Professional Investor
Program Matrix

Requires one year of investment property ownership within the last three years

Non-Owner Business 5-8 Units
DSCR 1.00+

FICO	Loan Amount	Max LTV Purchase	Max LTV R/T	Max LTV Cash Out
700	$400k - $1.5MM	75	75	70
	$1.5MM - $2.0MM	70	70	65

Required Reserves

Loan amount ≤ $1.5MM	6 Months PITIA (ITIA-IO)
Loan amount > $1.5MM	9 Months PITIA (ITIA-IO)

- *Cash out may **not** be used to satisfy requirement*

General Requirements

Product Type	15, 30-Yr Fixed; 30-Yr IO 5, 7, 10-Yr ARM; 5, 7, 10-Yr ARM IO (30-Yr)
Interest Only	Eligible
Loan Amount	$400k - $2.0MM
Loan Purpose	Purchase, Rate/Term, Cash Out
Occupancy	Non-Owner Occupied Business Purpose
Property Type	5-8 Units; 2-8 Mixed Use
Cash-in-Hand	Limited to $1.0MM

*Reduce qualifying rents by any management fee reflected on the appraisal report

Acreage/Rural	Max 2 acres; rural ineligible
Prepay Penalty	5% fixed rate as allowed per State and Federal guidelines
DSCR Calculation*	Monthly rent / proposed PITIA (ITIA for IO)
Experience	One year of ownership within last three years
Lease Req.	For all refinances on a month-to-month lease, a current lease must be provided and supported with two most recent bank statements showing consecutive rental payments

Non-Owner Business Cross-Collateralized Blanket
DSCR 1.20+

FICO	Loan Amount	Max LTV Purchase	Max LTV R/T	Max LTV Cash Out
700	$400k - $2.0MM	70	70	65
	$2.0MM - $3.0MM	65	65	60
699 - 660	$400k - $2.0MM	65	-	-
	$2.0MM - $3.0MM	60	-	-

Required Reserves

Loan amount ≤ $1.5MM	6 Months PITIA (ITIA-IO)
Loan amount > $1.5MM	9 Months PITIA (ITIA-IO)
Loan amount > $2.5MM	12 Months PITIA (ITIA-IO)

- *Cash out may **not** be used to satisfy requirement*

General Requirements

Product Type	15, 30-Yr Fixed; 30-Yr IO 5, 7, 10-Yr ARM; 5, 7, 10-Yr ARM IO (30-Yr)
Interest Only	Eligible
Loan Amount	$400k - $3.0MM
Loan Purpose	Purchase, Rate/Term, Cash Out
Occupancy	Non-Owner Occupied Business Purpose
Property Type	1-4 Units, including Condos

Property Count	3 to 25 properties with $50k minimum property
Cash-in-Hand	Unlimited when LTV ≤ 65
Acreage/Rural	Max 2 acres; rural ineligible
Prepay Penalty	5% fixed rate as allowed per State and Federal
Experience	One year of ownership within last three years
Lease Req.	For all refinances on a month-to-month lease, a current lease must be provided and supported with two most recent bank statements showing consecutive rental payments

DSCR Calculations	Property & loan DSCR both require 1.20+ calculated as follows:
	    Loan DSCR: Total gross rental income for all properties/loan PITIA (ITIA-IO)
	    Property DSCR: Rental income per property/allocated loan amount PITIA (ITIA-IO)
	Both IO and regular AM payments require a DSCR of 1.20+