

Effective Date: 9/09/25 | Revised: 9/09/25

												Loop Recoroms							
Concurrent Close & Standalone Eligibility Matrix ⁴													Loan Programs						
			Cash-Out Refi Purchase, Rate/Term & Cash-Out Refi																
	Occupancy	Property ^{2,3}	Select Full Doc ⁴ FICO to Max CLTV ¹ 720+ 700+ 680+ 80% 80% 75%	Core Full Doc FICO to Max CLTV ¹						Alt Doc & DSCR FICO to Max CLTV ¹				Fixed	 10-Year Fixed (120 Months) 20-Year Fixed (240 Months) 				
Loan Amount				740+ 85%	720 +	720+ 700+ 680+ 660+ 740+ 720+ 700+ 680+ 6						660+ 70%	Fully Amortized	• 30-Year Fixed (360 Months)					
\$ 350,000 \$ 500,000	Primary Residence	SFR/PUD/ 2-4 Unit/Condo	75%	80%	80%	80%	75%	75% 70%	75%	709		65%	60%						
\$ 750,000 \$ 350,000		CER/RUD / 2 4 Unit / Condo	70%	80%	80%	80%	75%	70%	75%	759	% 70%	65%	60%		Dungun	Cadaa S	. Danielie		
\$ 500,000 \$ 350,000	Investment ⁵	SFR/PUD/ 2-4 Unit/Condo		75% 80%	75% 80%	70% 80%	65% 75%	60%	65% 75%	659 759		55% 65%	50% 60%		Progra	m Codes 8	& Descripti	ons	
\$ 500,000	Second Home	SFR/PUD/Condo		70%	70%	70%	65%	60%	65%	659		55%	50%	Select Full Do	oc & Core Full, Alt Do	ıc		DSCR	
¹ 5% CLTV reduction for d ² 75% max CLTV ≤ \$500,0		+\$500,000 on 2-4 Unit										Non-QM/TRID – 30 Yr Fixed – Concurrent Non-QM/Business – 30 Yr Fixed – Concurre Non-QM/TRID – 30 Yr Fixed – Standalone Non-QM/Business – 30 Yr Fixed – Standalone							
32-4 Unit ineligible on Sel		Full Doc, concurrent transaction ineligible												Non-QM/TRID – 20 Yr Fixed – Concurrent Non-QM/TRID – 20 Yr Fixed – Standalone Non-QM/TRID – 20 Yr Fixed – Standalone Non-QM/Business – 20 Yr Fixed – Standalone					
): All properties located in Essex County, NJ and Baltimore City, MD (and it's neighborhoods) are ineligible											Non-QM/TRID – 10 Yr Fixed – Concurrent Non-QM/Business – 10 Yr Fixed – Concurrent Non-QM/TRID – 10 Yr Fixed – Standalone Non-QM/Business – 10 Yr Fixed – Standalone				/Business – 10 Yr Fixed – Concurrent		
Details Max LTV/CLTV/HCLTV		Concurrent Close Standalone Close More restrictive of 1st lien program or Eligibility Matrix Refer to Eligibility Matrix												Non-QW/TKID =					
Property Type			-4 Unit - 75% max CLTV ≤ \$500,i ntable & non-warrantable) - 75%									CLTV				Product Fe	eatures		
CLTV Restrictions				• Fi	ıll Doc - S	elect and Co	re					IX CLI V			Fixed term loan Fully disbursed at closing, no draw feature Flighte as 2nd lien only Must subordinate to OCMBC 1st mortgage when concurrent close Qualifying rate is note rate				
Income Types		• Alt	lt Doc - Bank Statements, P&L w	/3 mos Banl		ne Yr Self-Er SCR	nployme	nt, 1099, V	VVOE only,	, Asset I	Utilization								
Alt Doc - One Yr SE, WVOE, 1099					5% CLTV	reduction								(CES)					
ITIN				75% n	ax CLTV (Select inelig	ible)								Qualifying payment is fully amortized payment				
DACA						Select inelig		L1-V						P	Product Restrictions (Not Permitted)				
Foreign National Eligible 1st liens		Refer to Product F	7 Restrictions 1st Liens - Concurr	00 min FICO ent Close	, /U% max	CLIV (Sele			Restrictions	s 1st Lie	ens - Standalı	one Close						•	
Minimum Loar	n Amount				\$75	,000										Borrow			
Max Combined Liens DTI		\$2.0MM: > 80% - 859	% CLTV \$2.5MM: > 70% - 809								No max limit	t: ≤ 50% CL	rv	Blind Trusts Foreign Nationals (Select only)		rusts an 18 years	 Non-Permanent Resident Aliens (Select only) 	
			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 es	tates	Party to a lawsuit With diplomatic immunity		
			ctive of 1st lien requirement or						• ≤ 80%: 5							Transact			
Full Doc - Select			ctive of 1st lien requirement or Paystub, 2 yrs W-2s, W-2 transi			l· 2 vrs nors	nnal and		• > 80%: 4			ranscrints				Hallsact	110115		
Full Doc - Select Full Doc - Core			aystub, 1- 2 yrs W-2s, W-2 trans											Assumable loans Community Second		Escrow holdbacks High Cost Loans		Income produced by short term rentals (excludes DSCR)	
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		• Income	ncome produced, • Lien free properties		
Alt Doc - One Year S			• 12 months b					.,,						other than OCMBC			lation to, is, hemp	 Property listed for sale within the last 6 months(refis only) 	
Alt Doc - W	VVOE					Wage Earne												·	
Alt Doc -1099 Alt Doc -Asset Utilization		• Am	1099(s) only source of inome Amortized liquid assets for income - May be all income or blended w/other income 100% Utilization (w/out DTI)												1st	Liens - Conc	urrent Close		
DSCR		More restrictive of 1st lien requirement or ≥ 1.00 DSCR														• FHA. VA or USDA			
Vacant/Unleased (DSCR) STR (DSCR)		Ineligible (refis only)											OCMBC mortgag			es • HomeReady with Reduced			
Credit Event (BK,SS,FC,DIL)		• 5% CLTV reduction • Experienced investors only, must also have ≥ 12 mos rental history in last 3 years • 48 months (Core Full Doc, Alt Doc & DSCR only (Select ineligible) 84 months - Select Full Doc 48 months - Core Full Doc, Alt Doc & DSCR										SCR				TV Refinance One			
		Multiple credit events not allowed									fixed term < 5 years • HomePath				·				
Housing History		0 X 30 X 12 (Core Full Doc, Alt Doc & DSCR only (Select ineligible) 0x30x24 - Select Full Doc 0 X 30 X 12 - Core Full Doc, Alt Doc & DSCR • Max cash-out cannot exceed second lien amount (includes both 1st and 2nd loan proceeds on concurrent close refinance)											SCK						
Cash-Out & Seasoning		 Select only - No more than 1 cash-out refinance w/in last 12 mos, max of 2 allowed with ≤ 75% CLTV on current transaction 												1st Liens - Standalone Close					
First Lien Seasoning Recently Listed Properties		Seasoning not required 6 mos seasoning required on existing first mortgage Properties listed for sale 5 6 mos ineligible (refis only)												- Cross sollat	Cross collateralized • Negative amortization				
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 - Full appraisal required * Transferred appraisals allowed Select ineligible) NOTE: HPML loans required a full appraisal regardless of loan amount					Secondary Valuation product options: Secondary Valuation product options: Secondary Valuation product options: Secondary Valuation product options: Secondary Valuation product options: Secondary Valuation product options: Secondary Valuation product options: Secondary Valuation product options: Secondary Valuation product options:							All Affordable Purch programs (Homesty Now, HomeReady, ARMs (Select only) Balloon notes or fee Construction loans	/le, FHA, Refi etc.)	loans • Home equity line of credit (HELOC) • Land Trusts (R		Private Mortgages Renovation loans Resident Transition Loans (RTL) Reverse mortgages	
Secondary Va	aluation	•< 2.5 CH o	•							praisal	or • Full App	raisal				Property	Types		
Complia	nce	 \$2.5 CU, or * AVM w/ 2.90 Score & FSD \$1.0, or * Desk Review, or * Field Review, or * Exterior-only Appraisal, or * Full Appraisal Allowable points and fees not to exceed the more restrictive of state law or \$5.00%, State and Federal High-Cost loans not allowed Higher Priced Mortgage Loans (HPML) allowed, must comply with all applicable regulatory requirements DSCR Business Purpose Loans are exempt from ATR/QM Restrictions & Rules 											• 2-4 Units properties • Agricultural zoned p	properties conversions		accessible by roads			
Qualifying Payme	nt - Sr Liens	Fixed: Note rate ARMs: Greater of fully indexed rate or Note rate 1/O: Fully amort payment over term after IO												Barndominiums Bed and Breakfast Boarding houses Churches		 Houseboat Leasehold Log homes Manufactu 		vear-round occupancy Properties w/PACE obligations or Properties w/private transfer	
Reserve	es	Follow	1st lien program requirements			None,					in guidelines		etc.)	Commercial and mi Condo hotels and co		mobile homes fees Non-warrantable Froperties w/zoning violations			
Title		Full Ti	itle policy covering both liens				• ≤ \$2		& E Proper \$250,000:		ort or Full Titl le Policy	le Policy		Container homes Co-Ops		condos (Select only) • Row Hor		Row Homes in Baltimore City, MD Rural properties	
Underwri	iting	More restrictive of 1st lien requirements or product guidelines Follow Select, Core Full Doc, Alt Doc & DSCR program guidelines									s	Deed Restricted pro- restrictions allowed				 Solar Panels that affect first 			
		US Citizens Permanent Perio	Additional Product Details tizens Permanent Resident Aliens - Select, Core Full Doc, Alt Doc & DSCR													DSCR • Domes or geodesic		Stilt homes	
Eligible Borrowers		OS challens Ferninarin Academic Nation Secretary Control and S											Domes or geodesic Dwelling w/more th Fractional ownershi Hawaii properties ir zones 1 or 2	nan 4 units ip	s individuals room leases • Vacant land or land development propertie: Occupancy (SRO), PadSplits, etc.) • Working farms & ranch				
Geographic Restriction	ns	US Territories & following states ineligible: MI, NJ, NY, TN, TX, WV												DSCR - Expe	rienced/Ine	xperienced	Investor		
General Property Requ	uirements	SFR: 700 min sq ft Condo: 500 min sq ft 2-4 Unit: 400 min sq ft 10 acres max - Select only, 25 acres max - Core Full Doc, Alt Doc & DSCR										• Inexperienced Investor: Borrowers without							
		Full Doc/Alt Doc loans: May only be originated by a Broker and/or Loan Officer that is licensed in the state where the subject property is located									* Experienced Investor: Borrower(s) with history of				f owning & managing NOO occupied				
Payment Shock			DSCR (Business Purpose) loans: Refer to Business Purpose Broker Licensing Requirements New combined payment not to exceed 200% of current housing payment, waived when DTI is < 36%										owning & managing NOO income-producing investment RE for ≥ 1 year within the last 3 years • Only 1 horsewer by to meet the Experienced • Allo			income-producing investment RE for ≥ 1 yr w/in the last 3 yrs			
Residual Income			Min \$2,500 required, waived when DTI is ≤ 36%													Allowe	wed with the following: 80% Max CLTV		
											Only 1 borrower hat Investor definition	s to meet the Experi	encea	0x30x12 housing history (VOM/VOR) Min 3 mos. reserves, cash out cannot be used STR ineligible					
																	l		