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

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

Concurrent Close & Standalone Eligibility Matrix <sup>4</sup>															Loan Programs		
Loan Amount	Occupancy	Property <sup>2,3</sup>	Cash-Out Refi			Purchase, Rate/Term & Cash-Out Refi									Fixed Fully Amortized	• 10-Year Fixed (120 Months) • 20-Year Fixed (240 Months) • 30-Year Fixed (360 Months)	
			Select Full Doc <sup>4</sup>			Core Full Doc					Alt Doc & DSCR						
			FICO to Max CLTV <sup>1</sup>			FICO to Max CLTV <sup>1</sup>					FICO to Max CLTV <sup>1</sup>						
			720+	700+	680+	740+	720+	700+	680+	660+	740+	720+	700+	680+			660+
\$ 350,000	Primary Residence	SFR/PUD/ 2-4 Unit/Condo	80%	80%	75%	85%	85%	85%	80%	75%	85%	85%	80%	75%	70%		
\$ 500,000			75%			80%	80%	80%	75%	70%	75%	70%	70%	65%	60%		
\$ 750,000			70%														
\$ 350,000	Investment	SFR/PUD/ 2-4 Unit/Condo				80%	80%	80%	75%	70%	75%	75%	70%	65%	60%		
\$ 500,000						75%	75%	70%	65%	60%	65%	65%	60%	55%	50%		
\$ 750,000																	
\$ 350,000	Second Home	SFR/PUD/Condo				80%	80%	80%	75%	60%	75%	75%	70%	65%	60%		
\$ 500,000						70%	70%	70%	65%	60%	65%	65%	60%	55%	50%		
\$ 750,000																	
<sup>1</sup> 3% CLTV reduction for declining market <sup>2</sup> 75% max CLTV ≤ \$500,000, 65% max CLTV > \$500,000 on 2-4 Unit <sup>3</sup> 2-4 Unit ineligible on Select Full Doc <sup>4</sup> Standalone close transactions only on Select Full Doc, concurrent transaction ineligible															Program Codes & Descriptions		
Select Full Doc & Core Full, Alt Doc Non-QM/TRID – 30 Yr Fixed – Concurrent Non-QM/TRID – 30 Yr Fixed – Standalone Non-QM/TRID – 20 Yr Fixed – Concurrent Non-QM/TRID – 20 Yr Fixed – Standalone Non-QM/TRID – 10 Yr Fixed – Concurrent Non-QM/TRID – 10 Yr Fixed – Standalone										DSCR Non-QM/Business – 30 Yr Fixed – Concurrent Non-QM/Business – 30 Yr Fixed – Standalone Non-QM/Business – 20 Yr Fixed – Concurrent Non-QM/Business – 20 Yr Fixed – Standalone Non-QM/Business – 10 Yr Fixed – Concurrent Non-QM/Business – 10 Yr Fixed – Standalone							
Product Features																	
Closed End Second (CES)			• Fixed term loan • Fully disbursed at closing, no draw feature • Eligible as 2nd lien only • Must subordinate to OCMB 1st mortgage when concurrent close • Qualifying rate is note rate • Qualifying payment is fully amortized payment														
Product Restrictions (Not Permitted)																	
Borrowers																	
• Blind Trusts • Foreign Nationals (Select only) • Irrevocable Trusts • ITIN (Select only)			• Land Trusts • Less than 18 years old • Life estates			• Non-Permanent Resident Aliens (Select only) • Party to a lawsuit • With diplomatic immunity											
Transactions																	
• Assumable loans • Community Seconds • Concurrent close with a lender other than OCMB			• Escrow holdbacks • High Cost Loans • Income produced, or in relation to, cannabis, hemp			• Income produced by short term rentals (excludes DSCR) • Lien free properties • Property listed for sale within the last 6 months(refs only)											
1st Liens - Concurrent Close																	
• First lien with lender other than OCMB • Agency and Non-Agency fixed rate and ARMs with initial fixed term < 5 years			• FHA, VA or USDA mortgages • High-LTV Refinance • HomeOne • HomePath			• HomePossible • HomeReady with Reduced Mortgage Insurance Option • HomeStyle											
1st Liens - Standalone Close																	
• All Affordable Purch, Refi & DPA programs (HomeStyle, FHA, Refi Now, HomeReady, etc.) • ARMs (Select only) • Balloon notes or features • Construction loans			• Cross collateralized loans • Home equity line of credit (HELOC) • Land Trusts • Loans in forbearance			• Negative amortization • Private Mortgages • Renovation loans • Resident Transition Loans (RTL) • Reverse mortgages											
Property Types																	
• 2-4 Units properties (Select only) • Agricultural zoned properties • Barndominiums • Bed and Breakfast • Boarding houses • Churches • Commercial and mixed-use • Condo hotels and condotels • Container homes • Co-Ops • Deed Restricted properties (DSCR only) • Domes or geodesic domes • Dwelling w/more than 4 units • Fractional ownership • Hawaii properties in lava zones 1 or 2 • Hotel or motel conversions			• Houseboats • Leasehold properties • Log homes • Manufactured or mobile homes • Non-warrantable condos (Select only) • Projects that offer unit rentals daily, weekly or monthly • Properties >25 acres • Properties offering individuals room leases (Single Room Occupancy (SRO), PadSplits, etc.)			• Properties not accessible by roads • Properties not suitable for year-round occupancy • Properties w/PACE obligations • Properties w/private transfer fees • Properties w/zoning violations • Solar Panels that affect first lien position • Stilt homes • Unique properties • Vacant land or land development properties • Working farms & ranches											
DSCR - Experienced/Inexperienced Investor																	
• Experienced Investor: Borrower(s) with history of owning & managing NOO income-producing investment RE for ≥ 1 year within the last 3 years  • Only 1 borrower has to meet the Experienced Investor definition										• Inexperienced Investor: Borrowers without history of owning & managing NOO occupied income-producing investment RE for ≥ 1 yr w/in the last 3 yrs  • Allowed with the following: 80% Max CLTV   0x30x12 housing history (VOM/VOR)   Min 3 mos. reserves, cash out cannot be used STR ineligible							