

| DSCR | | | | |
|--------------------|---------------------------|------------------|-----------|--------------------|
| 30 Year Fixed Term | | | | |
| DSCR >= 1.0 | | Maximum LTV/CLTV | | |
| Credit Score | Loan Amount | Purchase | Rate/Term | Cash-Out Refinance |
| 740+ | <= \$1,000,000 | 80 | 80 | 75 |
| | \$1,000,001 - \$1,500,000 | 75 | 75 | 70 |
| | \$1,500,001 - \$2,000,000 | 75 | 75 | 65 |
| 720 - 739 | <= \$1,000,000 | 80 | 80 | 75 |
| | \$1,000,001 - \$1,500,000 | 75 | 75 | 70 |
| | \$1,500,001 - \$2,000,000 | 75 | 75 | 65 |
| 700 - 719 | <= \$1,000,000 | 75 | 75 | 75 |
| | \$1,000,001 - \$1,500,000 | 75 | 75 | 70 |
| | \$1,500,001 - \$2,000,000 | 70 | 70 | 65 |
| 680 - 699 | <= \$1,000,000 | 75 | 75 | 70 |
| | \$1,000,001 - \$1,500,000 | 70 | 70 | 70 |
| | \$1,500,001 - \$2,000,000 | 70 | 70 | 65 |
| DSCR 0.80 – 0.99 | | Maximum LTV/CLTV | | |
| Credit Score | Loan Amount | Purchase | Rate/Term | Cash-Out Refinance |
| 740+ | <= \$1,000,000 | 70 | 70 | N/A |
| | \$1,000,001 - \$1,500,000 | 70 | 70 | N/A |
| | \$1,500,001 - \$2,000,000 | 70 | 70 | N/A |
| 720 - 739 | <= \$1,000,000 | 70 | 70 | N/A |
| | \$1,000,001 - \$1,500,000 | 70 | 70 | N/A |
| | \$1,500,001 - \$2,000,000 | 70 | 70 | N/A |
| Interest Only | | | | |
| DSCR >=1.0 | | Maximum LTV/CLTV | | |
| Credit Score | Loan Amount | Purchase | Rate/Term | Cash-Out |
| 740 + | <= \$1,000,000 | 75 | 75 | 70 |
| | \$1,000,001 - \$1,500,000 | 75 | 75 | 70 |

| | | | | |
|---|--|--|--|----|
| | \$1,500,001 - \$2,000,000 | 75 | 75 | 65 |
| 720 - 739 | <= \$1,000,000 | 75 | 75 | 70 |
| | \$1,000,001 - \$1,500,000 | 75 | 75 | 70 |
| | \$1,500,001 - \$2,000,000 | 75 | 75 | 65 |
| <ul style="list-style-type: none">No Late Mortgage Payments in the last 24 monthsForbearance, Modification or Deferral: See Guidelines | | <ul style="list-style-type: none">Bankruptcy/Foreclosure/Shortsale/Deed In Lieu: 7 years (84 months) from recording date | <ul style="list-style-type: none">Vacant or unleased property is allowed for purchase transactions without LTV restrictions. | |
| Guidance | | | | |
| Investor Experience | <ul style="list-style-type: none">Experienced Investor: Borrower has history of owning and managing commercial or non-owner occupied residential properties in the most recent 3 years (36 months)First Time Investor: Borrower does not meet the above definition of experienced investorFirst Time Investors are eligible subject to the following restrictions: Minimum credit score: 680 Maximum LTV: 75% No Late housing payments during the most 24 months for all owned properties | | | |
| First Time Homebuyer | <ul style="list-style-type: none">Not Eligible | | | |
| Ineligible Locations | <ul style="list-style-type: none">Puerto RicoGuamUS Virgin Islands | | | |
| Product Type | <ul style="list-style-type: none">30 year fixed10 year Interest Only on a 30 year fixed rate | | | |
| Loan Amount | <ul style="list-style-type: none">Minimum Loan Amount: \$125,000 | | | |

| | |
|-------------------------------|---|
| | <ul style="list-style-type: none"> Maximum Loan Amount: \$2,000,000 |
| Eligible Property Type | <ul style="list-style-type: none"> Single Family Residence 2-4 Units Condominium (Subject to 5% LTV reduction from the Max LTV/CLTVs noted above) |
| Max Cash-In-Hand | <ul style="list-style-type: none"> Max cash out is: <ul style="list-style-type: none"> \$500,000 when LTV/CLTV \geq 65% \$1,000,000 when LTV/CLTV $<$ 65% |
| Declining Market | If the appraisal report identifies the property is in a declining market the maximum LTV/CLTV is limited to 5% less than the maximum LTV/CLTV noted on the matrix. The maximum loan amount is limited to \$2M |
| Appraisal | <ul style="list-style-type: none"> A second appraisal is required when any of the following conditions exist. When a second appraisal is provided, the transactions "Appraised Value" will be the lower of the two appraisals. The second appraisal must be from a different appraiser than the first appraisal. <ul style="list-style-type: none"> Loan amount \geq \$1,500,000 If appraisal has material deficiencies Properties with Condition rating of C5/C6 or Quality rating of Q5/Q6 are not eligible |
| Subordinate Financing | <ul style="list-style-type: none"> Secondary financing from an institution is eligible Private party secondary financing is not eligible Max allowed CLTV is equal to max LTVs noted above |
| Assets | <ul style="list-style-type: none"> Sourced and seasoned for 2 months Gift funds are not allowed to be used for reserve requirement. Refer to the guideline for asset and gift fund requirement |
| Reserves | <ul style="list-style-type: none"> Minimum of 6 months of PITIA of subject property is required on all loans. Cash proceeds from cash-out transaction can be included in reserve calculation. |
| Credit | <ul style="list-style-type: none"> Every borrower on the loan must have at least two reporting tradelines covering a 24 months credit history. |

| | |
|--|--|
| <p>Prepayment Penalty</p> | <p>Where permitted by applicable laws and regulations, a prepayment charge must be structured to be assessed for between one (1) and up to five (5) years following the execution date of the Note. The prepayment charge will be:</p> <ul style="list-style-type: none"> • Equal to 5% of the unpaid principal balance <ul style="list-style-type: none"> ○ Other than the monthly payments required herein, if Borrower prepays this Note in whole or in part before the full term of the pre-payment period, Borrower will pay a Prepayment Premium equal to Five Percent (5%) of any amounts prepaid ("Prepayment Premium"). • Prepayment penalties not allowed on loans vested to individuals in the states of <ul style="list-style-type: none"> ○ New Jersey ○ Illinois • Prepayment penalties not allowed in AK, KS, MI, MN, NM, OH, MS, PA and RI |
| <p>Ineligible Properties/Products</p> | <ul style="list-style-type: none"> • Vacant land or land development properties • Properties not readily accessible by roads that meet local standards • Properties not suitable for year-round occupancy regardless of location • Agricultural properties including farms, ranches, orchards • Manufactured, Mobile • Cooperative share loans • Boarding houses, bed/breakfast properties, or single room occupancy • Properties with zoning violations • Dome or geodesic homes • Assisted living facilities • Homes on Indian reservations, Indian leased land • Hawaii properties located in lava zones 1 and/or 2 • Houseboats • Acreage > 2 acres • Properties used for the cultivation, distribution, manufacture, or sale of marijuana • Appraised condition rating of C5, or C6 • Condo hotel • Properties under construction • Barndominiums |

- Rural
- Log Homes
- Mixed-use
- Properties located in Brooklyn, NY
- Properties located in Baltimore, MD
- * Properties located in Bergen County, NJ, Essex County, NJ, Orange County, NY, and Rockland County, NY may be considered at the investor's discretion.