LendingPros Non-QM Matrix

Effective Date: 08.05.26 | Revised: 08.05.26

Select Non-QM and Core Non-QM

Income Types:
Full Doc - 12, 24 months | **Alt Doc** - 1099, WVOE, Asset Utilization, Bank Statements, P&L w/3 mos Bank Stmts, P&L Only, One Yr Self-Employment, Assets as Blended Income
Investment and Non-TRID (Business Purpose): All subject properties located in Baltimore City, MD (and it's neighborhoods) are temporarily suspended

Select Non-QM

FICO to Max LTV/CLTV

Loan Amount	Credit Score	Purchase	Rate/Term	Cash-Out
$ 1,000,000	700+	85%	80%	75%
	680+	80%	80%	75%
	600+			
$ 1,500,000	720+	85%	80%	75%
	700+	80%	80%	75%
	680+	75%	75%	70%
	640+			
	600+			
$ 2,000,000	740+	85%	80%	75%
	720+	80%	80%	75%
	700+	75%	75%	70%
	680+	75%	75%	70%
	640+			
$ 2,500,000	740+	80%	80%	75%
	720+	75%	75%	70%
	700+	75%	75%	70%
	680+	65%	65%	60%
	660+			
$ 3,000,000	720+	75%	75%	70%
	700+	65%	65%	60%
	680+	60%	60%	55%
	660+			

Core Non-QM

FICO to Max LTV/CLTV

Loan Amount	Credit Score	Purchase	Rate/Term	Cash-Out
$ 1,000,000	700+	90%	85%	80%
	680+	85%	85%	80%
	600+	80%	80%	75%
$ 1,500,000	720+	90%	85%	80%
	700+	90%	85%	80%
	680+	85%	85%	80%
	640+	80%	80%	75%
	600+	75%	75%	70%
$ 2,000,000	740+	90%	85%	80%
	720+	85%	85%	80%
	700+	85%	85%	80%
	680+	80%	80%	75%
	640+	75%	75%	70%
$ 2,500,000	740+	85%	80%	75%
	720+	80%	80%	75%
	700+	80%	80%	75%
	680+	75%	75%	70%
	660+	70%	70%	65%
$ 3,000,000	720+	80%	80%	75%
	700+	75%	75%	70%
	680+	70%	70%	65%
	660+	60%	60%	55%
$ 3,500,000	740+	75%	75%	65%
	720+	70%	70%	65%
	680+	60%	60%	55%
	660+	50%	50%	45%
$ 4,000,000	740+	70%	65%	60%
	720+	60%	60%	55%
	700+	50%	50%	45%
> $3,000,000:	Refer to product details or guidelines for overlays			

LOAN PROGRAMS

Fixed
- 15-Year Fixed • 30-Year Fixed • 40-Year Fixed
- Nonstandard Terms Available

Fully Amortizing ARM
- 5/6 SOFR (2/1/5 Cap) with 30-Yr & 40-Yr terms
- 7/6 SOFR (5/1/5 Cap) with 30-Yr & 40-Yr terms
- Not Available on Select Non-QM

Interest Only (IO)
- 30-Year Fixed IO (120 mos, IO + 240 mos Amortization)
- 40-Year Fixed IO (120 mos, IO + 360 mos Amortization)
- 30-Year 5/6 ARM IO (2/1/5 Cap) • 30-Year 7/6 ARM IO (5/1/5 Cap)
- Not Available on Select Non-QM

Additional Criteria

	Select Non-QM	Core Non-QM
Max LTV	Non-Owner Occupied - 75% 2nd Home - 75% Condo - 85% (FL Condo - 75%) Condo Non-Warrantable - NA (FL Condo - NA) 2 Unit - 80% | 3-4 Unit - 75% Rural - NA	Non-Owner Occupied - 85% 2nd Home - 85% Warrantable Condo - 90% | High Rise Condo - 85% | FL Condo - 75% Non-Warrantable Condo - 75% | FL NW Condo - 65% 2 Unit - 85% | 3-4 Unit - 80% Rural - 70%
Min Loan Amount	$150,000	$125,000
Interest Only (IO)	Not Allowed	• 640 min FICO • 80% max LTV • Reserves based on IO payment
Housing History	0 x 30 x 24 Rent free not allowed	0 x 30 x 12 1 x 30 x 12: 5% LTV reduction, > $2.5M: 10% LTV reduction, $3.5M max LA 1 x 60 x 12 (must be 0 x 60 in most recent 6): 10% LTV reduction, > $2.5M: 15% LTV reduction, $3.0M max LA 1 x 30 x 6: 10% LTV reduction, > $2.5M: 20% LTV reduction
Credit Event (BK/SS/FC/DIL/CCC)	> 48 Months Multiple unrelated credit events not allowed	> 36 Months (12 mos seasoning on discharged BK 13 or CCC w/pay history allowed) > 24 Months - 10% LTV reduction, $3.5 max LA (discharged BK 13 or CCC w/pay history allowed) >12 Months - 15% LTV reduction, $3.0 max LA (discharged BK 13 or CCC allowed)
DTI	45% max	• 50% max, 45% max if > 85% LTV (50-55% allowed w/restrictions, see product details below)
P&L Only	Not Allowed	• 80% max LTV • 660 min FICO • $2.5M max LA • 1 x 30 x 12 allowed • 36 mos credit event seasoning • FTHB and transferred appraisals ineligible • See Profit & Loss income in 'Additional Product Details' for additional criteria
One Year Self-Employed	Not Allowed	• 80% max LTV • 75% max LTV - C/O • 660 min FICO • Income - Bank Statement only • 1 x 30 x 12 allowed
Asset Utilization	Not Allowed	• 80% max LTV • 75% max LTV - C/O • $2.0M max LA • 1 x 60 x 12 allowed
1099 Only	Not Allowed	• $3.0M max LA • 2 mos recent Bank Stmts • 1 x 60 x 12 allowed
WVOE Only	Not Allowed	• 620 min FICO • 80% Max LTV • 70% max LTV - C/O & FTHB • 0 x 30 x 12
ITIN	Not Allowed	• 660 min FICO • 85% max LTV • 80% max LTV - NOO • 65% max LTV - C/O • > 80% LTV - $1.0M max LA • $1.5M max LA • Full Doc & 12 mos Bank Stmt only • 0 x 30 x 12
Foreign National	Not Allowed	Not Allowed
DACA	Not Allowed	• 85% max LTV • 75% max LTV - C/O • 0 x 30 x 12
Reserves	• 6 months min, cash-out cannot be utilized • > $2.0M LA = 6 mos, cash-out cannot be utilized • > $3.0M LA = 12 mos, cash-out cannot be utilized	**Owner Occupied & 2nd Home:** ≤ 75% LTV = no reserves, > 75% LTV = 3 mos | Pur & R/T: > 80% LTV = 6 mos, 3 mos w/0x30x12 **Non Owner Occupied:** ≤ 70% LTV = no reserves, > 70% LTV = 3 mos | Pur & R/T: > 80% LTV = 6 mos, 3 mos w/0x30x12 **All Occupancies**: • > $2.0M LA = 6 mos • > $3.0M LA = 12 mos, * Additional 3 mos required with 1 x 60 x 12* Cash-out may be utilized

LENDINGPROS

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Non-QM Product Details

Appraisals

• ≤ **$1,500,000 LA** :
1 appraisal required & CU ≤ 2.5: No add'l requirements |
1 appraisal required & CU > 2.5 or no score: Enhanced Desk Review (ARR/CDA/CVA/CCA) required, 10% variance allowed

• **> $1,500,000 & ≤ $2,000,000 LA**:
1 appraisal if completed by Preferred AMC Enhanced Desk Review (ARR/CDA/CVA/CCA) required |
2 appraisals required if 1st appraisal NOT completed by Preferred AMC |
2nd Appraisal must be from the Preferred AMC

• **> $2,000,000 LA**:
2 appraisals, 1st appraisal must be from Preferred AMC
2nd appraisal can be from Approved AMC

Cash In Hand Limits

• ≤ 65% LTV: $1.5M max, unlimited with qualifying criteria*
• > 65% - ≤ 75% LTV & ≥ 700 FICO: $1.5M max
• > 65% - ≤ 75% LTV & < 700 FICO: $1.0M max
• > 75% LTV: $500k max
*Unlimited: ≥ 720 FICO, 0x30x12, primary residence only

Standard Tradeline Requirements

• 3 tradelines reporting 12 months with activity in last 12 months , or
• 2 tradelines reporting for 24 months with activity in last 12 months, or
• 1 revolving tradeline reporting for 60 months with activity in the last 12 months, or
• 1 installment tradeline reporting for 36 months with activity in the last 12 months

TRID
• If primary wage earner has 3 credit scores reporting, the minimum standard tradeline requirement is met
• If primary wage earner has less than 3 credit scores, each borrower must meet the minimum standard tradeline requirements

Non-TRID Business Purpose
• If each borrower has 3 credit scores, minimum standard tradeline requirement is met*
• Any borrower with less than 3 credit scores must independently meet standard tradeline requirement
• Closing in an entity - if member with highest percentage of ownership has 3 credit scores, minimum standard tradeline requirement is met. If all members have equal ownership shares each borrower evaluated individually.
*Not available for ITINs, must independently meet tradelines requirements

NOTE: If borrower's credit scores primarily is based on thin credit—such as authorized user accounts, self-reported accounts, or recently opened accounts with limited activity—must still meet one of the minimum standard tradeline requirements

Limited Tradelines: If standard tradelines are not met and borrower has a valid credit score:
80% max LTV - Primary and Second Homes, 70% max LTV - Investment
Not available on Select Non-QM | ITIN - See ITIN Guides

Non-QM Professional: +25 bps Pricing Improvement for Qualified Loans

Features:

• Primary Residence only
• Purchase, Rate/Term and Cash-Out Refinance allowed
• 680 min FICO
• Borrower must be currently practicing full-time in their profession
• Copy of active license and/or degree required, see below for details

Eligibility:

Doctors:

At least 1 borrower is required to have an active license in one of the eligible fields below and must be actively practicing in that profession:
° Medical Doctor (MD)
° Medical Fellows
° Medical Resident (Educational License)
° Doctor of Dental Medicine (DMD)
° Doctor of Dental Surgery (DDS)
° Doctor of Ophthalmology (MD)
° Doctor of Optometry (OD)
° Doctor of Osteopathy (DO)
° Doctor of Pharmacy (PharmD)
° Doctor of Podiatric Medicine (DPM)
° Doctor of Veterinary Medicine (DVM)

Professionals:

At least 1 borrower must possess a postgraduate degree in one of the following fields and have at least 2 years of current employment in that discipline:
° Accounting
° Architecture
° Engineering
° Finance
° Legal

Additional Product Details

> $3,000,000 Loan Amount	Allowed on Core Non-QM only, refer to guidelines for additional overlays
50.01% - 55% DTI	Full doc | 6 months reserves | 80% max LTV | 660 min FICO | Primary only | Purchase only | $1.5M max LA
ARM Qualifying Rate	Fully Amortizing ARM: Greater of the fully indexed rate or Note rate Interest Only ARM: Greater of the fully indexed rate or Note rate, amortized over the remaining loan term after the interest-only period expires
Concentrated Risk	70% max LTV when single borrower or entity is financing 3 or more investment properties in the same area.
Debt Consolidation	Follows R/T Refi LTV w/80% max LTV, Owner Occupied only (5k max cash in hand)
Declining Markets	> 70% LTV: Areas designated declining value on the appraisal will take a 5% LTV reduction from program max LTV
Delayed Financing	≤ $1.5M LA: follow program max | > $1.5M LA: 70% max LTV/CLTV
Geographic Restrictions	**Texas Cash-Out**: 80% max LTV (Owner-Occ, per TX 50(a)(6)) **Texas SB 17**: Prohibits loans when the borrower is a restricted person connected to China, Russia, Iran, or North Korea; U.S. citizens and Permanent Resident Aliens from these countries are exempt, while Non-Permanent Resident Aliens are limited to primary residences only **Arizona SB 1082**: prohibits loans when a borrower or any ≥30% beneficial owner is classified as a foreign adversary nation or agent **TRID (Non-Business Purpose)**: Row Homes ineligible in Baltimore City, MD **Investment and Non-TRID (Business Purpose)**: All subject properties located in Baltimore City, MD (and it's neighborhoods) are temporarily ineligible
Gift Funds	100% allowed w/10% LTV reduction from max LTV (see above), no LTV reduction required with min 5% buyer own funds Gift of Equity not allowed on Select Non-QM
Financed Property Limits	20 financed properties including subject | OCMBC exposure - $5.0M or 6 properties
First Time Homebuyers	Primary Residence and Investment Properties allowed (2nd Homes ineligible), payment shock should not exceed 300% Investment - Purchase & Refinance: Full Doc and Bank Statement income only, 80% Max LTV, 660 Min FICO, 50% Max DTI, $1.5M Max LA
Impound Waivers	Owner/2nd Home: Allowed if NOT HPML loan | Non-Owner allowed (see rate sheet)
Interested Party Contribution (IPC)	≤ 75% LTV = 9% max | > 75% LTV = 6% max
Minimum Square Footage	SFR: 700 sq. ft. | Condo: 500 sq. ft. | 2-4 Units: 400 sq. ft. each
Non-Occupant Co-Borr	Purchase, Rate & Term & Core Non-QM only
Pre-Payment Penalty	Not allowed in: AK, MN, NJ*, NM *Allowed to close in the name of a Corp Required on NOO with > 80% LTV PPP Refer PPP Matrix for state specific requirements.
Private Party VOR's	LTV ≤ 80% & ≥ 660 FICO | LTV ≤ 70% & ≥ 600 FICO
Profit & Loss Income	Business must be in existence for at least 2 years and hold a current active license. Ineligible businesses include but are not limited to: • Asset Speculation • Crowd Funding • Day Trading • Income derived from rental income only • Income derived from interest or capital gains • Non-Profit • Note Holders • Private Lender / Hard Money Lender • Property Management (managing rentals) • Real Estate Flipper / Investor / Land Developer • Trust income only • Venture Capitalist
Residual Income	$1250/month + $250 1st + $125 others
Seasoning	Cash-out: ≥ 6 months ownership or since prior Cash-out < 6 mos seasoning allowed: All borrowers on the original Note at acquisition or prior cash out must be on the current Note & LTV is based off lesser of purchase price + documented improvements, if acquired in the past 6 months, or appraised value
Temporary Buydowns	2:1 and 1:0 | 30 year fixed, Purchase transactions only | Primary & Second Home eligible, Investment loans ineligible

*All Adjustments on this matrix are cumulative, all LTV calculations start from the highest LTV allowed per product.