

# Investor Advantage

## Program Matrix

### DSCR 1.00+

FICO	Loan Amount	Max LTV Purchase	Max LTV R/T	Max LTV Cash Out
700	≤\$1.0MM	80	80	75
	\$1.5MM	75	75	70
	\$2.0MM	70	70	60
	\$3.0MM	70	70	-
699 - 660	≤\$1.0MM	75	75	70
	\$1.5MM	75	75	70
	\$2.0MM	70	70	70
	\$3.0MM	65	-	-
659 - 620*	≤\$1.0MM	70	70	65
	\$1.5MM	65	-	-
	\$2.0MM	65	-	-
	\$3.0MM	60	-	-

\*DSCR FICO ≥ 640

### DSCR 1.00+

Foreign National

FICO	Loan Amount	Max LTV Purchase	Max LTV R/T	Max LTV Cash Out
680	≤\$1.0MM	75	75	65
	\$1.5MM	70	70	60
Foreign Credit	≤\$1.0MM	70	70	65
	\$1.5MM	70	70	65

### DSCR 0.75 - 0.99

FICO	Loan Amount	Max LTV Purchase	Max LTV R/T	Max LTV Cash Out
720	≤\$1.0MM	75	75	70
719 - 700	≤\$1.0MM	70	70	70
	\$1.5MM	70	70	65
	\$2.0MM	65	65	60
699 - 680	\$3.0MM	60	-	-
	≤\$1.0MM	70	70	-
	\$1.5MM	70	70	-
680	\$2.0MM	65	65	-
	\$3.0MM	60	-	-

### DSCR 0.75 - 0.99

Foreign National

FICO	Loan Amount	Max LTV Purchase	Max LTV R/T	Max LTV Cash Out
680 and Foreign Credit	≤\$1.0MM	65	65	60
	\$1.5MM	65	-	-

## General Requirements

<b>Product Type</b>	Fixed Rate: 30, 40-Yr (IO Only); 5/6 & 7/6 ARM
<b>Interest Only</b>	FICO 680+, Max 80% LTV (DSCR<1: Max 75% LTV)
<b>Loan Amount</b>	\$150k - \$3.0MM
<b>Loan Purpose</b>	Purchase, Rate/Term, Cash Out
<b>Occupancy</b>	Non-Owner Occupied Business Purpose
<b>Cash-in-Hand</b>	Currently free & clear OR LTV< 50%: Unlimited. LTV>50% Max \$1.0MM
<b>Prepay Penalty</b>	5% fixed rate as allowed per State and Federal guidelines

### Max LTV by Property Type

Property	Purchase	R/T	Cash Out
Non-Warr. Condo	70	70	65
Condo	80	80	70
2-4 Unit DSCR>1	80	80	70
Modular	80	80	70

## Housing Information

Event Seasoning	Mortgage DQ	Restrictions
≥ 36 Months	1x30x12	No adjustment at any loan amount
≥ 24 Months	2x30x12	Purchase 75% Max LTV; Refi 70% Max
≥ 12 Months	0x60x12	Purchase 70% Max LTV; Refi 65% Max

- Chapter 7 seasoning based on discharge date
- Chapter 13 seasoning based on filing date
- DSCR transactions require 24 months seasoning from bankruptcy or housing events
- Rolling mortgage lates graded as individual

## Required Reserves

\$150,000 - \$500,000	3 Months
\$500,001 - \$999,999	6 Months
\$1.0MM - \$1.49MM	9 Months
\$1.5MM+	12 Months
Interest Only	6 Months Minimum