

FICO LTV/CLTV		QUALIFYING INCOME			FOREIGN NATIONAL (DSCR > 1.00)		
FICO	Loan Amt	Owner-Occupied	Second Home	Investment	Owner-Occupied	Second Home	Investment
680+	<=\$1.0mm	65%	65%	60%	65%	65%	60%
<b>Foreign Credit</b>	<=\$1.0mm	65%	65%	60%	65%	65%	60%

GENERAL REQUIREMENTS	
Product Type	5/6 ARM, 7/6 ARM, 10/6 ARM, 15 Yr. Fixed, 30 Yr. Fixed
Loan Amount	\$1.0mm max; \$150k min
Occupancy	2 <sup>nd</sup> Home, Investment
Max DIT	45%
DSCR Calculation	Gross Rent/PITIA
Min DSCR	1.0
Housing Event Seasoning	4+Years
Interest Only	Not Permissible
Max Cash-Out Amount	\$250,000
Florida Condo Cash-Out	Max 50% LTV
Cash-Out Used as Reserves	Allowable
Personal Guaranty (DSCR only)	Required
Prepayment Penalties	Permissible by Law

ARM Information	
ARM Margin (2 <sup>nd</sup> Home & Investor)	5.00%
ARM Caps (3/6m & 5/6m)	2/1/5
ARM Caps	5/1/5
Reset Period	6 Months
Index	30 Day Average SOFR
ARM Floor	Floor = Margin

Property Type	2-4 Units	Max 60% LTV	
	Warrantable Condos		
	Non-Warrantable Condos		Not Eligible
	Co-Op		Not Eligible
	Rural Properties		Not Eligible
	Declining Markets		5% LTV Reduction

Reserve Requirements	Loan Amount	Months of cash reserves
	\$150,000 - \$1,000,000	12 months
Lending Resource	<ul style="list-style-type: none"> <li>Refer to Ony Glo Guidelines</li> </ul>	