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# APEX Prime Product Matrix

ELIGIBILITY MATRIX · UPDATED 11/02/2026

## PRIMARY RESIDENCE

### PURCHASE & RATE/TERM

| CREDIT SCORE | MAXIMUM HCLTV[1] | MAXIMUM LOAN AMOUNT |
|---|---|---|
| **1 UNIT SFR, PUD** | | |
| **760+** | 80% | $3,000,000 |
| | 70% | $4,000,000 |
| | 55% | $5,000,000 |
| **740–759** | 80% | $2,500,000 |
| | 75% | $3,000,000 |
| | 70% | $4,000,000 |
| | 55% | $5,000,000 |
| **720–739** | 80% | $2,500,000 |
| | 75% | $3,000,000 |
| | 70% | $4,000,000 |
| **700–719** | 80% | $2,000,000 |
| | 75% | $3,000,000 |
| | 70% | $3,500,000 |
| | 55% | $4,000,000 |
| **680–699** | 80% | $2,000,000 |
| | 75% | $2,500,000 |
| | 70% | $3,000,000 |
| | 50% | $3,500,000 |
| **2–4 UNIT** | | |
| **720+** | 80% | $2,000,000 |
| | 75% | $3,000,000 |
| **700–719** | 80% | $2,000,000 |
| | 75% | $2,500,000 |
| | 65% | $3,000,000 |
| **680–699** | 80% | $1,000,000 |
| | 75% | $2,000,000 |
| | 70% | $2,500,000 |
| | 60% | $3,000,000 |

### CASH-OUT REFINANCE

| CREDIT SCORE | MAXIMUM HCLTV[1] | MAXIMUM LOAN AMOUNT |
|---|---|---|
| **1 UNIT SFR, PUD** | | |
| **740+** | 80% | $2,000,000 |
| | 75% | $2,500,000 |
| | 70% | $3,000,000 |
| | 60% | $3,500,000 |
| | 55% | $4,000,000 |
| **720–739** | 80% | $2,000,000 |
| | 75% | $2,500,000 |
| | 70% | $3,000,000 |
| | 55% | $4,000,000 |
| **700–719** | 80% | $1,500,000 |
| | 75% | $2,000,000 |
| | 65% | $3,000,000 |
| | 55% | $3,500,000 |
| | 50% | $4,000,000 |
| **680–699** | 80% | $1,000,000 |
| | 75% | $1,500,000 |
| | 70% | $2,000,000 |
| | 65% | $3,000,000 |
| | 50% | $3,500,000 |
| **2–4 UNIT** | | |
| **720+** | 75% | $2,000,000 |
| | 70% | $2,500,000 |
| | 65% | $3,000,000 |
| **700–719** | 75% | $1,500,000 |
| | 70% | $2,000,000 |
| | 65% | $2,500,000 |
| | 60% | $3,000,000 |
| **680–699** | 75% | $1,000,000 |
| | 70% | $2,000,000 |
| | 65% | $2,500,000 |

## SECOND HOME

### PURCHASE & RATE/TERM

| CREDIT SCORE | MAXIMUM HCLTV[1] | MAXIMUM LOAN AMOUNT |
|---|---|---|
| **1 UNIT SFR, PUD** | | |
| **720+** | 75% | $2,500,000 |
| | 70% | $3,000,000 |
| **700–719** | 75% | $2,000,000 |
| | 65% | $2,500,000 |
| | 60% | $3,000,000 |
| **680–699** | 75% | $2,000,000 |
| | 60% | $3,000,000 |

### CASH-OUT REFINANCE

| CREDIT SCORE | MAXIMUM HCLTV[1] | MAXIMUM LOAN AMOUNT |
|---|---|---|
| **1 UNIT SFR, PUD** | | |
| **720+** | 75% | $2,000,000 |
| | 65% | $2,500,000 |
| | 60% | $3,000,000 |
| **700–719** | 70% | $2,000,000 |
| | 65% | $2,500,000 |
| | 60% | $3,000,000 |
| **680–699** | 70% | $2,000,000 |
| | 60% | $2,500,000 |
| | 55% | $3,000,000 |

[1] HCLTV may be reduced due to Property Type, Income Type, & First Time Homebuyer

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# APEX Prime Product Matrix

ELIGIBILITY MATRIX · UPDATED 11/02/2026

## INVESTMENT

### PURCHASE & RATE/TERM

| CREDIT SCORE | MAXIMUM HCLTV[1] | MAXIMUM LOAN AMOUNT |
|---|---|---|
| **1 UNIT SFR, PUD, 2–4 UNIT** | | |
| **720+** | 75% | $2,500,000 |
| **700–719** | 75% | $2,000,000 |
| | 65% | $2,500,000 |
| **680–699** | 75% | $2,000,000 |
| | 60% | $2,500,000 |

### CASH-OUT REFINANCE

| CREDIT SCORE | MAXIMUM HCLTV[1] | MAXIMUM LOAN AMOUNT |
|---|---|---|
| **1 UNIT SFR, PUD, 2–4 UNIT** | | |
| **720+** | 75% | $2,000,000 |
| | 65% | $2,500,000 |
| **700–719** | 70% | $2,000,000 |
| | 60% | $2,500,000 |
| **680–699** | 70% | $2,000,000 |
| | 55% | $2,500,000 |

[1] HCLTV may be reduced due to Property Type, Income Type, & First Time Homebuyer

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# APEX Prime Product Matrix

UNDERWRITING REQUIREMENTS · UPDATED 11/02/2026

| MINIMUM LOAN AMOUNT | MAXIMUM LOAN AMOUNT |
|---|---|
| $75,000 | $5,000,000 |

## UNDERWRITING REQUIREMENTS

| | |
|---|---|
| Age of Docs | Credit Report: Valid for 60 days at Submission • Title Commitment: Max 90 Days • Appraisal, Assets, Traditional Income: Valid 120 days |
| Appraisal | • Residential(1004), Income Property (1025), Appraisal Update (1004D), Uniform Residential Appraisal Report (URAR)<br>• Appraisal Waiver is NOT allowed<br>• Second Appraisal required for Loan Amount over $2M<br>• Loans <=$2M require a secondary valuation product. |
| Assets | Sourced and seasoned for 30 days. • Gift Funds allowed but are limited by program and occupancy • Overseas Assets and 1031 Exchange Eligible |
| Cash Out | Non-Occupying borrower are not eligible for Cash Out Transactions. • Non-Permanent Residents min FICO 700 • Max Cash in Hand: • CLTV < 55% and min FICO 680 - No Limit • CLTV 55%–65% - $1 Million • CLTV > 65% & min FICO 700 - $1 Million • CLTV >65% & FICO <700 - $500,000 |
| Credit/Tradelines | • If 3 scores are not available: 3 active tradelines for the past +12 Months or 2 for the past +24 Months and active within 12 months<br>• Middle lowest for multiple borrowers. Lowest if only 2 scores<br>• No Frozen Accounts are allowed<br>• Borrower with highest monthly income is considered the representative credit score |
| Credit Events | • Bankruptcy, Foreclosure, Short Sale, Deed-in-Lieu, or Modification, 120+ day late are considered events.<br>• 48 Months waiting period |
| DTI | Max 45% |
| Escrow Waiver | NOT available if loan is considered HPML. • Flood escrows cannot be waived. • Max CLTV 80% (90% in CA) • No escrow waiver adj in NY |
| First-Time Homebuyer (FTHB) | Max Loan Amount: $2M • Borrower must contribute 5% own funds for OO/2nd or 10% for Inv. • Payment shock +300% are ineligible. • Rent Free borrowers are ineligible |
| Income Documentation Type Restrictions | • DSCR, Foreign National Income, Profit & Loss, and WVOE not eligible<br>• Future Income is not allowed |
| Mortgage History | 0x30x24 |
| New Construction | • FL PUD Max CLTV: 80% (OO/2nd) 75% (Inv)<br>• No CLTV limits on 1–4 units without community |
| Points & Fees | Total Borrower Paid Points and Fees (including Lender fees) must be less than 5% on OO/2nd Home and less than 7% on Inv |
| Prepayment Penalty (PPP) | Prepayment Penalty • Investment Only<br>• Max PP Term - 5 years<br>• Penalty Amount: 6 months of interest on any amount over 20% of Note Principal<br>• PPP not allowed and buydown is required in: AK, AR, KS, MD (LA < $75,000), MI, MN, NM, OH (on 1-2 units with LA < $116,356), PA (on 1-2 units with LA < $329,411), RI, VA (LA < $75,000)<br>• Loans vested in individuals in IL, NJ, VT - buydown required or close in LLC (IL - max 3 years)<br>• Max PPP 3 years in ID, MA<br>• Max PPP 3 years and Penalty Amount: max 2 months interest for any loan type in DC, MD<br>• Max PPP 2 years in MS<br>• Max Price 102.500 when prepayment is not allowed and buydown is required |
| Property Type | • Attached, Detached, semi-detached<br>• Single Family Residence, 2–4 Unit (Not allowed on 2nd Home), Planned Unit Development |
| Reserves | Loan Amount: # Months PITIA • ≤ $2M: 6 Months • $2M–$4M: 12 months • +$4M: 24 months |
| Residency | • US Citizen, Permanent Resident, Non-Permanent Resident<br>• See Guidelines for VISA restrictions |
| Residual Income | $2,000 |
| Interested Party Contribution | • Owner Occupied/2nd Home: CLTV ≤ 80% - Max 6%<br>• Investment: CLTV >80% - Max 4%<br>• Not allowed if Purchase Price is greater than list price by either 3% or $5,001 |
| State Exclusions or Restrictions | • OO/2nd: Not Eligible in HI and USVI. All other states are eligible<br>• Inv: Not eligible in HI, Baltimore City and Baltimore County in MD, Philadelphia County in PA, and the USVI; all other states, cities, and counties are eligible. |
| State License Requirements | **Investment Loans - License Required**<br>• AZ, CA, DC, ID, MI, MN, ND, NV, NM, OR, SD, UT, VA, VT<br>**Investment Loans - License Not Required**<br>• AK, AL, AR, CO, CT, DE, FL, GA, IA, IL, IN, KS, KY, LA, MA, MD, ME, MO, MS, MT, NC, NE, NH, NJ, NM, NY, OH, OK, PA , RI, SC, TN, TX, WA, WI, WV, WY |
| Temporary Buy Down | Refer to Temporary Buy Down Matrix |
| Title | Individual, Joint, Trust, LLC/Corp (Max 4 owners allowed - all must be borrower & guarantor |

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