

Effective Date: 6/25/25 | Revised: 6/25/25

|  |                                    |  | Concur  | ent Close & Sta  | ndalora   | Fligibi      | lity Mat      | riv <sup>4</sup> |            |             |   |   |   |  |  | los   | n Programs   |   |  |
|--|------------------------------------|--|---|--|---|--------------|---------------|------------------|------------|-------------|---|---|---|--|--|---|--|---|--|
|  |                                    |  | Joncurre  | ent Close & Sta  | iilaalone   | ciigibi      | iicy iviat    | IX               |            |             |   |   |   |  |  | Loa   | n r rograms  |   |  |
|  |                                    |  |   | Cash-Out Refi Purchase, Rate/Term & Cash-Out Refi  |   |              |               |                  |            |             |   |   |   | ]  |  |   |  |   |  |
| Loan Amount  | Occupancy                          | Property <sup>2,3</sup>  |   | ect Full Doc <sup>4</sup>  | Core Full Doc   Alt Doc & DSCR                            |              |               |                  |            |             |   |   |   |  | Fixed  | • 10-Year Fixed (120 Months)  |  |   |  |
|  |                                    |  | 720+  | 700+ 680+  | 740+  | 720+         | 700+          | 680+             |            | 740+        | 0+ 720+   | 700+ 6  | 680+  | 660+   | Fully Amortized  | <ul><li>20-Year Fixed (240 Months)</li><li>30-Year Fixed (360 Months)</li></ul>               |  |   |  |
| \$ 350,000<br>\$ 500,000<br>\$ 750,000   | Primary<br>Residence               | SFR/PUD/ 2-4 Unit/Condo  | 80%<br>75%<br>70%   | 80% 75%  | 85%<br>80%  | 85%<br>80%   | 85%<br>80%    | 80%<br>75%       | 75%<br>70% | 85%<br>75%  | 85%<br>70%  | 80%<br>70%  | 75%<br>65%  | 70%<br>60%   |  |   |  |   |  |
| \$ 750,000<br>\$ 350,000<br>\$ 500,000   | Investment                         | SFR/PUD/ 2-4 Unit/Condo  | 70%   |  | 80%<br>75%  | 80%<br>75%   | 80%<br>70%    | 75%<br>65%       | 70%<br>60% | 75%<br>65%  | 75%<br>65%  | 70%<br>60%  | 65%<br>55%  | 60%<br>50%   |  | Program C   | odes & Descript  | tions   |  |
| 250,000  | Second Home                        | SFR/PUD/Condo  |   |  | 80%   | 80%<br>70%   | 80%<br>70%    | 75%<br>65%       | 60%        | 75%         | 75%   | 70%<br>60%  | 65%   | 60%  | Salact Full Do   | e & Core Full Alt Doc   |  | DSCR  |  |
| 5% CLTV reduction for dea<br>75% max CLTV ≤ \$500,000<br>2-4 Unit ineligible on Sele | 00, 65% max CLTV :<br>ect Full Doc |  |   |  |   |              |               |                  |            |             |   |   | Select Full Doc & Core Full, Alt Doc Non-QM/TRID - 30 YF Fixed - Concurrent Non-QM/TRID - 30 YF Fixed - Standalone Non-QM/TRID - 20 YF Fixed - Concurrent Non-QM/Business - 30 YF Fixed - Standalone Non-QM/Business - 20 YF Fixed - Standalone Non-QM/Business - 20 YF Fixed - Standalone Non-QM/Business - 20 YF Fixed - Standalone |  |  |   |  |   |  |
| Details  | ,                                  | t rull boc, concurrent transaction i   |   | ent Close  |   |              |               |                  |            | Standal     | one Close   |   |   |  |  | 10 Yr Fixed – Concurrent<br>10 Yr Fixed – Standalone  |  | M/Business – 10 Yr Fixed – Concurrent<br>M/Business – 10 Yr Fixed – Standalone  |  |
| Max LTV/CLTV,  | V/HCLTV                            |  |   | program or Eligibili   |   |              |               |                  |            |             | gibility Mat                                      |   |   |  | non quy mis  |   |  | ny basiness 10 ii i i i i i i i i i i i i i i i i i   |  |
| Property Ty<br>CLTV Restrict   |                                    |  |   | 6 max CLTV ≤ \$500,<br>n-warrantable) - 759  | 6 max CLTV  | All FL Co    | ndos: Purc    | hase & R/1       |            |             |   |   | CLTV  |  |  |   | luct Features  |   |  |
| Income Types   |                                    | Condo (warrantable & non-warrantable) - 75% max CLTV, All FL Condos: Purchase & R/T Refi - 70% max CLTV, C/O Refi - 65% max CLTV  • Full Doc - Select and Core  • Alt Doc - Bank Statements, P&L w/3 mos Bank Stmt, One Yr Self-Employment, 1099, WVOE only, Asset Utilization  • DSCR  • DSCR   |   |  |   |              |               |                  |            |             |   |   | Fixed term loan     Fully disbursed at closing, no draw feature Closed End Second     Eligible as 2nd lien only   |  |  |   |  |   |  |
| Alt Doc - One Yr SE, WVOE, 1099  |                                    |  |   |  |   | 5% CLTV      | reduction     |                  |            |             |   |   |   |  | (CES)  | Must subordinate to OCMBC 1st mortgage when concurrent close     Qualifying rate is note rate |  |   |  |
| ITIN   |                                    |  |   |  | 75%   | nax CLTV     | (Select ine   | ligible)         |            |             |   |   |   |  | Qualifying payment is fully amortized payment  |   |  |   |  |
| DACA   |                                    |  |   |  |   |              | (Select ine   |                  |            |             |   |   |   |  | Product Restrictions (Not Permitted)   |   |  |   |  |
| Foreign National<br>Eligible 1st liens   |                                    | Refer to Product R   | Restrictions  | 1st Liens - Concur   | 00 min FICO   | ), 70% ma    | x CLTV (Se    |                  |            | Restriction | s 1st Liens                                       | - Standalo  | ne Close  |  |  |   | •  |   |  |
| Minimum Loan   |                                    | nerer to Frouget N   |   |  | , 0.036   | \$75         | 5,000         | crei tu          | Judet      | cion        |   |   | 3E  |  |  |   | Borrowers  |   |  |
|  |                                    | \$2.0MM: > 80% - 85%   | Cor   | 5MM: > 70% - 80<br>mbined loans amou<br>existing subordinate                             | nts over \$2  | 5MM: Pr      | imary Resid   | dences onl       | y, min 700 | D FICO requ | ired  | max limit:  | : ≤ 50% Cl  | .TV  | Blind Trusts     Foreign Nationals (Solution 1 trusts)     Irrevocable Trusts     ITIN (Select only)             | Select only)  | Land Trusts<br>Less than 18 years<br>old<br>Life estates   | <ul> <li>Non-Permanent Resident<br/>Aliens (Select only)</li> <li>Party to a lawsuit</li> <li>With diplomatic immunity</li> </ul> |  |
| Max Combined Liens DTI   |                                    | • ≤ 80%: More restrict   |   |  |   |              |               |                  |            |             | 0% max D1   |   |   |  |  | т   | ransactions  |   |  |
| Full Doc - Se  | elect                              | > 80%: More restric    Wage Earners: P   |   |  |   |              | d: 2 yrs pei  | rsonal and       |            |             | 5% max DT<br>ble) tax reti                        |   | anscripts   |  |  |   |  |   |  |
| Full Doc - C   |                                    | <ul> <li>Wage Earners: Paystub, 2 yrs W-2s, W-2 transcripts</li> <li>Self-Employed: 2 yrs personal and business ( if applicable) tax returns, tax transcripts</li> <li>Wage Earners: Paystub, 1 - 2 yrs W-2s, W-2 transcripts</li> <li>Self-Employed: 1-2 yrs personal and business (if applicable) tax returns, tax transcripts</li> </ul>  |   |  |   |              |               |                  |            |             | Assumable loans     Community Seconds             |   | Escrow holdbacks     High Cost Loans     Troome produced by short term rentals (excludes DSCI   |  |  |   |  |   |  |
| Alt Doc - Bank Sta<br>Alt Doc - P&L + 3 I  |                                    | 12 months personal • 12 months business • Self-Employed only     • P&L + 3 months business statements • Self-Employed only   |   |  |   |              |               |                  |            |             |   | Concurrent close with a lender     Income product   |   |  | ced, • Lien free properties  |   |  |   |  |
| Alt Doc - One Year Se  |                                    | P&L+3 months business statements • Self-Employed only  • 12 months banks statements and prior year W2 • Self-Employed only   |   |  |   |              |               |                  |            |             |   |   | other than OCMBC  |  | or in relation to, Property listed for sale with<br>cannabis, hemp the last 6 months(refis only                  |   |  |   |  |
| Alt Doc - W  | VVOE                               |  |   |  |   |              | Wage Earr     |                  |            |             |   |   |   |  |  |   |  |   |  |
| Alt Doc -10  |                                    | • Amo  | ortized liqui   | id assets for income   |   |              | source of i   |                  | come •     | 100% Utili  | zation (w/c                                       | ut DTI)   |   |  | 1  | 1st Liens   | - Concurrent Clos  | e   |  |
| DSCR   |                                    | More restrictive   | e of 1st lien   | requirement or ≥ 1   |   |              |               |                  |            | • ≥ 1.0     | 00 DSCR   |   |   |  | 1  |   |  |   |  |
| Vacant/Unlease   | ed (DSCR)                          | > 80% CLTV - 1.25 min DSCR   |   |  |   |              |               |                  |            |             |   |   | FIRST lien with lender other than     FHA, VA or USDA     HomePossible  |  |  |   |  |   |  |
| STR (DSCR)   |                                    | • 5% CLTV reduction • Experienced investors only, must also have ≥ 12 mos rental history in last 3 years   |   |  |   |              |               |                  |            |             | OCMBC  • Agency and Non-Agency                    | OCMBC mortgages • HomeReady with Re • Agency and Non-Agency fixed • High-LTV Refinance Mortgage Insurance   |   |  |  |   |  |   |  |
| Credit Event (BK,  | ,SS,FC,DIL)                        | 48 months (Core Full Doc, Alt Doc & DSCR only (Select ineligible)     84 months - Select Full Doc   48 months - Core Full Doc, Alt Doc & DSCR      Multiple credit events not allowed  |   |  |   |              |               |                  |            |             |   | rate and ARMs with initial • HomeOne • HomeStyle fixed term < 5 years • HomePath  |   |  |  |   |  |   |  |
| Housing His  | istory                             | Multiple credit events not allowed  0 X 30 X 12 (Core Full Doc, Alt Doc & DSCR only (Select ineligible)  0 X 30 X 12 - Core Full Doc, Alt Doc & DSCR only (Select ineligible)  0 X 30 X 12 - Core Full Doc, Alt Doc & DSCR only (Select ineligible)  |   |  |   |              |               |                  |            |             |   | 1   |   |  |  |   |  |   |  |
| Cash-Out & Sea   | easoning                           |  |   | not exceed second<br>ore than 1 cash-out   |   |              |               |                  |            |             |   |   |   |  | 1st Liens - Standalone Close   |   |  |   |  |
| First Lien Seas  | asoning                            |  |   | not required   |   |              |               |                  |            |             | d on existin                                      |   |   |  |  |   |  |   |  |
| Recently Listed P  | Properties                         |  |   | Pro  | perties liste   | d for sale : | ≤ 6 mos ine   | ligible (ref     | is only)   |             |   |   |   |  | All Affordable Purch   |   | ss collateralized  | <ul> <li>Negative amortization</li> <li>Private Mortgages</li> </ul>  |  |
| Appraisal  |                                    | 1st lien appraisal used     When PIW used and \$ \$250,000. AVM w/z -90 Score & FSD \$ .10 & PCR w/acceptable findings, exterior-only appraisal or full appraisal allowed (DSCR, Condos, FEMA declared areas require full appraisal)     \$-\$250,000. FEMA potals required     Transferred appraisals allowed (Select ineligible)  NOTE: HPML loans required a full appraisal regardless of loan amount   |   |  |   |              |               |                  |            |             |   |   |   |  | programs (HomeSty<br>Now, HomeReady, e<br>• ARMs (Select only)<br>• Balloon notes or fea<br>• Construction loans | le, FHA, Refi loai<br>ttc.) ere   | ns me equity line of dit (HELOC) d Trusts ns in forbearance  | Renovation loans     Resident Transition Loans (RTL)     Reverse mortgages  |  |
| Secondary Val  | aluation                           | • ≤ 2.5 CU. or   | • AVM w/  |  |   |              |               |                  |            |             | praisal, or                                       | Full Appra  | aisal   |  |  | Pro   | operty Types   |   |  |
| Complian   | nce                                | Allowable p  | <ul> <li>\$ 2.5 CU, or • AVM w/ ≥ .90 Score &amp; FSD ≤ .10, or • Desk Review, or • Field Review, or • Exterior-only Appraisal, or • Full Appraisal</li> <li>• Allowable points and fees not to exceed the more restrictive of state law or 5.000%, State and Federal High-Cost loans not allowed</li> <li>• Higher Priced Mortgage Loans (HPML) allowed, must comply with all applicable regulatory requirements</li> <li>• DSCR Business Purpose Loans are exempt from ATR/QM Restrictions &amp; Rules</li> </ul> |  |   |              |               |                  |            |             |   |   | <ul> <li>Agricultural zoned p</li> </ul>  | 2-4 Units properties (Select only)     Agricultural zoned properties     + Houseboats     acce |  |   |  |   |  |
| Qualifying Paymen  | nt - Sr Liens                      |  | Fixed: Note rate     ARMs: Greater of fully indexed rate or Note rate     I/O: Fully amort payment over term after IO   |  |   |              |               |                  |            |             |   |   |   |  | Barndominiums     Bed and Breakfast     Boarding houses     Churches   | • Log<br>• Ma   | Leasehold properties     Log homes     Manufactured or     mobile homes     Properties not suitable for year-round occupancy     Properties w/PACE obligations     Properties w/private transfer |   |  |
| Reserves   | es                                 | Follow 1   | 1st lien pro  | gram requirements  |   | ort pd)      |               |                  |            | noted as n  | equired in g                                      | uidelines (   | e.g. FTHR   | etc.)  | Commercial and mix   | red-use • Nor   | n-warrantable  | fees  |  |
| Title  |                                    |  |   | overing both liens   |   |              |               |                  | 50,000: O  | & E Prope   | rty Report  | or Full Title   |   |  | Condo hotels and co     Container homes     Co-Ops   | • Pro<br>unit   | dos (Select only)<br>jects that offer<br>rentals daily,  | that offer • Rural properties als daily, • Solar Panels that affect first   |  |
| Underwriti   | ting                               | More restrictive of 1st lien requirements or product guidelines     Follow Select, Core Full Doc, Alt Doc & DSCR program guidelines  |   |  |   |              |               |                  |            |             | <ul> <li>Deed Restricted pro<br/>only)</li> </ul> | • Pro   | ekly or monthly<br>perties >25 acres  | perties >25 acres • Stilt homes  |  |   |  |   |  |
|  |                                    | HS Citizens   Downson  | dont All -  | Additional   |   |              |               |                  |            |             |   |   |   |  | <ul> <li>Domes or geodesic</li> <li>Dwelling w/more th</li> </ul>  | an 4 units ind  | perties offering<br>ividuals room leases   | <ul> <li>Unique properties</li> <li>Vacant land or land</li> </ul>  |  |
|  |                                    | US Citizens   Permanent Resident Aliens - Select, Core Full Doc, Alt Doc & DSCR Non-Permanent Resident Aliens   ITIN   Foreign Nationals   First time Homebuyers - Core Full Doc, Alt Doc & DSCR only (Select ineligible) Select Full Doc. All borrowers on 1st lien note must be on new loan and on title at application with exceptions allowed for death of borrower, divorce and legal separation (Purchases excluded) Core Full Doc, Alt Doc & DSCR - Atleast one borrower on 1st lien note must be on new loan and on title at application. Any additional borrowers on new loan must be on title at application. (Purchases excluded) |   |  |   |              |               |                  |            |             |   | Fractional ownership (Single Room development properties     Hawaii properties in lava Occupancy (SRO), *Working farms & ranches zones: 1 or 2 PadSplits, etc.)  Hotel or motel conversions |   |  |  |   |  |   |  |
| ligible Borrowers  |                                    | Core Full Doc, Alt Doc & DSCR  |   |  |   |              |               |                  |            |             |   |   |   |  |  |   |  |   |  |
| Seographic Restrictions  | ns                                 | Core Full Doc, Alt Doc & DSCR<br>be on title at application. (Pur<br>US Territories & following stat   | rchases exc<br>ites ineligibl   | luded)<br>le: MI, NJ, NY, TN,  | rx, vt, wv  |              |               |                  |            |             |   |   |   |  |  | DSCR - Experienc  | ed/Inexperience  | d Investor  |  |
| ieographic Restrictions  | ns<br>uirements                    | Core Full Doc, Alt Doc & DSCR<br>be on title at application. (Pur<br>US Territories & following stat<br>SFR: 600 min sq ft   Condo: 5  | rchases exc<br>ites ineligibl<br>500 min sq   | cluded)<br>le: MI, NJ, NY, TN,<br>ft   2-4 Unit: 400 r                                   | TX, VT, WV<br>nin sq ft  10                               |              |               |                  |            |             |   |   |   |  |  | DSCR - Experienc  |  |   |  |
| Geographic Restrictions<br>General Property Requi                                    | ns<br>uirements                    | Core Full Doc, Alt Doc & DSCR<br>be on title at application. (Pur<br>US Territories & following stat<br>SFR: 600 min sq ft   Condo: 5<br>Full Doc/Alt Doc Ioans: May of  | rchases exc<br>ites ineligibl<br>500 min sq<br>only be orig   | cluded)<br>le: MI, NJ, NY, TN,<br>ft   2-4 Unit: 400 r<br>ginated by a Broker            | TX, VT, WV<br>nin sq ft  10<br>and/or Loar                | Officer th   | nat is licens | ed in the s      |            |             |   |   |   |  |  | or: Borrower(s) with histo  | •Inexpe  | erienced Investor: Borrowers without of owning & managing NOO occupied  |  |
| Eligible Borrowers  Geographic Restrictions General Property Requi                   | ns<br>uirements                    | Core Full Doc, Alt Doc & DSCR<br>be on title at application. (Pur<br>US Territories & following stat<br>SFR: 600 min sq ft   Condo: 5  | rchases exc<br>ites ineligibl<br>500 min sq<br>only be orig   | cluded) le: MI, NJ, NY, TN, ft   2-4 Unit: 400 r ginated by a Broker Refer to Business F | TX, VT, WV<br>nin sq ft  10<br>and/or Loar<br>urpose Brol | Officer th   | nat is licens | ed in the s      |            |             |   |   |   |  | owning & managing N  | or: Borrower(s) with histo  | •Inexpe<br>history<br>income   | erienced Investor: Borrowers without<br>of owning & managing NOO occupied<br>⊢producing investment RE for ≥ 1 yr w/               |  |
| Geographic Restrictions<br>General Property Requi                                    | ns<br>uirements                    | Core Full Doc, Alt Doc & DSCR<br>be on title at application. (Pur<br>US Territories & following stat<br>SFR: 600 min sq ft   Condo: 5<br>Full Doc/Alt Doc loans: May of<br>DSCR (Business Purpose) loan  | rchases excites ineligible 500 min squally be origons:  | cluded) le: MI, NJ, NY, TN, ft   2-4 Unit: 400 r ginated by a Broker Refer to Business P | TX, VT, WV<br>nin sq ft  10<br>and/or Loar<br>urpose Brol | Officer th   | nat is licens | ed in the s      |            |             |   |   |   |  | owning & managing N<br>investment RE for ≥ 1   | or: Borrower(s) with histo  | •Inexpo<br>history<br>income<br>the last   | erienced Investor: Borrowers without<br>of owning & managing NOO occupied<br>⊢producing investment RE for ≥ 1 yr w/i              |  |