

FICO & LTV/CLTV Grids		Qualifying Income			Foreign National (DSCR > 1.00)		
FICO	Loan Size	Purchase	Rate / Term Refi	Cash Out	Purchase	Rate / Term Refi	Cash Out
680+ FICO	<= \$1.0mm	65	65	60	65	65	60
Foreign Credit	<= \$1.0mm	65	65	60	65	65	60

General Requirements	
Product Type	5/6 ARM, 7/6 ARM, 10/6 ARM, 15 Yr. Fixed, 30 Yr. Fixed
Loan Amount	\$1.0mm max; \$150k min
Occupancy	2nd Home & Investment
Max DTI	45%
DSCR Calculation	Gross Rent/PITIA
Min DSCR	1.00
Housing Event Seasoning	4+ Years
Interest Only	Not Eligible
Max Cash Out	\$250k
Florida Condo Cash Out	Max 50% LTV
Minimum Reserves	12 Months PITIA
Personal Guarantee (DSCR Only)	Required
Prepay Penalties (Investment Only)	See EPM Prepayment Fee Chart (Prepayment required on all investment properties)

All Non-QM loans are subject to 3rd party review prior to Clear-to-Close (CTC)

Property Type	
2-4 Units (Investment Property Only)	Max 60% LTV
Warrantable Condos	Max 60% LTV
Non-Warrantable Condos/Cooperatives	Not Eligible
Rural Properties, Co-Ops, & Manufactured Homes	Not Eligible
Declining Markets	5% LTV Reduction

ARM Information	
ARM Margin (2nd Home)	5.00%
ARM Margin (Investor)	5.00%
ARM Caps (5/6m)	2/1/5
ARM Caps (7/6m)	5/1/5
Reset Period	6 Months
Index	30 Day Average SOFR
ARM Floor	Floor = Margin

