LOANLOCK PRIME

# Series O: DSCR

**Effective Date: 06/06/2025**

| FICO/LTV Matrix | | DSCR >= 1.00 | | | DSCR >= 0.75 | | | No Ratio | | |
|---|---|---|---|---|---|---|---|---|---|---|
| **FICO** | **Loan Size** | **Purchase** | **Rate/Term** | **Cash-Out** | **Purchase** | **Rate/Term** | **Cash-Out** | **Purchase** | **Rate/Term** | **Cash-Out** |
| **740** | <= $1.0mm | 80 | 80 | 75 | 75 | 75 | 70 | 75 | 75 | 65 |
| | <= $1.5mm | 75 | 75 | 70 | 70 | 70 | 65 | 70 | 70 | 60 |
| | <= $2.0mm | 75 | 75 | 60 | 65 | 65 | 60 | 65 | 65 | 60 |
| **720** | <= $1.0mm | 80 | 80 | 75 | 75 | 75 | 70 | 70 | 70 | 60 |
| | <= $1.5mm | 75 | 75 | 70 | 70 | 70 | 65 | 65 | 65 | 60 |
| | <= $2.0mm | 75 | 75 | 60 | 65 | 65 | N/A | N/A | N/A | N/A |
| **700** | <= $1.0mm | 75 | 75 | 70 | 75 | 75 | 65 | 65 | 65 | 60 |
| | <= $1.5mm | 75 | 75 | 70 | 70 | 70 | 65 | 65 | 65 | 60 |
| | <= $2.0mm | 70 | 70 | 60 | 65 | 65 | N/A | N/A | N/A | N/A |
| **680** | <= $1.0mm | 75 | 75 | 65 | 70 | 70 | 60 | 65 | 60 | 60 |
| | <= $1.5mm | 70 | 70 | 60 | N/A | N/A | N/A | N/A | N/A | N/A |
| | <= $2.0mm | 65 | 65 | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| **660** | <= $1.0mm | 70 | 70 | 65 | 60 | 60 | 60 | 60 | 60 | 60 |
| | <= $1.5mm | 65 | 65 | 60 | N/A | N/A | N/A | N/A | N/A | N/A |
| | <= $2.0mm | 60 | 60 | N/A | N/A | N/A | N/A | N/A | N/A | N/A |

## General Requirements

| | |
|---|---|
| Product Type | 3/6 ARM, 5/6 ARM, 7/6 ARM, 10/6 ARM, 15 Yr. Fixed, 30 Yr. Fixed, 40 Yr. Fixed (IO) |
| Loan Amount | $2.0mm max; $125k min |
| Occupancy | Investment Property |
| Max LTV/Min FICO | 80%/ 660 |
| Min DSCR | .75x or No Ratio Permissible |
| DSCR Calculation | Gross Rent/PITIA (P&I), Gross Rent/ITIA (Interest Only) |
| DSCR No Ratio | Eligible |
| Payment History | 0x30x12 |
| Housing Event Seasoning | 3+ Years |
| Interest Only | Eligible (10/20 IO & 10/30 IO), ARMs & Fixed |
| Interest Only Restrictions (DSCR >=1.00) | Min 700 FICO, Max 75% LTV |
| Interest Only Restrictions (No Ratio) | Not Permissible |
| Prepay Penalties by State | Permissable By Law |
| Interest Only Restrictions (DSCR >=0.75) | Min 700 FICO, Max 70% LTV |
| Personal Guarantee | Required |

## ARM Information

| | |
|---|---|
| ARM Margin | 5.00% |
| ARM Caps (5/6m) | 2/1/5 |
| ARM Caps (7/6m) & (10/6m) | 5/1/5 |
| Reset Period | 6 Months |
| Index | 30 Day Average SOFR |
| ARM Floor | Floor = Margin |

## Property Type

| | |
|---|---|
| 2-4 Units | Max 75% LTV |
| Warrantable Condos | Max 75% LTV |
| Cooperatives | Not Eligible |
| Non-Warrantable Condos | Max 75% LTV |
| Rural Properties | Not Eligible |

## Cash-Out Requirements

| | |
|---|---|
| LTV >60% | $500K (Max Cash- Out) |
| LTV <=60% | Unlimited Cash- Out |

## Reserve Requirements

| | |
|---|---|
| $125,000 – $500,000 | 3 Months |
| $500,001 – $1,000,000 | 6 Months |
| $1,000,001 – $2,000,000 | 6 months |
| Cash-Out Used As Reserves | Allowable |
| Additional Financed Properties | None |