AD Mortgage

10 / 16 / 2026 NMLS #958660

EQUAL HOUSING LENDER

Non-QM Products	AD Power Jumbo	Prime	Super Prime	Apex Prime	DSCR	Foreign National DSCR	Foreign National Full Doc	Second Lien
Income Employment Verification	Refer to AUS / Fannie Mae Seller Guide, VOE within 10 days of consummation is required	1Y & 2Y Full Doc, 1Y & 2Y P&L, 12M & 24M Bank Statement, Asset Utilization, WVOE, 1099		1Y & 2Y Full Doc, 12M & 24M Bank Statement, Asset Utilisation, 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	2Y Full Doc, 12M & 24M Bank Statement, Asset Utilization, WVOE, 1099, DSCR = Gross Income / Proposed PITIA. Borrower income is not required. DSCR must be equal to 1 or above
Max. Loan Amount	$5 million	$1.5 million	$4 million / $2.5 million for P&L	$5 million	$3.5 million	$3 million		$500,000
Min. Loan Amount	$1 over Conforming Loan Limit	$75,000						$50,000
Max. CLTV	89.99%	80%	90% - Non-QM Full Doc, Bank Statement; 85% - 1099; 80% - WVOE, PL, Asset utilization, and Bank Statement (First-time homebuyers)	80%	80%	75%	75%	90%
Min. FICO	660	No Score / 620 / 660 for FTHB	620 / 660 for FTHB	680	620	No Score / 660		No Score for FN / 680
Max. DTI	50%	55%		45%	Not required		43%	50%
Occupancy Type	Owner-occupied, Second Home properties and Ivestment	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		Investment properties, Second Home	Owner-Occupied, Second Home (1 unit only), and Investment properties (Vacant or Tenant Occupied — Lease Agreement not required if not used in DTI), Foreign National (Investment only)
Property Type	Single Family Residences, PUD, Condo, 2-4 Units	Single Family Residences, Townhomes, Condo Warrantable/ Non-warrantable, Inv & 2nd Home: Condotel, 2-4 Units, PUD, SFR Rural, ShortTerm rentals, Leasehold		Single Family Residences, Townhomes, 2-4 Units, PUD, Short Term Rentals	Single Family Residences, Townhomes, Condo Warrantable/Non-warrantable, Condotels, 2-4 Units, PUD, ShortTerm Rentals, Leasehold, SFR Rural			Single Family Residences, Condo Warrantable/Non-warrantable, 2-4 Units, PUD, ShortTerm Rentals
Mortgage History	DU AUS requirements	0x60x12	0x30x12 and 0x90x24	0x30x24	0x30x12 and 0x90x24			0x30x12 and 0x90x24
Credit Event (BK, FCL, SS, DL, Mod)	Refer to AUS for BK, FCL, SS, DL, Modification; 6 payments out of Forbearance required	12 Months out of Credit Event, BK, FCL, SS, DL, modification, forbearance and 120+ days are considered as a Credit Event	48 Months out of Credit Event, BK, FCL, SS, DL, modification, forbearance and 120+ days are considered as a Credit Event	48 Months out of Credit Event, BK, FCL, SS, DL, modification, forbearance and 120+ days are considered as a Credit Event				
Credit History & Tradelines	Refer to AUS / Fannie Mae Guidelines	If 3 scores are not available: 3 for past ≥12 months OR 2 for past ≥24 months. Primary wage earner middle/ lowest score. Lowest if only 2 scores. 120 days age max. Limited tradelines are allowed	If 3 scores are not available: 3 for past ≥12 months OR 2 for past ≥24 months. Primary wage earner middle/lowest score. Lowest if only 2 scores. 120 days age max		If 3 scores are not available: 3 for past ≥12 months OR 2 for past ≥24 months. Highest middle/lowest score amongst all borrowers. Lowest if only 2 scores. 120 days age max	1 Bank Reference Letter. No Score is allowed		If 3 scores are not available: 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. Foreign National: No score or 680 min FICO (No FICO). 1 Bank Reference Letter
Appraisal	PIW is not allowed; Second Appraisal over $2 million; Appraisal transfer is not allowed	120 days age max. Second Appraisal required for loan amounts > $2 million						Full Appraisal completed within the last 360 days supported by AVM ordered by AD internally (10% variance with confidence score of ≥ 90%). LA ≤ $250K: AVM with 90% + confidence score (supported by different AVM with 10% variance & confidence score of ≥ 90%) and a new Property Condition LA >$250K
Min. Reserves	LA ≤ $2 MM: per AUS; FTHB & LA ≤ $2.0 MM: 12 months; LA > $2 MM ≤ $3.0 MM: 12 months; LA > $3 MM: 24 months	LA ≤ $1 MM: min 3 months; LA > $1 MM ≤ $2 MM: min 6 months; LA > $2 MM: min 12 months		LA ≤ $2 MM: min 6 months; LA > $2 MM ≤ $4 MM: min 12 months; LA > $4 MM: min 24 months	LA ≤ $1 MM: min 3 months; LA > $1 MM ≤ $2 MM: min 6 months; LA > $2 MM: min 12 months	12 months		LA ≤ $1 MM: min 3 months, LA > $1 MM and LA ≤ $2 MM: min 6 months, LA > $2 MM: min 12 months, Rate&Term and Cash-Out: no minimum requirements
Residual Income	NA	$1,500	$2,000	$2,000	NA			$2,000
Assets	Assets per DU	Assets sourced and seasoned for 30 days, 120 days age max. Overseas Assets sourced for 60 days. 1031 Exchange Eligible						
Gift Funds	Gift funds are eligible. Gifts of equity are ineligible	Gift funds allowed (Borrower Contribution Required under 80% CLTV: Owner-Occupied — 0%, Investment — 10%; over 80% CLTV: Owner-Occupied — 5%, Investment — NA) for down payment, closing costs			Gift funds allowed (Borrower Contribution Required — 10%) for down payment, closing cost			Gift funds allowed (under 80% CLTV Borr Contribution Required: OO - 0% , Inv - 10%; over 80% CLTV: OO - 5%, Inv - NA)
Term & Amortization	15 & 30 Years Fixed, 5/6, 7/6, 10/6 ARM	30 & 40 Years Fixed, 5/6 & 7/6 ARM		30 Years Fixed	30 & 40 Years Fixed, 5/6 & 7/6 ARM			10, 15, 20 & 30 Years Fixed
Interest Only	No	120 Months of Interest Only Period, 240/360 Months of Amortization		NA	120 Months of Interest Only Period, 240/360 Months of Amortization			NA
Cash-Out & Cash-in-Hand	No max cash-out limits	Cash-in-hand: no limitation for CLTV < 55% & min FICO 680; $1,000,000 for CLTV from 55% to 65% or CLTV > 65 & min FICO 700 or CLTV ≤ 55 & FICO < 680; $500,000 for CLTV > 65% & FICO < 700						Max cash-in-hand $500,000
Citizenship	US citizenship, Permanent & Non-Permanent Resident	US citizenship, Permanent & Non-Permanent Resident	US citizenship, Permanent & Non-Permanent Resident, ITIN	US citizenship, Permanent & Non-Permanent Resident	US citizenship, Permanent & Non-Permanent Resident, ITIN	Foreign National		US citizenship, Permanent & Non-Permanent Resident, Foreign National

Please refer to the rate sheet eligibility for detailed requirements or consult your Account Executive.