States of America.**

**Please refer to the the Rate sheet specic to these programs.**

Foreign National					
Matrix			DSCR		
Loan Amount	FICO		Purchase	Rate and term	Cash out
<=1,000,000	680 +	>= 1.00	75	65	65
1,000,001-1,500,000			70	60	60
<=1,000,000	Foreign Credit		75	65	65
1,000,001-1,500,000			70	60	60
<=1,000,000	680 +	< 1.00	65	60	60
1,000,001-1,500,000			65	NA	NA
<=1,000,000	Foreign Credit		65	60	60
1,000,001-1,500,000			65	NA	NA

DSCR No Ratio		Foreign National	
<b>Product Type</b>	30 year Fixed. 15 year fixed, 5/6 arm, 7/6 arm, 10/6 arm, 40 year IO	<b>Product Type</b>	30 year Fixed. 15 year fixed, 5/6 arm, 7/6 arm, 10/6 arm
<b>Interest Only</b>	Allowed	<b>Interest Only</b>	Allowed
<b>Occupancy</b>	Non Owner Occupied	<b>Occupancy</b>	Second home or Investment property
<b>Property Types</b>	SFR, Attached, Not attached Rural not permitted	<b>Property Types</b>	SFR, Attached, Not attached Rural not permitted
<b>Acreege</b>	Properties up to 2 acres, not meeting the rural definition	<b>Acreege</b>	Up to 20 Acres, not meeting the rural definition, eligible for Standard documentation and Asset Utilisation DSCR - Max 2 acres
<b>Cash in hand</b>	Max cash in hand LTV > = 65% - \$500,000 LTV < 65% - \$1,000,000	<b>Cash in hand</b>	Max cash in hand LTV > 50% - \$300,000 LTV < 50% - \$500,000 and below
<b>Appraisals</b>	FNMA form 1004, 1025, 1073 with interior and exterior inspection. Appraisal review product req. 2nd appraisal obtained. 2nd appraisal required for loans > 2 Million	<b>Appraisals</b>	FNMA form 1004, 1025, 1073 with interior and exterior inspection. Appraisal Review product requireunless 2nd appraisal obtained
<b>Standard Income</b>	Not permitted	<b>Standard Income</b>	<b>Salary</b> = Paystubs covering 30-days (included YTD income) and on the following 1) W2 equivalent or 2 year tax returns from the borrower country of origin. Or 2) A letter from employer on company letter head providing current monthly salary, YTD earningsand total earnings for the past 2 Years. Letter from employer must be on company letterhead, include address, company web address, and must be independantly verified (Lexis Nexis, D&B, Google, other). All docs must be translated by an independent certified transalor <b>Self Employed</b> : 1) Must be SE for a min. of 2 years evidenced by a letter from the borrowers CPA or local equivalent (the accountant") on and organization documents could be provided; and 2) a copy of the Accountants current license is req. The Business & Accountant must be independemty verified; 3) All docs must be translated by certified by an independent certified translator. OR 4) 2 years tax returnsfrom the borrower's country of residence, along with a YTD P& L statement
<b>Asset Utilization</b>	Not permitted	<b>Asset Utilization</b>	Eligible Assets divided by 84 to determine a monthly income stream, US Credit and Foreign credit eligible
<b>DSCR Income</b>	Use the lower of the Estimatd market rent from 1007 or lease agreement All R/T have a 5% LTV reduction if appraial reflects any units vacant (does not apply is used as short term rental)	<b>DSCR Income</b>	Use the lower of the Estimatd market rent from 1007 or lease agreement All R/T have a 5% LTV reduction if appraial reflects any units vacant (does not apply is used as short term rental)
<b>Credit Score</b>	Use the Middle of 3 scores or lower of 2.	<b>Credit Score</b>	680 +
<b>Tradelines</b>	Min. 2 reporting 24 -Month w/activity in the last 12 months or; 3 12 - 12 month w/ recent activity	<b>Tradelines</b>	<b>Foreign Credit:</b> provide evidence of two (2) open tradelines reporting for two (2) years with activity in the most recent 12 months. No derogatory credit history is permitted within the 2-year history under review. ANY combination of the following is acceptable to arrive at the tradeline requirement. Tradelines evidenced via a U.S. credit report; AND/OR Tradelines evidenced via international credit report if a U.S. credit report cannot be produced, or does not provide a sufficient number of tradelines; AND/OR Tradelines evidenced via international credit report if a U.S. credit report cannot be produced, or does not provide a sufficient number of tradelines; AND/OR Alternative Tradelines consisting of two of the following: A reference letter must be from an internationally known financial institution. Each letter of reference must state the type and length of the relationship, how the account is held, payment amount, outstanding balance and status of account including a minimum 12-month payment history. A single reference source may provide verification of multiple accounts. Individual account detail must be provided. The letter must mention the borrower by name. Name, title & contact information of the person signing the letter must be included. Currency must be converted to U.S. Dollars and signed and dated by certified translator. All documents must be translated into English. Credit Card Statements – minimum of twelve (12) recent credit card statements reflecting a timely payment history.
<b>Assets</b>	Min 30 day asset verification required 2 months of PITIA 6 Months of PITIA for > 1.5 million 12 Months of PITIA for > 2.5 Million	<b>Assets</b>	12 Months of PITIA 6 Months with a 5% LTV reduction Min 30 day asset verification required any large deposit must be sourced Cash out may be used to satisfy requirement
<b>Citizenship Restrictions</b>	U.S. Residents	<b>Citizenship Restrictions</b>	Citizens of Russia and Belarus are not eligible
<b>Gift Funds</b>	Allowed after a min of 10% of borrowers own funds	<b>Gift Funds</b>	Not permitted
<b>Housing History</b>	1 x 30 x 12 months - No Reduction 0 x 60 x 12 months - 70% LTV purchase 65% LTV Rate /Term and Cash out	<b>Housing History</b>	0 x 30 x 12, if documented
<b>Credit Events</b>	BK/ FC/ SS/ DIL/ Mods >= 36 Months - No Reduction >= 24 moths Mx LTV 75% Max 70% Rate/ Term and Cash out	<b>Credit Events</b>	BK/ FC/ SS/ DIL/ Mods >= 36 Months - No Reduction
<b>Investor Experience</b>	<b>Experience Investors:</b> Borrower must have a history of woning and managing commerical or NOO residential for at least a year in the past 3 years <b>First Time Investor:</b> Borrower not meeting that experience : Min 680 FICO, / Max LTV 75%/ no mortgage lates for past 36 months / >= 36 Months from any credit event / Cash out not eligible / First time homebuyer not eligible	<b>Investor Experience</b>	First time Investors Permitted
<b>Unleased properties</b>	All refinance: 5% LTV reduction if appraisal reflects any unit vacant	<b>Unleased properties</b>	All refinance: 5% LTV reduction if appraisal reflects any unit vacant
<b>State Restrictions</b>	CT, IL, NJ, Max LTV is 70% for purchase, 70% for R/T or Cash out	<b>State Restrictions</b>	CT, IL, NJ, NY Max LTV/CLTV 65% oll transactions. Ineligible locations : Puerto Rico, Guam, & the US Virgin Islands