AD Mortgage
The power of yes.

APEX PRIME PRODUCT MATRIX

Updated: 08/28/2026

Occupancy	Transaction Type	Property Type	Credit Score	Maximum HCLTV[1]	Maximum Loan Amount
Primary Residence	Purchase Rate/Term Refinance	1 Unit SFR, PUD	740+	80%	$2,500,000
				75%	$3,000,000
				55%	$5,000,000
			720-739	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
		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	1 Unit SFR, PUD	720+	80%	$1,000,000
				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
				55%	$3,500,000

Occupancy	Transaction Type	Property Type	Credit Score	Maximum HCLTV[1]	Maximum Loan Amount
Primary Residence cont.	Cash Out Refinance cont	2-4 Unit	720+	75%	$1,000,000
				70%	$2,000,000
				65%	$2,500,000
			700-719	75%	$3,000,000
				70%	$1,500,000
				65%	$2,000,000
				60%	$2,500,000
			680-699	75%	$3,000,000
				70%	$1,000,000
				65%	$1,500,000
Second Home	Purchase Rate/Term Refinance	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	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
Investment	Purchase Rate/Term Refinance	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
				6%	$2,500,000
	Cash Out Refinance	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

APEX Prime Guidelines	
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) Appraisal Waiver is NOT allowed Second Appraisal required for Loan Amount over $2M 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 Middle lowest for multiple borrowers. Lowest if only 2 scores No Frozen Accounts are allowed 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. 48 Months waiting period
DTI	Max 45%
Escrow Waiver	NOT available if loan is considered HPML. Flood escrows cannot be waived. Max CLTV 80%
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

APEX Prime Guidelines Cont.	
Income Documentation Type Restrictions	DSCR, Foreign National Income, Profit & Loss, and WVOE not eligible Future Income is not allowed
Loan Amount	Minimum: $75,000 Max: $5,000,000
Mortgage History	0x30x24
New Construction	FL PUD Max CLTV: 80% (OO/2nd) 75% (Inv) 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)	Only on Investment Transactions. Penalties are based on state limitations. See Guidelines for state specifics.
Property Type	Attached, Detached, semi-detached 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 See Guidelines for VISA restrictions
Residual Income	$2,000
Interested Party Contribution	Owner Occupied/2nd Home: CLTV ≤ 80% - Max 6% Investment: CLTV >80% - Max 4% Not allowed if Purchase Price is greater than list price by either 3% or $5,001
State Exclusions or Restrictions	OO/2nd: HI, VI Inv: HI, MD, PA (Philadelphia County Only) VI Inv with No License: AZ, CA, DC, HI, ID, MD (Baltimore County & Baltimore City ONLY), MI, MN, NV, NM, ND, OR, PA (Philadelphia County ONLY) SD, UT, VA, VI, VT

APEX Prime Guidelines Cont.	
Temporary Buy Down	Refer to Temporary Buy Down Matrix
Title	Individual, Joint, Trust, LLC/Corp (Max 4 owners allowed - all must be borrower & guarantor