

Non-QM Products	Super Prime	Prime	DSCR	Foreign National DSCR	Foreign National Full Doc	Prime Jumbo	Bridge Loans	
<b>Income / Employment Verification</b>	1Y & 2Y Full Doc, 1Y & 2Y P&L, 12M & 24M Bank Statement, Asset Utilization, WVOE, 1099		DSCR = Gross Income / Proposed PITIA. Borrower income is not required. DSCR < 1 requires min FICO 680	DSCR = Gross Income / Proposed PITIA. Borrower income is not required. DSCR < 1 requires min FICO 680 or No FICO	Letter from a Foreign CPA providing income for the last 2 years and YTD earnings	Refer to AUS / Fannie Mae Seller Guide, VOE within 10 days of consummation is required	Not required	
<b>Max. Loan Amount</b>	\$4 million	\$1.5 million	\$3 million	\$2 million		\$3 million	\$5 million	
<b>Min. Loan Amount</b>	\$100,000					\$1 over Conforming Loan Limit	\$75,000	
<b>Max. CLTV</b>	90%	80%	80%	70%	75%	80.00%	70%	
<b>Min. FICO</b>	599	No FICO / 599	620	No score / 660		660	580	
<b>Max. DTI</b>	55%		Not required		43%	45%	Not required	
<b>Occupancy Type</b>	Owner-Occupied, Second Home (1 unit only), and Investment properties (Vacant or Tenant Occupied — Lease Agreement not required if not used in DTI)		Investment properties			Owner-Occupied, Second Home, and Investment properties	Investment Property: Residential Vacant or Tenant Occupied. Lease Agreement Not Required	
<b>Property Type</b>	Single Family Residences, Townhomes, Condo Warrantable/Non-warrantable (Limited Review OO: 85% (FL 75%) CLTV Max, Inv & 2nd Home:75% (FL 70%) CLTV Max ), Condotel, 2-4 Units (not available for 2nd home), PUD, SFR Rural (70 CLTV Max, Min FICO 680), Manufactured housing (70 CLTV Max, Min FICO 680), ShortTerm rentals (80% CLTV Max), Leasehold and mixed use		Single Family Residences, Townhomes, Condo Warrantable/Non-warrantable (Limited Review 75% (FL 70%) CLTV Max), Condotels, 2-4 Units (80 CLTV Max), PUD, ShortTerm Rentals (80% CLTV Max for DSCR and 70% CLTV Max for Foreign National DSCR), Leasehold, SFR Rural (70 CLTV Max, Min FICO 680), Manufactured housing (70 CLTV Max, Min FICO 680), Multifamily property (70 CLTV Max, Min FICO 680, DSCR ≥ 1.1), Mixed Use (70 CLTV Max, Min FICO 680, DSCR ≥ 1.1)		Single Family Residences, Townhomes, Condo Warrantable/Non-warrantable, Condotels, 2-4 Units, PUD, SFR Rural (70 CLTV Max, Min FICO 680), Manufactured housing (70 CLTV Max, Min FICO 680), Short-Term Rentals (70% CLTV Max), Multifamily property (70 CLTV Max, Min FICO 680, DSCR ≥ 1.1), Mixed Use (70 CLTV Max, Min FICO 680, DSCR ≥ 1.1), Leasehold		Owner-Occupied, Investment, Second Home: 1-4, PUD, Condo (Refer to AUS), Agricultural zoning and Mixed Use on case-by-case basis	Condo, 1-4 Units, New Construction PUD, New Costruction Condo, Commercial Propety, Office, Multifamily, Condotel, Retail, Mixed Use, Others
<b>Mortgage History</b>	0x30x12 and 0x90x24	0x60x12	0x30x12 and 0x90x24			DU AUS requirements	Not required	
<b>Credit Event (BK, FCL, SS, DL, Mod)</b>	24 Months out of Credit Event, 3 payments out of Forbearance required	12 Months out of Credit Event, 3 payments out of Forbearance required	24 Months out of Credit Event, 3 payments out of Forbearance required			7 years from BK, FCL, SS, DL, Modification; 6 payments out of Forbearance required	0 month	
<b>Credit History &amp; Tradelines</b>	3 for past ≥ 12 months OR 2 for past ≥ 24 months. Middle Lowest for multiple borrowers, Lowest if only 2 scores. 120 days age max	3 for past ≥ 12 months OR 2 for past ≥ 24 months. Middle Lowest for multiple borrowers, Lowest if only 2 scores. 120 days age max. Limited tradelines are allowed	3 for past ≥ 12 months OR 2 for past ≥ 24 months. Middle Lowest for multiple borrowers, Lowest if only 2 scores. 120 days age max	1 Bank Reference Letter. No Score is allowed		Refer to AUS / Fannie Mae Guidelines	Not required	
<b>Appraisal</b>	120 days age max. Second Appraisal required for loan amounts > \$1.5 million					PIW is not allowed; Second Appraisal over \$1.5 million; Appraisal transfer is allowed for 1 Appraisal	120 days age maximum. Second Appraisal required for loan amounts ≥ \$1 million	
<b>Min. Reserves</b>	3 months			12 months		All loans must have reserves meeting the greater of the AUS or eligibility requirements	Not required	
<b>Residual Income</b>	\$2,000	\$1,500	NA					
<b>Assets</b>	Assets sourced and seasoned for 60 days, 120 days age max. Overseas Assets sourced for 60 days. 1031 Exchange Eligible					Assets per DU	No assets Sourced, No Seasoning, Escrow Money Verification Required	
<b>Gift Funds</b>	Gift funds allowed (Borrower Contribution Required under 80% CLTV: Owner-Occupied — 0%, Investment — 20%; over 80% CLTV: Owner-Occupied — 5%, Investment — NA) for down payment, closing costs, and reserves		Gift funds allowed (Borrower Contribution Required — 20%) for down payment, closing cost, and reserves			Gift funds are eligible. Gifts of equity, business assets are ineligible	Gifts are permitted and reviewed on case-by-case basis	
<b>Term &amp; Amortization</b>	30 & 40 Years Fixed, 5/6 & 7/6 ARM					15 & 30 Years Fixed	5 Year Fixed Interest Only, Balloon in the End	
<b>Interest Only</b>	120 Months of Interest Only Period, 240/360 Months of Amortization					No		
<b>Cash-Out &amp; Cash-on-Hand</b>	Cash-on-Hand \$1 million. No Max Cash-on-Hand limitation for CLTV below 55%					Max Cash-on-Hand \$500,000	Cash-Out Up to \$5 million, LTV = 55%	
<b>Citizenship</b>	US citizenship, Permanent & Non-Permanent Resident			Foreign National		US citizenship, Permanent & Non-Permanent Resident	US citizenship, Permanent & Non-Permanent Resident, Foreign National	