AD Mortgage
The power of yes.

PRIME PRODUCT MATRIX

Updated: 08/28/2026

Occupancy	Transaction Type	Property Type	Credit Score	Maximum HCLTV[1]	Maximum Loan Amount
Principal Residence	Purchase Limited Cash Out Refinance	1 Unit SFR, PUD, Condo	720+	80%	$1,000,000
				75%	$1,500,000
			680-719	80%	$750,000
				75%	$1,000,000
				70%	$1,500,000
			640-679	75%	$500,000
				70%	$750,000
				65%	$1,000,000
			620-639	65%	$1,000,000
			No FICO	70%	$750,000
		SFR Rural	720+	80%	$1,000,000
				75%	$1,500,000
			680-719	80%	$750,000
				75%	$1,000,000
				70%	$1,500,000
			No FICO	70%	$750,000
		2-4 Unit	720+	75%	$1,000,000
				70%	$1,500,000
			680-719	75%	$750,000
				70%	$1,000,000
			660-679	65%	$1,000,000
			No FICO	65%	$750,000
	Cash Out	1 Unit SFR, PUD, Condo	740+	70%	$750,000
				65%	$1,000,000
			720-739	65%	$750,000
				60%	$1,000,000
			660-719	60%	$750,000
				55%	$1,000,000
			No FICO	60%	$750,000
		SFR Rural	740+	70%	$750,000
				65%	$1,000,000
			720-739	65%	$750,000
				60%	$1,000,000
			680-719	60%	$750,000
				55%	$1,000,000

Occupancy	Transaction Type	Property Type	Credit Score	Maximum HCLTV[1]	Maximum Loan Amount
Principal Residence cont	Cash Out cont	SFR Rural cont	No FICO	60%	$750,000
		2-4 Unit	740+	65%	$750,000
				60%	$1,000,000
			720-739	60%	$750,000
				55%	$1,000,000
			700-719	55%	$750,000
				50%	$1,000,000
			660	55%	$750,000
			No FICO	60%	$750,000
Second Home	Purchase	1 Unit SFR, PUD, Condo	740+	80%	$500,000
				75%	$750,000
				70%	$1,000,000
			700-739	75%	$500,000
				70%	$750,000
				65%	$1,000,000
			660-719 No FICO	70%	$500,000
				65%	$750,000
		SFR Rural	740+	80%	$500,000
				75%	$750,000
				70%	$1,000,000
			700-739	75%	$500,000
				70%	$750,000
			680-699 No FICO	70%	$500,000
				65%	$750,000
	Limited Cash Out Refinance	1 Unit SFR, SFR Rural, PUD, Condo	740+	80%	$500,000
				75%	$750,000
				70%	$1,000,000
			700-739	75%	$500,000
				70%	$750,000
				65%	$1,000,000
			680-699, No FICO	70%	$500,000
				65%	$750,000
	Cash Out Refinance	1 Unit SFR, SFR Rural, PUD, Condo	720+	65%	$500,000
				60%	$750,000
				55%	$1,000,000
			660-719 No FICO	60%	$500,000
				55%	$750,000
Investment	Purchase Limited Cash Out Refinance	1 Unit SFR, PUD, 2-4 Unit, Condo	740+	80%	$500,000
				75%	$750,000
				70%	$1,000,000

Occupancy	Transaction Type	Property Type	Credit Score	Maximum HCLTV[1]	Maximum Loan Amount
Investment cont	Purchase Limited Cash Out Refinance cont	1 Unit SFR, PUD, 2-4 Unit, Condo cont	700-739	75%	$500,000
				70%	$750,000
				65%	$1,000,000
			660-699	70%	$500,000
				65%	$750,000
			640-659	65%	$500,000
				60%	$750,000
			No FICO	65%	$750,000
		SFR Rural	740+	80%	$500,000
				75%	$750,000
				70%	$1,000,000
			700-739	75%	$500,000
				70%	$750,000
				65%	$1,000,000
			680-699	70%	$500,000
				65%	$750,000
			No FICO	65%	$750,000
		Condotel	680+	70%	$750,000
			No FICO	65%	$750,000
	Cash Out Refinance	1 Unit SFR, PUD, 2-4 Unit, Condo	720+	65%	$500,000
				60%	$750,000
				55%	$1,000,000
			660-719 No FICO	60%	$500,000
				55%	$750,000
		SFR Rural	720+	65%	$500,000
				60%	$750,000
				55%	$1,000,000
			680-719	60%	$500,000
				55%	$750,000
			No FICO	60%	$500,000
		Condotel	680+ No FICO	60%	$500,000

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

Prime Guidelines	
Age of Docs	Credit Report: Valid for 60 days at Submission, Max 120 Days Title Commitment: Max 90 Days Appraisal, Assets, Traditional Income: Valid 120 days

Prime Guidelines Cont.	
Appraisal	Residential (1004), Condominium (1073), Income Property (1025), Appraisal Update (1004D) 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 (including Gift of Equity) allowed but are limited by program and occupancy Overseas Assets and 1031 Exchange Eligible
Cash Out	Non-Occupying borrower are ineligible for Cash Out Transactions. Non-Permanent Residents min FICO 700 *Max Cash in Hand:* CLTV < 55% and min FICO 680 - No Limit CLTV ≤ 55 and FICO <680 - $1 Million CLTV from 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 Limited Tradelines: Borrowers with no available credit score and contain no evidence of prior adverse or negative credit history are eligible. 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. 12 Months waiting period
DTI	DTI 50.01% - 55%: Only Purchase or Rate/Term on OO/2nd, Min FICO 680, Max CLTV 80%, Max loan amount $1M
Escrow Waiver	NOT available if loan is considered HPML. Flood escrows cannot be waived. Max CLTV 80%

Prime Guidelines Cont.	
First-Time Homebuyer (FTHB)	Max Loan Amount: $1M Min FICO: 660 Max DTI: 50% Borrower must contribute 5% own funds for OO\2nd or 10% for Inv. Payment shock +300% are ineligible. P&L payment shock cannot exceed 100% Max 80% CLTV for Bank Statement Interest Only not allowed
Income Documentation Type Restrictions	DSCR & Foreign Nation Income not eligible
Interest Only	5/6 Arm, 30 Yr Fixed, 40 Yr Fixed 120 Months of I/O, 240/360 Months Amortization Qualified at Amortization PITIA Payment after I/O Period Min FICO 680
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
Loan Amount	Minimum: $75,000 Max: $1,500,000
Mortgage History	0x60x12
New Construction	FL PUD Max CLTV: 80% (OO/2nd Home) 75% (Inv) FL Condo/Condotel Max CLTV: 75% (OO/2nd Home) 70% (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 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 (N/A for 2nd Home), Warrantable/Non-Warrantable Condominium, Condotel, Planned Unit Development, SFR Rural
Reserves	Loan Amount: # Months PITIA ≤ $1M: 3 Months $1M-$2M: 6 months +$2M: 12 months

Prime Guidelines Cont.	
Residency	US Citizen, Permanent Resident, Non-Permanent Resident See Guidelines for VISA restrictions
Residual Income	$1,500
State Exclusions or Restrictions	OO: 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
Temporary Buy Down	Refer to Temporary Buy Down Matrix
Title	Individual, Joint, Trust LLC/Corp (Max 4 owners allowed - all must be borrower & guarantor Leasehold