LOANLOCK PRIME	Series O: Expanded Prime Plus	Effective Date: 6/6/2025

FICO/LTV Matrix		Purchase & Rate/Term Refinance						Cash-Out Refinance					
		Owner Occupied		Second Home		Investment		Owner Occupied		Second Home		Investment	
FICO	Loan Size	Full Doc	Alt-Doc	Full Doc	Alt-Doc	Full Doc	Alt-Doc	Full Doc	Alt-Doc	Full Doc	Alt-Doc	Full Doc	Alt-Doc
740	<= $1.0mm	90	90	85	85	85	85	80	80	75	75	75	75
	<= $1.5mm	85	85	85	80	85	80	75	75	75	75	75	75
	<= $2.0mm	85	85	80	80	80	80	75	75	70	70	70	70
	<= $2.5mm	80	80	75	75	75	75	70	70	65	65	65	65
	<= $3.0mm	75	75	70	70	70	70	65	65	60	60	60	60
	<= $3.5mm	65	65	60	60	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
720	<= $1.0mm	85	85	85	85	85	85	75	75	75	75	75	75
	<= $1.5mm	85	85	85	80	85	80	75	75	75	75	75	75
	<= $2.0mm	80	80	80	80	80	80	70	70	70	70	70	70
	<= $2.5mm	80	80	75	75	75	75	70	70	65	65	65	65
	<= $3.0mm	75	75	70	70	70	70	65	65	60	60	60	60
	<= $3.5mm	60	60	60	60	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
700	<= $1.0mm	85	85	85	85	85	85	75	75	75	75	75	75
	<= $1.5mm	85	85	85	85	85	85	75	75	70	75	70	70
	<= $2.0mm	80	80	80	80	80	80	70	70	70	70	70	70
	<= $2.5mm	75	75	75	75	75	75	65	65	65	65	65	65
	<= $3.0mm	70	70	70	70	70	70	60	60	60	60	60	60
680	<= $1.0mm	80	80	80	80	80	80	70	70	70	70	70	70
	<= $1.5mm	80	80	80	80	80	80	70	70	70	70	70	70
	<= $2.0mm	75	75	75	75	75	75	65	65	65	65	65	65
	<= $2.5mm	70	70	70	70	70	70	60	60	N/A	N/A	N/A	N/A
	<= $3.0mm	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
660	<= $1.0mm	80	80	80	80	80	80	70	70	70	70	70	70
	<= $1.5mm	75	75	75	75	75	75	70	70	70	70	70	70
	<= $2.0mm	75	75	70	70	70	70	60	60	60	60	60	60
	<= $2.5mm	70	70	65	65	65	65	N/A	N/A	N/A	N/A	N/A	N/A
	<= $3.0mm	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Grid	Documentation Type	Income Requirements	Considerations
Full Doc	Full Documentation	2 Yrs. W2s or 1040 Tax Returns, YTD Paystub, VVOE or 2yrs 1099. For self-employed borrowers: 2 Yrs. Tax Returns (Business, Personal), K1s, YTD P&L or 1099 Qualification	
	Streamlined Documentation	1 Yr. W2s or 1040 Tax Returns, W2 Transcripts, YTD Paystub, VVOE or 1099 Qualification. For self-employed borrowers, 1 Yr. Tax Return (Business, Personal), K1s, YTD P&L	
	Asset Depletion/ Asset Qualifier		Max 85% LTV, Min 700 FICO, No Cash Out, OO Only
Alt Doc	12M/24M Bank Statement	Personal – 12/24 months Consecutive Bank Statements Business – Expense Ratio (fixed), Expense Ratio (3rd party), 3rd Party Prepared P&L – see guidelines regarding expense factor	
	12M P&L	CPA/EA/CTEC Prepared (12M P&L)	Max 80% LTV, Min 660 FICO
	WVOE	FNMA Form 1005	Max 80% LTV, Min 660 FICO

LOANLOCK PRIME	**Series O: Expanded Prime**	**Effective Date: 6/6/2025**

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	$3.5mm max; $150k min
Occupancy	Owner Occupied, 2nd Home, Investment
Max LTV/Min FICO	90%/ 660
Max DTI[1]	55%
Payment History	0x30x12, 0x60x24
Housing Event Seasoning	4+ Years
Interest Only	Eligible (10/20 IO & 10/30 IO), ARMs & Fixed
Interest Only Restrictions	Min 700 FICO, Max 85% LTV

Borrower Eligibility	
First Time Homebuyer	No Interest Only
Non-Occupant Co-Borrower	1 Unit, OO Only, Max 43% DTI, Max 80% LTV/CLTV, No Cash-Out
Permanent Residential Alien	Eligible, No Restrictions
Non-Permanent Resident Alien	Max 80% LTV/CLTV, No Cash-Out

Property Type	
2-4 Units	Max 85% LTV/CLTV
Warrantable Condos/ Cooperatives	Max 85% LTV/CLTV
Non-Warrantable Condos	Max 80% LTV/CLTV
Rural	Owner Occupied (Max 75% LTV/CLTV), and 2nd Home (Max 70% LTV/CLTV), No
Declining Markets/ Rural Second Home	5% LTV Reduction (each)

ARM Information	
ARM Margin	4.00%
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

Cash-Out Requirements	
LTV >60%	$750k (Max Cash Out)
LTV <=60%	Unlimited Cash out

Reserve Requirements	
$150,000 – $500,000	6 Months
$500,001 – $1,000,000	6 Months
$1,000,001 – $2,000,000	9 Months
$2,000,001– $3,000,000	12 Months
Additional Financed Properties	(2) Months Incremental PITIA/ITIA Per Financed Property
Cash-Out Used as Reserves	Allowable

1. *Requires Min. FICO of 700, Max LTV of 80%, Primary only, no FTHB and 1.5x residual income.*