

Rate Sheet (Click Here) golendingpros.com

Effective Date: 2/14/25 | Revised: 2/14/25

## LendingPros Full Doc, Alt Doc & DSCR Closed End Second Matrix

		c	Concurrent Close & Sta	ndalone Eligit	bility	Matrix <sup>4</sup>									Loan Prog	rams	
			Cash-Out Refi Purchase, Rate/Term & Cash-Out Refi									_					
	Occupancy	Property <sup>2,3</sup>	Select Full Doc <sup>4</sup> FICO to Max CLTV <sup>1</sup>	Standard Full Doc Alt Doc & DSCR FICO to Max CLTV <sup>1</sup> FICO to Max CLTV <sup>1</sup>									Fixed	<ul> <li>10-Year Fixed (120 Months)</li> </ul>			
Loan Amount			720+ 700+ 680+	740+ 720+		00+ 680+	660+	740+	720+			660+	Fully Amortized			Year Fixed (240 Months) Year Fixed (360 Months)	
\$ 350,000 \$ 500,000	Primary	SFR/PUD/ 2-4 Unit/Condo	80% 80% 75% 75%	85% 85% 80% 80%		5% 80% 0% 75%	75% 70%	85% 75%	85% 70%	80% 70%	75% 65%	70% 60%					····,
\$ 750,000	Residence	shift obj 2 4 only condo	70%	30% 30%		0% 75%	70%	75/8	70%	70/8	05/8	0078					
\$ 350,000 \$ 500.000	Investment	SFR/PUD/ 2-4 Unit/Condo		80% 80% 75% 75%		0% 75% 0% 65%	70% 60%	75% 65%	75% 65%	70% 60%	65% 55%	60% 50%		Progra	am Codes 8	Descript	ions
350,000	Second Home	SFR/PUD/Condo		80% 80%	8	0% 75%	60%	75%	75%	70%	65%	60%					
500,000 % CLTV reduction for d				70% 70%	7	0% 65%	60%	65%	65%	60%	55%	50%		Standard Full, Alt 30 Yr Fixed – Concu		Non-OM	DSCR //Business – 30 Yr Fixed – Concurren
		> \$500,000 on 2-4 Unit											Non-QM/TRID -	30 Yr Fixed – Standa	alone	Non-QM	/Business – 30 Yr Fixed – Standalon
<ul> <li>4 Unit ineligible on Se tandalone close transa</li> </ul>		t Full Doc. concurrent transaction i	inelizible										Non-QM/TRID -	20 Yr Fixed – Concu 20 Yr Fixed – Standa	alone		I/Business – 20 Yr Fixed – Concurren I/Business – 20 Yr Fixed – Standalon
Detai		Concurrent Close Standalone Close										LO Yr Fixed – Concu LO Yr Fixed – Standa			I/Business – 10 Yr Fixed – Concurren I/Business – 10 Yr Fixed – Standalon		
Max LTV/CLT	TV/HCLTV	More restrictive of 1st lien program or Eligibility Matrix Refer to Eligibility Matrix															
Property CLTV Posts			4 Unit - 75% max CLTV ≤ \$500,0 table & non-warrantable) - 75%								VTI				Product Fe	atures	
CLTV Restr	ictions			<ul> <li>Full Doc - S</li> </ul>	Select a	nd Standard					CLIV			Fixed term loan			
Income Types		<ul> <li>Alt Doc - Bank Statements, P&amp;L w/3 mos Bank Stmt, One Yr Self-Employment, 1099, WVOE only, Asset Utilization</li> <li>DSCR</li> </ul>								Closed End Second	Eulip disbursed at closing, no draw feature     Eligible as 2nd lien only     Must subordinate to OCMBC 1st mortgage when concurrent close     Qualifying rate is note rate						
Alt Doc - One Yr SE, WVOE, 1099		DSCR     S% CLTV reduction												(CES)			
Alt Doc - One Yr SE	E, WVOE, 1099			75% may (17		et inclisible)								Qualifying rate is     Qualifying payments		rtized payme	nt
ITIN				75% max CLT 75% max CLT													
DACA Foreign National			7(	0 min FICO, 70% r	· ·		gible)						Product Restrictions (Not Permitted)				
Eligible 1st liens		Refer to Product R	Refer to Product Restrictions 1st Liens - Concurrent Close Refer to Product Restrictions 1st Liens - Standalone Close									Borrowers					
Minimum Loa	in Amount			\$	\$75,000								all of T				No. Book 15 11
		\$2.0MM: > 80% - 85%	6 CLTV   \$2.5MM: > 70% - 80%							max limit:	≤ 50% CLT	rv	<ul> <li>Blind Trusts</li> <li>Foreign Nationals (S</li> </ul>	elect only)	<ul> <li>Land Tr</li> <li>Less that</li> </ul>	usts in 18 years	<ul> <li>Non-Permanent Resident Aliens (Select only)</li> </ul>
		Combined loans amounts over \$2.5MM: Primary Residences only, min 700 FICO required All existing subordinate/junior liens (except solar liens/leases/UCC filings) must be satisfied								Irrevocable Trusts     ITIN (Select only)		old • Life est		<ul> <li>Party to a lawsuit</li> <li>With diplomatic immunity</li> </ul>			
Max Combin	ned Liens										• ITIN (Select only)		• Life est	ates	• with alpionatic infinanty		
DTI	I		• ≤ 80%: More restrictive of 1st lien requirement or 50% max DTI         • ≤ 80%: 50% max DTI           • > 80%: More restrictive of 1st lien requirement or 45% max DTI         • > 80%: 45% max DTI											Transact	ons		
Full Doc - S	Select	Wage Earners: Paystub, 2 yrs W-2s, W-2 transcripts • Self-Employed: 2 yrs personal and business (if applicable) tax returns, tax transcripts															
Full Doc - Standard		Wage Earners: Paystub, 1- 2 yrs W-2s, W-2 transcripts • Self-Employed: 1-2					1-2 yrs personal and business (if applicable) tax returns, tax transcripts							Assumable loans     Community Seconds     Seconds			
Alt Doc - Bank Statements Alt Doc - P&L + 3 Mos Bank		12 months personal • 12 months business • Self-Employed only     • P&L + 3 months business statements • Self-Employed only									Concurrent close with a lender     other than OCMBC     or in relation to,     cannabis, hemp			<ul> <li>Lien free properties</li> <li>Property listed for sale within</li> </ul>			
Alt Doc - One Year Self-Employed		• P&L + 3 months business statements • Self-Employed only     • 12 months banks statements and prior year W2 • Self-Employed only															
Alt Doc - V	WVOE			<ul> <li>Written VOE</li> </ul>													
Alt Doc -		- 4.000	ortized liquid assets for income	• 1099(s) on			incomo .	100% (18:1);	nation (m/c	ut DTI)				1st	Liens - Concu	irrent Close	
Alt Doc -Asset			e of 1st lien requirement or $\geq$ 1.			inded w/other		<ul> <li>≥ 1.0</li> </ul>	0 DSCR								
		• >:	80% CLTV - 1.25 min DSCR	to all all	1. 1. 6		• >	80% CLTV -	- 1.25 min	DSCR			First lien with lender	other than	• FHA, VA	or USDA	HomePossible
Vacant/Unleased (DSCR) STR (DSCR)		Ineligible (refis only) • 5% CLTV reduction • Experienced investors only, must also have ≥ 12 mos rental history in last 3 years										OCMBC mortgages • HomeReady with Reduce				<ul> <li>HomeReady with Reduced</li> </ul>	
			48 months (Standard Full Doc, Alt Doc & DSCR only (Select ineligible)     84 months - Select Full Doc   48 months - Standard Full Doc, Alt Doc & DSCR								DSCR	<ul> <li>Agency and Non-Age rate and ARMs with</li> </ul>		<ul> <li>High-LT</li> <li>HomeO</li> </ul>		Mortgage Insurance Option • HomeStyle	
Credit Event (BI				<ul> <li>Multiple cred</li> </ul>									fixed term < 5 years		<ul> <li>HomePa</li> </ul>	ath	
Housing H	listory		ull Doc, Alt Doc & DSCR only (S			0x30x24 - Sele					Alt Doc &	DSCR					
Cash-Out & S	Seasoning		sh-out cannot exceed second li nly - No more than 1 cash-out re											1st	Liens - Stand	alone Close	
First Lien Se	easoning		Seasoning not required		T		nos seasonii				age						
Recently Listed	Properties		Prop	erties listed for sal	le≤6 m	os ineligible (r	efis only)						All Affordable Purch,	0.6.0.004	Cross collate	ralized	<ul> <li>Negative amortization</li> <li>Private Mortgages</li> </ul>
			<ul> <li>1st lien appraisal used</li> </ul>				ΔVM w/> 9	0 Score & F			entable fir	ndings	programs (HomeStyl	e, FHA, Refi	loans	line of	Renovation loans
					When PIW used and ≤ \$250,000: AVM w/≥ .90 Score & FSD ≤ .10 & PCR w/acceptable findings, exterior-only appraisal or full appraisal allowed							numes,	Now, HomeReady, etc.) • Home equity in credit (HELOC)				
		<ul> <li>When PIW used and ≤ \$</li> </ul>	250,000: AVM w/≥ .90 Score &					y appraisal	or full app	aisal allow	d			tc.)		,	<ul> <li>Resident Transition Loans (RTL)</li> </ul>
Apprai	isal	<ul> <li>When PIW used and ≤ \$ w/acceptable findings, e (DSCR, Condos, FE</li> </ul>	250,000: AVM w/≥ .90 Score & exterior-only appraisal or full ap MA declared areas require full a	praisal allowed	.		Condos, FE	y appraisal MA declare	or full app ed areas re	aisal allowe	d		ARMs (Select only)     Balloon notes or feat		Land Trusts		<ul> <li>Resident Transition Loans (RTL)</li> <li>Reverse mortgages</li> </ul>
Apprai	isal	<ul> <li>When PIW used and ≤ \$ w/acceptable findings, e (DSCR, Condos, FE</li> <li>&gt; \$250</li> </ul>	250,000: AVM w/≥ .90 Score & exterior-only appraisal or full ap	praisal allowed appraisal)		(DSCR	Condos, FE • > \$25 Transferred	y appraisal MA declare 0,000 - Full appraisals	or full app ed areas re I appraisal allowed (S	aisal allowe quire full ap required elect ineligi	d praisal) Ile)		<ul> <li>ARMs (Select only)</li> </ul>				(RTL)
Apprai	isal	<ul> <li>When PIW used and ≤ \$: w/acceptable findings, e (DSCR, Condos, FE</li> <li>\$25i</li> <li>Transferred</li> </ul>	250,000: AVM w/≥ .90 Score & exterior-only appraisal or full ap MA declared areas require full a 0,000 - Full appraisal required appraisals allowed (Select inelig ired a full appraisal regardless	praisal allowed appraisal) ;ible) of loan amount		(DSCR) • • NOTE: HPMI	Condos, FE • > \$25 Transferred Loans requ	y appraisal MA declare 0,000 - Full appraisals iired a full a	or full app ed areas re I appraisal allowed (S	aisal allowe quire full ap required elect ineligi	d praisal) Ile)	ount	ARMs (Select only)     Balloon notes or feat		Land Trusts		(RTL)
Apprai: Secondary V		When PIW used and < \$: w/acceptable findings, e (DSCR, Condos, FE • > \$25 • Transferred NOTE: HPML loans requ	2250,000: AVM w/2 -90 Score & exterior-only appraisal or full ap MA declared areas require full a 0,000 - Full appraisal required appraisals allowed (Select inelig inted a full appraisal regardless Required on all a	praisal allowed (ppraisal) (ible) of loan amount ppraisals, accepta	ible seco	(DSCR • • • • • • • • • • • • • • • • • • •	Condos, FE • > \$25 Transferred Loans required	y appraisal MA declare i0,000 - Full appraisals iired a full options:	or full appr ed areas re I appraisal allowed (S appraisal r	aisal allowe quire full ap required elect ineligi egardless o	d praisal) Ile) F <b>loan am</b> e	ount	ARMs (Select only)     Balloon notes or feat		Land Trusts	bearance	(RTL)
		When PIW used and $\leq \$$ w/acceptable findings, e (DSCR, Condos, FE < \$ \$ \$ \$ Transferred NOTE: HPML loans requ $\le \$ 2.5$ CU, or	220,000: <sup>A</sup> VM w/≥ .90 Score & exterior-only appraisal or full ap MA declared areas require full i .0000 - full appraisal required appraisals allowed (Select inelig <b>ired a full appraisal regardless</b> Required on all a r • AVM w/ ≥ .90 Score & FSD ≤	praisal allowed appraisal) gible) of Ioan amount ppraisals, accepta .10, or • Desk Revi	ible seco	(DSCR • • • NOTE: HPMI • Field Review	, Condos, FE • > \$25 Transferred L loans requ on product , or • Exter	y appraisal MA declare 0,000 - Full appraisals iired a full options: ior-only App	or full appr ed areas re l appraisal allowed (S appraisal r praisal, or	raisal allowe quire full ap required elect ineligi egardless o • Full Appra	d praisal) f <b>Ioan am</b> o sal	ount	ARMs (Select only)     Balloon notes or feat		Land Trusts     Loans in for	bearance	(RTL)
	/aluation	When PIW used and s \$; w/acceptable findings, e (DSCR, Condos, FE	2250,000: AVM w/2 -90 Score & exterior-only appraisal or full ap MA declared areas require full a 0,000 - Full appraisal required appraisals allowed (Select inelig inted a full appraisal regardless Required on all a	praisal allowed ppraisal) (ible) of loan amount ppraisals, accepta .10, or • Desk Revi e more restrictive	ible seco iew, or of state	(DSCR (DSCR • • • NOTE: HPMI • Field Review • Field Review • Field Review	, Condos, FE • > \$25 Transferred Loans requ on product , or • Exter %, State and	y appraisal MA declare 0,000 - Full appraisals <b>iired a full</b> options: ior-only App I Federal Hij	or full appr ed areas re l appraisal allowed (S appraisal r praisal, or gh-Cost loa	raisal allowe quire full ap required elect ineligi egardless o • Full Appra uns not allo	d praisal) f <b>Ioan am</b> o sal	ount	ARMs (Select only)     Balloon notes or feat     Construction loans     . 2-4 Units properties	(Select only)	Land Trusts     Loans in for      Property T     Log homes	bearance Types	(RTL) • Reverse mortgages • Properties not suitable for
Secondary V	/aluation	When PIW used and s \$; w/acceptable findings, e (DSCR, Condos, FE	2250,000: AVM w/≥ 90 Score & exterior-only appraisal or full ap two declared areas require full appraisals allowed (Select inelig irred a full appraisal required appraisals allowed (Select inelig irred a full appraisal regardless Required on all a r • AVM w/ ≥ .90 Score & F50 ≥ opoints and fees not to exceed th	praisal allowed ppraisal) tible) of loan amount ppraisals, accepta .10, or • Desk Revi e more restrictive • (HPML) allowed,	ible seco iew, or of state must co	(DSCR (DSCR NOTE: HPMI ondary valuati • Field Review elaw or 5.0009 omply with all	, Condos, FE • > \$25 Transferred Loans required on product -, or • Extern %, State and applicable r	y appraisal MA declare i0,000 - Full appraisals <b>ired a full</b> options: ior-only App I Federal Hip regulatory r	or full appr ed areas re l appraisal allowed (S appraisal r praisal, or gh-Cost loa	raisal allowe quire full ap required elect ineligi egardless o • Full Appra uns not allo	d praisal) f <b>Ioan am</b> o sal	ount	ARMs (Select only)     Balloon notes or feat     Construction loans	(Select only)	Land Trusts     Loans in for     Property 1	ypes ed or	(RTL) • Reverse mortgages
Secondary V Complia	Yaluation	When PIW used and s \$; w/acceptable findings, e (DSCR, Condos, FE	225,0,00°. ÅVM v/≥ 90 Score & exterior-only appraisal or full ap MA declared areas requiref ull 3,0,00° - Full appraisal required appraisals allowed (Select inle) <b>ired a full appraisal regardless</b> Required on all a • AVM v/≥ 90 Score & FSD ≤ boints and fees not to exceed th • Higher Priced Mortgage Loans • DSCR Business I	praisal allowed pppraisal) jble) of loan amount ppraisals, accepta 10, or • Desk Revi e more restrictive (HPML) allowed, Purpose Loans are • Fixe	of state must co exempt ed: Note	(DSCR, , NOTE: HPMI ondary valuati • Field Review e law or 5.000 omply with all t from ATR/QM e rate	, Condos, FE • > \$25 Transferred Loans requ on product ; or • Exter %, State and applicable r A Restriction	y appraisal MA declare i0,000 - Full appraisals <b>ired a full</b> options: ior-only App I Federal Hip regulatory r	or full appr ed areas re l appraisal allowed (S appraisal r praisal, or gh-Cost loa	raisal allowe quire full ap required elect ineligi egardless o • Full Appra uns not allo	d praisal) f <b>Ioan am</b> o sal	ount	ARMs (Select only)     Balloon notes or feal     Construction loans     2-4 Units properties     Agricultural zoned p     Bed and Breakfast     Boarding houses	(Select only)	Land Trusts     Loans in for      Property 1      Log homes     Manufactur     mobile hom     Non-warran	ypes ed or es table	(RTL)   Reverse mortgages  Properties not suitable for year-round occupancy  Properties w/PACE obligations Properties w/private transfer
Secondary V	Yaluation ance	When PIW used and s \$; w/acceptable findings, e (DSCR, Condos, FE	220,000: ÄVM w/2 90 Score & exterior-only appraisal or full ap KM declared areas require full 0,000 - full appraisal required appraisals allowed (sleet nielig inted a full appraisal regardless Required on all a r • AVM w/2 .90 Score & FSD < oblists and fees not to exceed th • Higher Priced Mortgage Loans • DSCR Business I	praisal allowed ppraisal) (ible) of loan amount ppraisals, accepta 10, or • Desk Revi ermore restrictive (HPML) allowed, Purpose Loans are	of state must co exempt ed: Note	(DSCR, , NOTE: HPMI ondary valuati • Field Review Elaw or 5.0007 omply with all t from ATR/QM e rate exed rate or No	, Condos, FE • > \$25 Transferred loans requ on product ·, or • Exter ·, State and applicable r / Restriction	y appraisal MA declare i0,000 - Full appraisals <b>ired a full</b> options: ior-only App I Federal Hip regulatory r	or full appr ed areas re l appraisal allowed (S appraisal r praisal, or gh-Cost loa	raisal allowe quire full ap required elect ineligi egardless o • Full Appra uns not allo	d praisal) f <b>Ioan am</b> o sal	ount	ARMs (Select only)     Balloon notes or feal     Construction leans     Z-4 Units properties     Agricultural zoned pp     Bed and Breakfast     Boarding houses     Churches     Commercial and mixi	(Select only) operties ed-use	Land Trusts     Loans in ford     Property T     Log homes     Manufactur     mobile hom     Non-warran     condos (Sele     Projects tha	ypes ypes ed or es table et only) t offer	(RTL)   Reverse mortgages  Properties not suitable for year-round occupancy Properties WACE Obligations Properties w/private transfer fees Properties w/private transfer Propert
Secondary V Complia	Yaluation ance ent - Sr Liens	When PIW used and S 2 w(acceptable finding, (ISCR, Condos, FE OSCR, Condos, FE SSSS + Transferred NOTE: HPML loans requ	220,000: ÄVM w/2 90 Score & exterior-only appraisal or full ap KM declared areas require full 0,000 - full appraisal required appraisals allowed (sleet nielig inted a full appraisal regardless Required on all a r • AVM w/2 .90 Score & FSD < oblists and fees not to exceed th • Higher Priced Mortgage Loans • DSCR Business I	praisal allowed ppraisal) jible) of loan amount ppraisals, accepta 10, or • Desk Revi e more restrictive. (HPML) allowed, vurpose Loans are • Fixe RMS: Greater of fi	of state must co exempt ed: Note	(DSCR, , NOTE: HPMI ondary valuati • Field Review Elaw or 5.0007 omply with all t from ATR/QM e rate exed rate or No	, Condos, FE •> \$25 Transferred loans requ on product , or • Exteri %, State and applicable r A Restriction but rate ter IO	y appraisal IMA declare 0,000 - Full appraisals <b>iried a full</b> ; options: ior-only App I Federal Hi regulatory r ns & Rules	or full appi ed areas ree l appraisal allowed (S <b>appraisal r</b> praisal, or gh-Cost loa requiremer	aisal allowi quire full ap required elect ineligi egardless o • Full Appra ins not allor its	d praisal) ile) f loan amo sal ved		ARMs (Select only)     Balloon notes of feat     Construction loans     Construction loans     2.4 Units properties     Agricultural zoned pi     Bed and Breakfast     Boarding houses     Churches	(Select only) operties ed-use	Land Trusts     Loans in ford     Property 1     Log homes     Manufactur     mobile hom     Non-warran     condos (Sele	ypes ed or es table toffer daily,	(RTL)  • Reverse mortgages  • Properties not suitable for year-round occupancy  • Properties w/PACE obligations • Properties w/Pariate transfer fees • Properties w/toning violations • Rural properties
Secondary V Complia Qualifying Payme	Yaluation ance ent - Sr Liens ves	When PW used and S 2 w/acceptable findings, (IDSR, Condos, FE 	220,000: AVM w/≥ 90 Score & exterior-only appraisal or full ap KM declared areas require full 0,000 - full appraisal required appraisal allowed (Select niel) sized a full appraisal regardless Required on all a r • AVM w/≥ .90 Score & FSD ≤ boints and fees not to exceed th + Higher Priced Mortgage Loans • DSCR Business I • AVK Business I	praisal allowed ppraisal) jible) of loan amount ppraisals, accepta 10, or • Desk Revi e more restrictive. (HPML) allowed, vurpose Loans are • Fixe RMS: Greater of fi	of state must co exempt ed: Note	(DSCR • • • • • • • • • • • • •	Condos, FE •> \$25 Transferred loans requ on product - , or • Exteri- %, State and applicable r A Restriction the rate ter IO specifically 3250,000: O	y appraisal IMA declare i0,000 - Full appraisals <b>irired a full</b> i options: ior-only Apj I Federal Hij regulatory r ns & Rules noted as re & E Proper	or full appr ed areas rereas rereas l appraisal allowed (S <b>appraisal r</b> praisal, or gh-Cost loa requirement equirement equired in g	aisal allowi quire full ap required elect ineligi <b>egardless o</b> • Full Appra ins not allowi ts ; uidelines (e or Full Title	d praisal) ile) sal ved .g. FTHB, d		ARMs (Select only)     Balloon notes of feat     Construction loans     Construction loans     Z-4 Units properties     Agricultural zoned p     Bed and Breakfast     Boarding houses     Commercial and mix     Condo hotels and co     Co-Ops     Domes or geodesic c	(Select only) operties ed-use ndotels lomes	Land Trusts     Loans in for     Property 1     Log homes     Manufactur     mobile hom     Non-warran     Non-warran     Non-warran     vojects tha     unit rentals     weekly or     Properties >	ed or es table to tonly) toffer daily, onthly 25 acres	(RTL) • Reverse mortgages • Properties not suitable for year-round occupancy • Properties w/PACE obligations • Properties w/PACE obligations • Properties w/PACE obligations • Properties w/zoning violations • Sural properties • Solar Panes that affect first lien position
Secondary V Complia Qualifying Payme Reserv Title	/aluation ance ent - Sr Liens res	When PIW used and S 2     w/acceptable findings,     (IOSR, Condos, FE         - > 525         - Transferred     NOTE: HPML loans requ         - < 2.5 CU, or         - Allowable p	220,000: AVM w/2 90 Score & exterior-only appraisal or full ap MA declared areas requiref ul 3,000 - Full appraisal required appraisal allowed (Select niel) irred a full appraisal regardless Required on all a (• AVM w/ 2.90 Score & FSD ≤ boints and fees not to exceed th • Higher Priced Mortgage Loans • DSCR Business I • All 1st lien program requirements title policy covering both liens	praisal allowed ppraisal) jble) of loan amount ppraisals, accepta 10, or • Desk Revi a more restrictive. (HPML) allowed, urpose Loans are • Fixe MMS: Greater of fu I/O: Fully amort p	of state must co exempt ed: Note	(DSCR (DSCR • • • NOTE: HPMI • Field Review elaw or 5.0007 omply with all t from ATR/QR e rate e rate exect rate or Nk t over term aff None, unless • < \$	Condos, FE •> \$25 Transferred loans required on product	y appraisal MA declare (0,000 - Full appraisals <b>irred a full</b> a options: ior-only Apj I Federal Hi; regulatory r ns & Rules noted as re & E Proper \$250,000:	or full appr ed areas rer l appraisal allowed (S <b>appraisal r</b> praisal, or gh-Cost loa requirement equired in <u>p</u> ty Report i Full Title P	aisal allowi quire full ap required elect ineligi egardless o • Full Appra uns not allou ts ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ;	d praisal) (e) f <b>loan amo</b> sal ved .g. FTHB, ( Policy	etc.)	ARMs (Select only)     Balloon notes of real     Construction loans     Construction loans     Z-4 Units properties     Agricultural zoned p     Bed and Breakfast     Controles     Condo hotels and co     Co-Ops     Domeing w/more th     Fractional ownership	(Select only) operties ed-use ndotels lomes an 4 units o	Land Trusts     Loans in forf     Property 1     Log homes     Manufactur     mobile hom     Non-warran     condos (Sele     Projects tha     unit rentals     weekly orm     Properties 0     individuals     Projecties 0	ed or estable table table toffer daily, onthly 25 acres ffering oom leases	(RTL) • Reverse mortgages • Properties not suitable for year-round occupancy • Properties w/PACE obligations • Properties w/PACE obligations • Properties w/private transfer fees • Suital properties • Solar Panels that affect first lien position • Stilt homes • Unique properties
Secondary V Complia Qualifying Payme Reserv	/aluation ance ent - Sr Liens res	When PIW used and S 2     w/acceptable findings,     (IOSR, Condos, FE         - > 525         - Transferred     NOTE: HPML loans requ         - < 2.5 CU, or         - Allowable p	220,000: AVM w/2 90 Score & exterior-only appraisal or full ap MA declared areas requiref ul 9,000 - Full appraisal required appraisal allowed (Select niel) irred a full appraisal regardless Required on all a (• AVM w/ 2.90 Score & FSD ≤ boints and fees not to exceed th • Higher Priced Mortgage Loans • DSCR Business I 1st lien program requirements itle policy covering both liens 1st lien requirements or product	praisal allowed uppraisal) (ble) of loan amount ppraisals, accepta 10, or - Desk Revi er more restrictive armore restrictive (HPML) allowed, urupose Loans are - Fixe RMS: Greater of fr (/O: Fully amort p t guidelines	lble seco iew, or of state must ci exempti ad: Not ully inde boaymen	(DSCR • • • • • • • • • • • • •	Condos, FE •> \$25 Transferred loans required on product	y appraisal MA declare (0,000 - Full appraisals <b>irred a full</b> a options: ior-only Apj I Federal Hi; regulatory r ns & Rules noted as re & E Proper \$250,000:	or full appr ed areas rer l appraisal allowed (S <b>appraisal r</b> praisal, or gh-Cost loa requirement equired in <u>p</u> ty Report i Full Title P	aisal allowi quire full ap required elect ineligi egardless o • Full Appra uns not allou ts ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ;	d praisal) (e) f <b>loan amo</b> sal ved .g. FTHB, ( Policy	etc.)	ARMs (Select only)     Balloon notes of feal     Construction loans     2-4 Units properties     Agricultural zonet p     Bed and Breakfast     Boarding houses     Churches     Commercial and mix     Condo hotels and co     Co-Ops     Domes or geodesic c     Dwelling w/more th	(Select only) operties ed-use ndotels lomes an 4 units o	Land Trusts     Loans in forf     Property 1     Log homes     Manufactur     mobile hom     Non-warran     condos (Sele     Projects tha     wnit rentals     weekly or m     Properties >     Properties >	ypes ed or es table ct only) toffer daily, onthly 25 acres fffering room leases n	(RTL)  • Reverse mortgages  • Properties not suitable for year-round occupancy Properties W/PACE obligations • Properties w/PACE obligations • Properties w/PACE obligations • Properties w/Pariate transfer feas • Properties w/Pariate transfer Solar Panels that affect first lien position • Sult homes
Secondary V Complia Qualifying Payme Reserv Title	Yaluation ance ent - Sr Liens yes 2 riting	When PIW used and S 2     w/acceptable findings,     (IOSR, Condos, FE         - s 525         - Transferred     NOTE: HPML loans regu         - s 2.5 CU, or         - Allowable p         - Allowable p         - Follow :         Follow :         - Full Tr         - More restrictive of     US Citizens   Permanent Resid	220,000: AVM w/2 90 Score & exterior-only appraisal or full ap MA declared areas requiref uli 0,000 - full appraisal required appraisal allowed (Select inelig ired a full appraisal regardless Required on all a < • AVM w/ 2-90 Score & FSD < obints and fees not to exceed th • Higher Priced Mortgage Loans • DSCR Business I • 1st lien program requirements 1st lien program requirements 1st lien requirements or produc Additional P dent Allens - Select, Standard F	praisal allowed (sppraisal) (sble) of of ana amount praisals, accepta 10. or - Posk Revi (HPML) allowed, (HPML) allowed, (HPML	ble securiew, or of state must cr exemption ad: Notice baymen s DSCR	(DSCR (DSCR • Field Review • Field Review • Field Review I aw or 5.0000 monply with all from ATR/QR e rate e rate or Nor t over term aff None, unless • < \$ Follow Sele	, Condos, FE • > \$25 Transferred Loans requ on product , or • Extern %, State and applicable r A Restriction bote rate ter IO specifically (250,000: O • > ct, Standard	y appraisal IMA declarer (0,000 - Full appraisals <b>iired a full</b> options: ior-only App I Federal Hir regulatory r ns & Rules noted as re & E Proper \$250,000: d Full Doc, J	or full appr ed areas re a papraisal allowed (S appraisal r praisal, or gh-Cost loc requirement equired in g ty Report i Full Title P Alt Doc & E	aisal allowi quire full a required elect ineligi <b>egardless o</b> • Full Appra ins not allor its guidelines (i or Full Title olicy	d praisal) (e) f <b>loan amo</b> sal ved .g. FTHB, ( Policy	etc.)	ARMs (Select only)     Balloon notes of feal     Construction loans     Construction loans     Z-4 Units properties     Agricultural zoned pr     Bed and Breakfast     Boarding houses     Commercial and mix     condo hotels and co     Co-Ops     Domeis or geodesic c     Dwelling w/more th     Fractional owner this     Harvail properties in     zones 1 or 2	(Select only) operties ed-use ndotels lomes an 4 units blava	Land Trusts     Loans in forf     Property 1     Log homes     Manufactur     mobile hom     Non-warran     condos (Sele     Projectt ha     weekly or m     Properties s     Properties s     (Single Room     Occupancy     padspility, s	ed or es and or es table	(RTL)  • Reverse mortgages  • Properties not suitable for year-round occupancy Properties W/PACE obligations • Properties W/PACE obligations • Properties w/PACE obligations • Properties w/Paning violations • Starla properties • Salar Panels that affect first liken position • Stilt homes • Unique properties • Usanit and or land
Secondary V Complia Qualifying Payme Reserv Title Underwr	raluation ance ent - Sr Liens ves e	When PIW used and S 2     w/acceptate findings,     (DSCR, Condus, FE	250,000: ÄVM w/2 90 Score & exterior-only appraisal roful in a imA declared areas require full i 0,000 - full appraisal required appraisal allowed (Sleet rheig) ired a full appraisal regardless Required on all a - AVM w/2 - 90 Score & F.50 - boints and fees not to exceed th + higher Priced Mortgage Loans - DSCR Business i - 1st lien program requirements itle policy covering both liens 1st lien requirements or produc Additional P dent Allens - Select, Standard F ens, 11m   Foreign Nationals   F	praisal allowed uppraisal) (ble) of loan amount praisals, accepta 10, or • Desk Review more restrictive. In or • Desk Review more restrictive. In or • Desk Review more restrictive. I (PMM) allowed restrictive. res	ble second iew, or of state must creempl ed: Not blully indee de: Not S S DSCR	(DSCR, (DSCR, ••••••••••••••••••••••••••••••••••••	, Condos, FE •> \$25 Transferred loans requ on product , or • Exteri &, State and applicable r A Restriction specifically 250,000: 0 •> ct, Standard ct, Standard ct, Standard ct, Alt Doc &	y appraisal iMA declare (0,000 - Full appraisals iired a full i options: ior-only Apj I Federal Hil regulatory r ns & Rules noted as re & E Proper \$250,000: d Full Doc, J E DSCR only	or full appeed areas ref ed areas ref a appraisal allowed (S <b>appraisal r</b> praisal, or gh-Cost loa required in g rty Report t Full Title P Alt Doc & E	aisal allow. quire full ap required elect ineligi egardless o • Full Appra ms not allor ts ; uidelines (c or Full Title olicy USCR progra	d praisal) ile) f loan amo sal ved .g. FTHB, i Policy m guidelin	etc.) nes	ARMs (Select only)     Balloon notes of real     Construction loans     Construction loans     Z-4 Units properties     Agricultural zoned p     Bed and Breakfast     Condo hotels and co     Co-Ops     Doweling w/more th     Fractional ownership     Hawaii properties in v2 2	(Select only) operties ed-use ed-use lomes in 4 units b lava ersions	Land Trusts     Loans in forf     Property 1     Log homes     Manufactur     mobile hom     Non-warran     condos (Sele     Projects tha     unit rentals     weekly or m     Properties 2     individuals     (Single Rooi     Occupancy	ed or es table table tt only) taffring oom leases n (SRO), tc.) ot	(RTL) • Reverse mortgages • Properties not suitable for year-round occupancy • Properties w/PACE obligations • Properties w/privae transfer fees • Suita Properties • Solar Panels that affect first lien position • Suit homes • Unique properties • Unique properties • Vacant Land or land development properties
Secondary V Complia Qualifying Payme Reserv Title Underwr	raluation ance ent - Sr Liens ves tring	When PIW used and S 2     w/acceptable findings,     (DSCR, Condos, FE	250,000: AVM w/2 90 Score & extentor-only appraisal or full appraisal (A),000 - Full appraisal required appraisal allowed (Steet rhelp) inter a full appraisal required appraisal allowed (Steet rhelp) (A) appraisal required on all a (A) appraisal required on all (A) appraisal (A) appraisal (A) appraisal (A) appraisal (A) appraisal (A) appraisal (A) appraisal (A) appraisa	praisal allowed (sppraisal) (ble) of folen amount praisals, accepta amore restrictive. amore restrictive. am	bible secci iew, or - of state must ci exempti ed: Not- ully inde payment S S DSCR rers - Sta e at app	(DSCR, (DSCR) ••••••••••••••••••••••••••••••••••••	Condos, FE > \$25 Transferred Loans required on product , or • Exter %, State and applicable r 4 Restriction oter rate ter IO specifically 2250,000:0 >> ct, Standard ct, Standard c, Alt Doc & xxeeptions a	y appraisal SMA declare: (A) (0,00 - Full appraisals <b>iried a full</b> options: ior-only Apj regulatory r ns & Rules noted as re & E Proper \$250,000: d Full Doc, <i>I</i> DSCR only llowed for o	or full appresent ed areas references refere	aisal allow. quire full aprequired leact ineligi egardless of Full Appra ins not allow its uuidelines (e or Full Title olicy SSCR progra	d dpraisal) le) loan ame sal sal red .g. FTHB, i voice ved	etc.) nes	ARMs (Select only)     Balloon notes or feat     Construction loans     Construction loans     Construction loans     Construction loans     Condo horekant     Condo horekant	(Select only) operties ed-use ed-use lomes in 4 units b lava ersions	Land Trusts     Loans in forf     Property 1     Log homes     Manufactur     mobile hom     Non-warran     condos (Sele     Projects sha     unit rentals     weekly orm     Properties >     individuals is     idnividuals is     idnividuals is     idnividuals     idniperties     Properties     Proper	ed or es table table tt only) taffring oom leases n (SRO), tc.) ot	(RTL) • Reverse mortgages • Properties not suitable for year-round occupancy • Properties w/PACE obligations • Properties w/privae transfer fees • Suita Properties • Solar Panels that affect first lien position • Suit homes • Unique properties • Unique properties • Vacant Land or land development properties
Secondary V Complia Qualifying Payme Reserv Title Underwr	Yaluation ent - Sr Liens yes e tring	When PIW used and S 2     w/acceptable findings,     (IOSR, Condox, FE         - > 525         - > Transferred     NOTE: HPML loans requ         - > S 2.5 CU, or         - > Allowable p         - > Allowable p         - > Allowable p         - > > Pollow 1         Follow 1         Follow 2         Scheft Full Doc. All bordwards         Ron-Permanent Resident Alle         Seated Full Doc. All bordwards         Full Full Full Full Full Full F	220,000: AVM w/2 90 Score & exterior-only appraisal or full ap MA declared areas requiref uli 3,000 - Full appraisal required appraisal allowed (Sleet in tellip ired a full appraisal regardless Required on all a - AVM w/2 - 90 Score & FSD ≤ olonts and fees not to exceed th - Higher Priced Mortgage Loans - DSCR Business I - 1st lien program requirements title policy covering both liens - 1st lien requirements or produc Additional P dent Allens - Select, Standard F ens I HTN   Foreign Nationals   Fis on 1 st lien note must be on ne on 1 st lien note must be on ne of DSCR - Atleast one borrower or	praisal allowed (sppraisal) (ble) of folen amount praisals, accepta amore restrictive. amore restrictive. am	bible secci iew, or - of state must ci exempti ed: Not- ully inde payment S S DSCR rers - Sta e at app	(DSCR, (DSCR) ••••••••••••••••••••••••••••••••••••	Condos, FE > \$25 Transferred Loans required on product , or • Exter %, State and applicable r 4 Restriction oter rate ter IO specifically 2250,000:0 >> ct, Standard ct, Standard c, Alt Doc & xxeeptions a	y appraisal SMA declare: (A) (0,00 - Full appraisals <b>iried a full</b> options: ior-only Apj regulatory r ns & Rules noted as re & E Proper \$250,000: d Full Doc, <i>I</i> DSCR only llowed for o	or full appresent ed areas references refere	aisal allow. quire full aprequired leact ineligi egardless of Full Appra ins not allow its uuidelines (e or Full Title olicy SSCR progra	d dpraisal) le) loan ame sal sal red .g. FTHB, i voice ved	etc.) nes	ARMs (Select only)     Balloon notes or feat     Construction loans     Construction loans     Construction loans     Construction loans     Condo horekant     Condo horekant	(Select only) operties ed-use ed-use lomes in 4 units b lava ersions	Land Trusts     Loans in forf     Property 1     Log homes     Manufactur     mobile hom     Non-warran     condos (Sele     Projects sha     unit rentals     weekly orm     Properties >     individuals is     idnividuals is     idnividuals is     idnividuals     idniperties     Properties     Proper	ed or es table tt offer tably, onthly 25 acres ffering oom leases n (SRO), tc.) ot	(RTL) • Reverse mortgages • Properties not suitable for year-round occupancy • Properties w/PACE obligations • Properties w/privae transfer fees • Suita Properties • Solar Panels that affect first lien position • Suit homes • Unique properties • Unique properties • Vacant Land or land development properties
Secondary V Complia Qualifying Payme Reserv Title Underwr igible Borrowers	Yaluation ance ent - Sr Liens ves e riting	When PIW used and S 2     w/acceptable findings,     (IOSR, Condos, FE         - > 525         - Transferred NOTE: HPML loans requ         - < 2.5 CU, or         - Allowable         - Allowable         Follow 2         Follow 2         Follow 1         - More restrictive of US Citizens   Permanent Resident Alie Standard Full Dor; Alt Dor & 6 L         Start Daroses sequidades Standard Full Dor; Alt Do & 6 L         must be on title at application	220,000: AVM w/2 90 Score & exterior-only appraisal or full ap MA declared areas requiref uli 3,000 - Full appraisal required appraisal allowed (Sleet in tellip ired a full appraisal regardless Required on all a - AVM w/2 - 90 Score & FSD ≤ olonts and fees not to exceed th - Higher Priced Mortgage Loans - DSCR Business I - 1st lien program requirements title policy covering both liens - 1st lien requirements or produc Additional P dent Allens - Select, Standard F ens I HTN   Foreign Nationals   Fis on 1 st lien note must be on ne on 1 st lien note must be on ne of DSCR - Atleast one borrower or	praisal allowed (sppraisal) (ble) of <b>of loan amount</b> praisals, accepta 20, or - Desk Revi 20, or - Desk Rev	bible secci iew, or - of state must ci exempti ed: Not- ully inde payment S S DSCR rers - Sta e at app	(DSCR, (DSCR) ••••••••••••••••••••••••••••••••••••	Condos, FE > \$25 Transferred Loans required on product , or • Exter %, State and applicable r 4 Restriction oter rate ter IO specifically 2250,000:0 >> ct, Standard ct, Standard c, Alt Doc & xxeeptions a	y appraisal SMA declare: (A) (0,00 - Full appraisals <b>iried a full</b> options: ior-only Apj regulatory r ns & Rules noted as re & E Proper \$250,000: d Full Doc, <i>I</i> DSCR only llowed for o	or full appresent ed areas references refere	aisal allow. quire full aprequired leact ineligi egardless of Full Appra ins not allow its uuidelines (e or Full Title olicy SSCR progra	d dpraisal) le) loan ame sal sal red .g. FTHB, i voice ved	etc.) nes	ARMs (Select only)     Balloon notes or feat     Construction loans     Construction loans     Construction loans     Construction loans     Condo horekant     Condo horekant	(Select only) operties ed-use ed-use lomes in 4 units b lava ersions	Land Trusts     Loans in forf     Property 1     Log homes     Manufactur     mobile hom     Non-warran     condos (Sele     Projects tha     unit rentails     weekly or m     Properties o     Properties o     (Single Roo     Occupancy     PadSplits, e     Properties n     accessible by	ed or es and or es table toffer daily, onthly 25 acres frering room leases n (SRO), tc.) ot roads	(RTL) • Reverse mortgages • Properties not suitable for year-round accupancy • Properties w/PACE obligations • Properties w/PACE obligations • Properties w/private transfer feas • Properties w/poing violatons • Suital properties • Solar Panels that affect first lien position • Stilt homes • Unique properties • Vacant land or land development properties • Working farms & ranches
Secondary V Complia Qualifying Payme Reserv Title Underwr gible Borrowers eographic Restrictio	raluation ance ent - Sr Liens estimates and the second sec	When PIW used and S 2     w/acceptable findings,      (DSCR, Condos, FE	220,000: AVM w/2 90 Score & exterior-only appraisal or full ap MA declared areas requiref uli 4,000 - full appraisal required appraisal allowed (Select inlej) ired a full appraisal regardless Required on all a (• AVM w/2 - 90 Score & FSD ≤ boints and fees not to exceed th • Higher Priced Mortgage Loans • DSCR Business I stillen program requirements title policy covering both liens 1st lien requirements or produc stillen policy covering both liens 1st lien requirements or produc Additional P dent Alensi Foreign Nationals [Fi so TI St lien note must be on ne ed] DSCR - Atleast one borrower on . (Purchase secluded)	praisal allowed (sppraisal) (jale) of of an amount praisals, accepta 10, or - Desk Revi er more restrictive. (HPML) allowed urupose Loans are - Fixe (HPML) allowed - Fixe Mts: Greater of fi (VC: Fully amort p (VC: Fully amort p t guidelines <b>roduct Detail</b> (all Doc, Alt Dock stst time Homebuy w loan and on title 1st lien note mus	Ible secciew, or of state must co exemption ed: Noto ully inde source S DSCR rers - State e at app t be on	(DSCR (DSCR) • Teild Review • Field Review • Field Review • Field Review • atter on to on ATR/QN • atter on	Condos, FEF > \$25 Transferred loans required on product - , or • Exteri- %, State and applicable - A Restriction the rate ter IO specifically i250,000: 0 -> ct, Alt Doc & xxceptions a on title at a	ya papraisal MA declarra (2000 - Full appraisals appraisals appraisals options: ior-only App regulatory r rederal Hi rederal Hi rederal Hi rederal A Hi rederal Hi re	or full appraisal al appraisal allowed (5 allowed (5 al	aisal allowing quire full ap elect ineligi + Full Appra ts son allon or Full The SCR program iligible)	d praisal) ile) sal sal red ered n guidelin proce and I	etc.) nes	ARMs (Select only)     Balloon notes or feat     Construction loans     Construction loans     Construction loans     Construction loans     Condo horekant     Condo horekant	(Select only) operties ed-use ndotels lomes an 4 units blava ersions	Land Trusts     Loans in forf     Property 1     Log homes     Manufactur     mobile hom     Non-warran     condos (Sele     Projects tha     unit rentails     weekly or m     Properties o     Properties o     (Single Roo     Occupancy     PadSplits, e     Properties n     accessible by	ad or ss ss table ct only) to offer fabily, oomtlay 25 acress ffering oom leases n roads sperienced	(RTL) • Reverse mortgages • Properties not suitable for year-round occupancy • Properties w/PACE obligations • Properties w/PACE obligations • Properties w/private transfer fees • Sular properties • Solar Paneis that affect first liein position • Stilt homes • Unique properties • Vacant Land or land development properties • Working farms & ranches
Secondary V Complia Qualifying Payme Reserv Title Underwr gible Borrowers gible Borrowers	raluation ance ent - Sr Liens ves e rriting ns uprements	When PIW used and S 2     w/acceptable findings,      (DSCR, Condos, FE	250,000: ÄVM w/2 90 Score & extentor-only appraisal or full appraisal (A),000 - Full appraisal required appraisal allowed (Slect rhelip irred a full appraisal required appraisal allowed (Slect rhelip - Required on all a - Required on all a - Required on all a - Required on all a - NOT w/2 .90 Score & F.50 - - Store & F.50 - Store & F.50 	praisal allowed pippraisal) (ble) of <b>of an amount</b> praisals, accepta a more restrictive. e more restrictive. a more restrictive. Fixed with a more restrictive. Fixed term of the more restrictive. a station et more statistical to the more restrictive. Second and not titte 1st lien note muss (s, VT, WV in sq. ft  10 access ri-	ble secciew, or of state must creempl d: Notic value of the second of the second payment s DSCR ters - Stic a at app	(DSCR (DSCR) • Teld Review • Field Review • Field Review • Field Review • Field Review • Field Review • Field Review • e rate • Comply with all • Form ATR/QN • e rate • Comply with all • Form ATR/QN • Comply • Comply •	condos, FF >> 252 Transferred loans requ on product . , or • Exter %, State and applicable r A Restriction oter rate ter 10 \$\$pecifically i250,000: 0 \$\$c, Standard \$\$c, Sta	y appraisal MA declarmed and appraisals appraisals ricer a full and ricer	or full appraisal al appraisal allowed (5 allowed (5 al	sistal allowa quire full aguire full aguire full aguire full aguire full elect ineligit elect ineligit mis not allour is so allour aguire full por Full Appra sista aguire full por Full Title olicy SCR progra- ligible ligible Dick & DSC	d praisal) ile) sal sal red ered n guidelin proce and I	etc.) nes	ARMs (Select only)     Balloon notes of real     Construction loans     Construction loans     Construction loans     Agricultural zoned p     Bed and Breakfast     Conde hotels and co     Co-Ops     Domercial and mix     Condo hotels and co     Co-Ops     Domeling w/more th     ractional ownership     Hawaii properties in     romes 1 or 2     Kotel or metel comel     Leasehold properties	(Select only) operties ed-use ndotels lomes an 4 units b lava ersions ;	Land Trusts     Loans in forf     Property 1     Log homes     Manufactur     mobile hom     Non-warran     condos (Sele     Projectts sh     Properties o     Properties o     Properties o     Cocupancy     PadgelR Roo     Occupancy     PadgelIst,     Saccessible by     rienced/Inee	ad or es es table ct only) t offer daliy, onthiy toffer daliy, com leases n (SRO), tc.) ot roads	(RTL) • Reverse mortgages • Properties not suitable for year-round occupancy • Properties w/PACE obligations • Properties w/PACE obligations • Properties w/PACE obligations • Properties w/PACE obligations • Rural properties • Sural properties • Sural Properties • Sural frames • Unique properties • Vacant land or land development properties • Working farms & ranches • Working farms & ranches
Secondary V Complia Qualifying Payme Reserv Title Underwr igible Borrowers eographic Restrictio eneral Property Req censing	raluation	When PIW used and S 2     w/acceptable findings,     (IOSR, Condox, FE         - > 525         - Transferred     NOTE: HPML loans requ         - < > 525         - Transferred     NOTE: HPML loans requ         - < > 2525         - Transferred         NOTE: HPML loans requ         - < > 2525         - Transferred         Second S = Seco	220,000: ÅVM w/2 90 Score & exterior-only appraisal or full ap MA declared areas requiref uli appraisal alrouwd (Sleet in heij ired a full appraisal required appraisal allowd (Sleet in heij out a full appraisal regardless Required on all a - AVM w/2 - 90 Score & FSD < boints and fees not to exceed th - Higher Priced Mortgage Loans - DSCR Business I - 1st lien program requirements title policy covering both liens - 1st lien requirements or produc Additional P dent Allens - Select, Standard P tes in Higher Function and Firs on 1st lien note must be on ne ed) DSCR - Atleast one borrower or n. (Purchases excluded) tes ineligible: MI, NJ, NY, TN, T 500 min sqt   2-4 Unit: 400 m only be originated by a Broker a tis: <u>Refer to Business P</u> 1	praisal allowed (sppraisal) (speraisal) (speraisal), accepta (speraisal), accepta (speraisal), accepta (HPML) allowed, (HPML)	s ble secu iew, or of state must c exempl del: Not exempl del: Not del: Not	(DSCR) (DSCR) • Total Control (Control (Contro) (Control (Contro) (Contro) (Contro))	Condots, FE -> 525 Transferred Ioans reque on product (s, Sate and applicable nd Restriction other ate applicable nd Restriction other ate specifically 255,000: 0 -> -> c, Alt Doc & c, exceptions a acres max	y appraisal MA declarmed and appraisals appraisals ricer a full and ricer	or full appraisal al appraisal allowed (5 allowed (5 al	sistal allowa quire full aguire full aguir	d praisal) ile) sal sal red ered n guidelin proce and I	etc.) nes	ARMs (Select only)     Balloon notes or feat     Construction loans     Construction loans     Construction loans     Construction loans     Condo horekant     Condo horekant	(Select only) operties ed-use and units blomes an 4 units clava ersions s <b>DSCR - Expe</b>	Land Trusts     Loans in forf     Property 1     Log homes     Manufactur     mohaile hom     Non-warran     Non-warran     Non-warran     rondos (Sele     Projects tha     unit rentals     weekly orn     Properties >     riondviduals     (Single Roo     Occupancy     Properties >     Prop	earance ad or as table ct only) to offer daily, onthly 25 acres ffering room leases n (sRO), tc.) ot roads •Inexper history of income-j	(RTL) • Reverse mortgages • Properties not suitable for year-round occupancy • Properties w/PACE obligations • Properties w/Paning violations • Properties w/Paning violations • Rural properties • Solar Panels that affect first lien position • Suit homes • Unique properties • Vacant land or land development properties • Working farms & ranches • Working farms & ranches
Secondary V Complia Qualifying Payme Reserv Title	raluation	When PIW used and S 2     w/acceptable findings,     (IOSR, Condox, FE         - > 525         - Transferred     NOTE: HPML loans requ         - < > 525         - Transferred     NOTE: HPML loans requ         - < > 2525         - Transferred         NOTE: HPML loans requ         - < > 2525         - Transferred         Second S = Seco	220,000: AVM w/2 90 Score & exterior-only appraisal or full ap MA declared areas requiref ful 3,000 - Full appraisal required appraisal allowed (Select Indie) irred a full appraisal required a full appraisal required on all a - AVM w/2 - 90 Score & F.5D - ooints and fees not to exceed th - Higher Priced Mortgage Loans - DSCR Business I - 1st lien program requirements the policy covering both liens 1st lien requirements or product Additional st lien requirements or product Additional P ent Altens - Select, Standard F es on 1st lien note must be on ne ed) CSC + Atleast one borrower or n. (Purchases excluded) 500 min sq ft [ 2-4 Unit: 400 m oonly be originated by a Broker a	praisal allowed (sppraisal) (speraisal) (speraisal), accepta (speraisal), accepta (speraisal), accepta (HPML) allowed, (HPML)	s ble secu iew, or of state must c exempl del: Not exempl del: Not del: Not	(DSCR) (DSCR) • Total Control (Control (Contro) (Control (Contro) (Contro) (Contro))	Condots, FE -> 525 Transferred Ioans reque on product (s, Sate and applicable nd Restriction other ate applicable nd Restriction other ate specifically 255,000: 0 -> -> c, Alt Doc & c, exceptions a acres max	y appraisal MA declarmed and appraisals appraisals ricer a full and ricer	or full appraisal al appraisal allowed (5 allowed (5 al	sistal allowa quire full aguire full aguir	d praisal) ile) sal sal red , g. FTHB, () an guidelin n guidelin orce and I	etc.) nes	ARMs (Select only)     Ballidon notes of feal     Construction loans     Construction loans     Construction loans     Agricultural zoned p     Bed and Breakfast     Boarding houses     Commercial and mix     Condo houtes and co     Co-Ops     Domeling w/more th     Practional properties in     zones J or 2     Hotel or motel convel     Hawail properties     Leasehold properties	(Select only) operties ed-use ndotels lomes an 4 units b lava ersions ; DSCR - Expel cr. Borrower(s) with OO incom-produc	Land Trusts     Loans in forf     Property 1     Log homes     Manufactur     mobile hom     Non-warra     condos (Sele     Projects tha     unit rentals     weekly orm     Properties o     Properties o     Cocupancy     Padgelle Roo     Occupancy     Padgelle Roo     Occupancy     Properties o     rioncced/inee     history of     ing	earance ivpes ed or es table tct only) tc offer faily, onthly 25 acres ffering oom leases n (SRO), tc.) ot roads specienced •Inexpen history of	(RTL) • Reverse mortgages • Properties not suitable for year-round occupancy • Properties w/PACE obligations • Properties w/Pace obligations • Properties w/Pace obligations • Properties w/Pace obligations • Solar Panels that affect first lien position • Suit homes • Unique properties • Vacant Land or land development properties • Working farms & ranches • Working farms & ranches
Secondary V Complia Qualifying Payme Reserv Title Underwr igible Borrowers eographic Restrictio eneral Property Req censing	raluation	When PIW used and S 2     w/acceptable findings,     (IOSR, Condox, FE         - > 525         - Transferred     NOTE: HPML loans requ         - < > 525         - Transferred     NOTE: HPML loans requ         - < > 2525         - Transferred         NOTE: HPML loans requ         - < > 2525         - Transferred         Second S = Seco	220,000: ÅVM w/2 = 09 Score & exterior-only appraisal or full ap MA declared areas requiref uli 3,000 - Full appraisal required appraisal allowed (Select ineligi ired a full appraisal required appraisal allowed (Select ineligi - A Store & FSD ≤ olonits and fees not to exceed th + Higher Priced Mortgage Loans - DSCR Business I - 1st lien program requirements the policy covering both liens - 1st lien requirements or product Additional P dent Allens - Select, Standard F ens   HTN   Foreign Nationals   Fi so 1 st lien note must be on ne ed) DSCR - Atleast one borrower or n. (Purchases excluded) tes ineligible: MI, NJ, NY, TN, TJ SOn mis qf   2-4 Unit: 400 m only be originated by a Broker a tis: <u>Refer to Business Pt</u> to exceed 200% of current hous	praisal allowed (sppraisal) (speraisal) (speraisal), accepta (speraisal), accepta (speraisal), accepta (HPML) allowed, (HPML)	s ble secu iew, or of state must c exempl del: Not exempl del: Not del: Not	(DSCR) (DSCR) • Total Control (Control (Contro) (Control (Contro) (Contro) (Contro))	Condots, FE -> 525 Transferred Ioans reque on product (s, Sate and applicable nd Restriction other ate applicable nd Restriction other ate specifically 255,000: 0 -> -> c, Alt Doc & c, exceptions a acres max	y appraisal MA declarmed and appraisals appraisals ricer a full and ricer	or full appraisal al appraisal allowed (5 allowed (5 al	sistal allowa quire full aguire full aguir	d praisal) ile) sal sal red , g. FTHB, () an guidelin n guidelin orce and I	etc.) nes	ARMs (Select only)     Balloon notes of real     Construction loans     Construction loans     Construction loans     Agricultural zoned p     Bed and Breakfast     Condent loans     Conde hotels and co     Co-Ops     Deweling w/more th     ractional ownership     Hawaii properties in zone 2     Notel or motel comvel     Kosebast     Leasehold properties     Leasehold properties	(Select only) roperties ed-use ndotels lomes an 4 units bava ersions s <b>DSCR - Expe</b> r: Borrower(s) wit OD income-produc year within the last	Land Trusts     Loans in forf     Property 1     Log homes     Manufactur     mobile hom     Non-warran     condos (Sele     Yrojects tha     unit rentals     weekly orn     Properties 2     individuals i     (Single Roo     Occupancy     Padoptiles     properties 2     rentals     accessible by     rienced/ine     h history of     ing     3 years	exerance  iypes  ad or  ss table table tct only) tc offer daily, onthly 25 acres ffering room leases n roads  cperienced  history o income- the last	(RTL) • Reverse mortgages • Properties not suitable for year-round occupancy • Properties w/PACE obligations • Properties w/Pace obligations • Properties w/Pace obligations • Properties w/Pace obligations • Solar Panels that affect first lien position • Suit homes • Unique properties • Vacant Land or land development properties • Working farms & ranches • Working farms & ranches

© 2025 All rights reserved LendingPros is a registered DBA of OCMBC, Inc. NMLS ID #2125. Equal Housing Lender. All rights reserved. Some products may not be available in all states. Programs and rates are subject to change without notice. Turn time estimates are not warranted or guaranteed. Some restrictions may apply. Underwriting terms and conditions apply and not all applicants will gualify. This is not a commitment to lend. For more licensing information, with the Nationwide Multistate Licensing System's Consumer Access website www.misconsumeraccess.org. For our licensing information and lists please vibit: www.combc.com/licensing/.