AD Mortgage
The power of yes.

Second Lien Product Matrix

ELIGIBILITY MATRIX · UPDATED 11/02/2026

FULL DOC

PRINCIPAL RESIDENCE

CREDIT SCORE	MAXIMUM HCLTV[1]	MAXIMUM LOAN AMOUNT
1 UNIT SFR, PUD, 2–4 UNIT, CONDO		
720+	90%	$500,000
	80%	$750,000
700–719	85%	$500,000
	80%	$750,000
680–699	80%	$500,000

SECOND HOME

CREDIT SCORE	MAXIMUM HCLTV[1]	MAXIMUM LOAN AMOUNT
1 UNIT SFR, PUD, CONDO		
720+	75%	$500,000
	70%	$750,000
700–719	75%	$350,000
	70%	$500,000
680–699	70%	$500,000

INVESTMENT

CREDIT SCORE	MAXIMUM HCLTV[1]	MAXIMUM LOAN AMOUNT
1 UNIT SFR, PUD, 2–4 UNIT, CONDO		
720+	75%	$500,000
	70%	$750,000
700–719	75%	$350,000
	70%	$500,000
680–699	70%	$500,000

ALT DOC · 12/24 BANK STATEMENT / 1099

PRIMARY

CREDIT SCORE	MAXIMUM HCLTV[1]	MAXIMUM LOAN AMOUNT
1 UNIT SFR, PUD, 2–4 UNIT, CONDO		
740+	85%	$500,000
	75%	$750,000
720–739	85%	$350,000
	80%	$500,000
	75%	$750,000
700–719	80%	$500,000
	70%	$750,000
680–699	75%	$350,000
	70%	$500,000

SECOND HOME

CREDIT SCORE	MAXIMUM HCLTV[1]	MAXIMUM LOAN AMOUNT
1 UNIT SFR, PUD, CONDO		
720+	75%	$500,000
	70%	$750,000
700–719	75%	$350,000
	70%	$500,000
680–699	70%	$350,000
	65%	$500,000

INVESTMENT (US CITIZEN, PERMANENT, NON-PERMANENT)

CREDIT SCORE	MAXIMUM HCLTV[1]	MAXIMUM LOAN AMOUNT
1 UNIT SFR, PUD, 2–4 UNIT, CONDO		
720+	75%	$500,000
	70%	$750,000
700–719	75%	$350,000
	70%	$500,000
680–699	70%	$350,000
	65%	$500,000

[1] HCLTV may be reduced due to Property Type, Income Type

** NMLS# 958660 A&D Mortgage LLC. Programs and Pricing are subject to change without notice. This ratesheet is intended to be used by mortgage professionals only and is not an advertisement under Section 226.24 of Regulation Z, and is not meant for use by the general public.

EQUAL HOUSING OPPORTUNITY

AD Mortgage
The power of yes.

Second Lien Product Matrix

ELIGIBILITY MATRIX · UPDATED 11/02/2026

ALT DOC · ASSET / WVOE

PRIMARY

CREDIT SCORE	MAXIMUM HCLTV[1]	MAXIMUM LOAN AMOUNT
1 UNIT SFR, PUD, 2–4 UNIT, CONDO		
740+	80%	$500,000
	75%	$750,000
720–739	80%	$350,000
	80%	$500,000
	75%	$750,000
700–719	80%	$500,000
	70%	$750,000
680–699	75%	$350,000
	70%	$500,000

SECOND HOME

CREDIT SCORE	MAXIMUM HCLTV[1]	MAXIMUM LOAN AMOUNT
1 UNIT SFR, PUD, CONDO		
720+	75%	$500,000
	70%	$750,000
700–719	75%	$350,000
	70%	$500,000
680–699	70%	$350,000
	65%	$500,000

INVESTMENT (US CITIZEN, PERMANENT, NON-PERMANENT)

CREDIT SCORE	MAXIMUM HCLTV[1]	MAXIMUM LOAN AMOUNT
1 UNIT SFR, PUD, 2–4 UNIT, CONDO		
720+	75%	$500,000
	70%	$750,000
700–719	75%	$350,000
	70%	$500,000
680–699	70%	$350,000
	65%	$500,000

DSCR ≥1.00

INVESTMENT

CREDIT SCORE	MAXIMUM HCLTV[1]	MAXIMUM LOAN AMOUNT
1 UNIT SFR, PUD, 2–4 UNIT, CONDO		
720+	75%	$500,000
	70%	$750,000
700–719	75%	$350,000
	70%	$500,000
680–699	70%	$350,000
	65%	$500,000

FOREIGN NATIONAL

INVESTMENT

CREDIT SCORE	MAXIMUM HCLTV[1]	MAXIMUM LOAN AMOUNT
1 UNIT SFR, PUD, 2–4 UNIT, CONDO		
720+	70%	$450,000
700–719	70%	$350,000
	65%	$450,000
680–699	60%	$450,000
NO FICO	70%	$450,000

[1] HCLTV may be reduced due to Property Type, Income Type

** NMLS# 958660 A&D Mortgage LLC. Programs and Pricing are subject to change without notice. This ratesheet is intended to be used by mortgage professionals only and is not an advertisement under Section 226.24 of Regulation Z, and is not meant for use by the general public.

EQUAL HOUSING OPPORTUNITY

AD Mortgage
The power of yes.

Second Lien Product Matrix

UNDERWRITING REQUIREMENTS · UPDATED 11/02/2026

MINIMUM LOAN AMOUNT	MAXIMUM LOAN AMOUNT	MAX CLTV
$50,000 Iowa owner occupied min: $69,501	$750,000	$4,000,000

UNDERWRITING REQUIREMENTS	
Age of Docs	Credit Report: Valid for 60 days at Submission • Title Commitment: Max 90 Days • Credit, Assets, Traditional Income: 120 days before Note Signed • Appraisal: 360 days before Note Signed
Appraisal	• Residential (1004), Condominium (1073), Income Property (1025), Appraisal Update (1004D) • Appraisal Waiver is NOT allowed • Appraisal must be supported by AVM • Loan Amount <= $250,000: Eligible for AVM & Property Condition Report if supported by 2nd AVM
Assets	Sourced and seasoned for 30 days. • Gift Funds allowed but are limited by program and occupancy • Overseas Assets and 1031 Exchange Eligible
Country Specific	• FN DSCR: Venezuelan Borrowers Pruchase/Rate & Term: 60% CLTV Max & Cash Out 55% CLTV Max), 12 mon reserves. • Russian or Ukrainian can qualify under FN DSCR program. Income and assets derived from Russia or Ukraine will not be accepted.
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 • Middle lowest for multiple borrowers. Lowest if only 2 scores • Foreign National: No score or 680 min FICO (No FICO) & 1 Bank Reference Letter • No Frozen Credit
Credit Events	• Bankruptcy, Foreclosure, Short Sale, Deed-in-Lieu, Modification, Forbearance, 120+ day late are considered events. • 48 Months waiting period
DTI	• US Citizen & Permanent Resident: 50% • Non-Permanent Resident & Foreign National: 43%
Escrow Waiver	Escrows are NOT required
First-Time Homebuyer (FTHB)	• Borrower must contribute 5% own funds for OO/2nd or 10% for Inv. • Payment shock +300% are ineligible.
Homeownership	• Rent-free borrowers with no housing expenses are limited to 80% CLTV, if permitted by the eligibility matrix. • Third Party residency letter with transaction for all programs (CPA Letter, utility bill, tax bill, etc.). Must not be considered as a first-time homebuyer.
Income Documentation Type Restrictions	DSCR: Ratio must be equal to 1 or above • Full Doc: Max DTI 50% for CLTV <= 80%, Max DIT 45% for CLTV >80% • Foreign Nation: CPA Letter for last 2 years and YTD • Profit & Loss NOT eligible • Future Income NOT eligible
Interested Party Contribution	Primary & 2nd Home: CLTV ≤ 80% – 6% • Investment: CLTV > 80% – 4% • Not allowed if Purchase Price is greater than list price by either 3% or $5,001
Mortgage History	0x30x12 and 0x90x24
New Construction	FL PUD Max CLTV: 80% (OO/2nd Home) & 75% (Inv) • FL Condo Max CLTV: 75% (OO/2nd Home) & 70% (Inv) • No CLTV limits on 1–4 units without community
Occupancy	• Owner Occupied, Second Homes, and Investment properties • Foreign National: Investment Only
Points & Fees	Total Borrower Paid Points and Fees (including Lender fees) must be less than 5% (Owner Occupied) or 7% (investment)
Prepayment Penalty (PPP)	Prepayment Penalty • Investment Only • Max PP Term - 5 years • Penalty Amount: 6 months of interest on any amount over 20% of Note Principal • 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) • Loans vested in individuals in IL, NJ, VT - buydown required or close in LLC (IL - max 3 years) • Max PPP 3 years in ID, MA • Max PPP 3 years and Penalty Amount: max 2 months interest for any loan type in DC, MD • Max PPP 2 years in MS • Max Price 102.500 when prepayment is not allowed and buydown is required
Property Type	• Attached, Detached, semi-detached • Single Family Residence, 2–4 Unit (N/A for 2nd Home), Warrantable/Non-Warrantable Condominium, Planned Unit Development
Purchase	Only available as a piggyback transaction
Reserves	Purchase Only: • Loan amount <= 1,000,000: 3 months • Loan Amount >1,000,000 and <=2,000,000: 6 months • Loan Amount >2,000,000: 12 months
Residency	• US Citizen, Permanent Resident, Non-Permanent Resident, Foreign National (Investment Only) • See Guidelines for VISA restrictions
Residual Income	• $2,000 • Not Required for DSCR or Foreign National
State Exclusions or Restrictions	• Texas 50(a)(6) Prohibited • TN: Investment Only • OO/2nd: Not eligible in HI and USVI. All other states eligible. • Inv: Not eligible in HI, MD (except for Baltimore County and Baltimore City), PA (Philadelphia County Only), USVI. All other states are eligible.
State License Requirements	**Investment Loans - License Required** • AZ, CA, DC, ID, MI, MN, ND, NV, NM, OR, SD, UT, VA, VT **Investment Loans - License Not Required** • 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
Title	• Individual, Joint, Trust • LLC/Corp (Max 4 owners allowed - all must be borrower & guarantor

** NMLS# 958660 A&D Mortgage LLC. Programs and Pricing are subject to change without notice. This ratesheet is intended to be used by mortgage professionals only and is not an advertisement under Section 226.24 of Regulation Z, and is not meant for use by the general public.

