



SERIES O: Expanded Prime Plus

| FICO LTV/CLTV | | PURCHASE/RATE & TERM REFINANCE | | | | | | CASH-OUT REFINANCE | | | | | |
|---------------|-----------|--------------------------------|---------|-------------|---------|------------|---------|--------------------|---------|-------------|---------|------------|---------|
| FICO | Loan Amt | Owner-Occupied | | Second Home | | Investment | | Owner-Occupied | | Second Home | | Investment | |
| | | 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% | | | | | | | | |
| 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% | | | | | | | | |
| 700 | <=\$1.0mm | 85% | 85% | 85% | 85% | 85% | 85% | 75% | 75% | 75% | 75% | 75% | 75% |
| | <=\$1.5mm | 85% | 85% | 85% | 80% | 85% | 80% | 75% | 75% | 70% | 70% | 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% | | | | |
| 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% | | | | | | |

| 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, 2 nd Home, Investment |
| Max LTV/Min FICO | 90%/660 FICO |
| Max DTI | 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 80% LTV |

| ARM Information | |
|------------------------|---------------------|
| ARM Margin | 4.00% |
| 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 |

| Borrower Eligibility | | |
|--------------------------------|---------------------------------|---------------------------|
| | • Permanent Resident Alien | Eligible, NO restrictions |
| • Non-Permanent Resident Alien | Max 80% LTV/CLTV No Cash-out | |

| | | |
|---------------|---|---|
| | <ul style="list-style-type: none"> • First Time Homebuyer (FTHB) | No Interest Only (IO) |
| | <ul style="list-style-type: none"> • Non-Occupant Co-Borrower | 1 unit, Max 80% LTV/CLTV No cashout & Max DTI 43% |
| Property Type | 2-4 Units | Max 85% LTV |
| | Warrantable Condos | |
| | Non-Warrantable Condos | Max 80% |
| | Co-Op | Not Allowed |
| | Rural Properties | O/O (max 75% LTV/CLTV) 2 nd Home (max 70% LTV/CLTV) Rate & Term Refinance only |
| | Declining Markets | 5% LTV Reduction |

| | | | |
|---------------------------|---|--|--|
| Cashout Requirements | <ul style="list-style-type: none"> • LTV > 60% | \$750,000 Max Cash-out amount | |
| | <ul style="list-style-type: none"> • LTV <= 60% | Unlimited Cash-out | |
| Reserve Requirements | Loan Amount | | Months of cash reserves |
| | \$150,000 - \$500,000 | | 6 months |
| | \$500,001 - \$1,000,000 | | 6 months |
| | \$1,000,001 - \$2,000,000 | | 9 months |
| | \$2,000,001 - \$3,500,000 | | 12 Months |
| | Additional Financed Properties | | 2 months PITIA/ITIA per financed property |
| Cash-Out Used as Reserves | | Allowable | |
| Full Doc | Documentation | Income Requirement | Considerations |
| | Full Doc | <ul style="list-style-type: none"> • 2 Yrs. W2s or 1040 Tax Returns, YTD Paystub, VVOE or 2 yrs 1099s. • Self-employed: 2 Yrs Tax returns (business & personal); K1s, YTD P&L or 1099 qualification | |
| | Streamlined Documentation | <ul style="list-style-type: none"> • 1 Yr. W2s or 1040 Tax Returns, YTD Paystub, VVOE or 1 yr 1099s. • Self-employed: 1 Yr Tax returns (business & personal); K1s, YTD P&L | |
| | Asset Qualifier | Qualifying Assets, 84 months amortization for DTI if applicable | Max 85% LTV, Min 700 FICO, Rate & Term Refinance, OO only. |
| Alt Doc | 12M/24M Bank Statement | <ul style="list-style-type: none"> • Personal: 12/24 months consecutive Bank Statements • Business: 3 options to qualify: Expense Ratio (Fixed); Expense Ratio (3rd party); 3rd Party Prepared P&L | |
| | 12M P&L | CPA/EA/CTEC Prepared (12M P&L) | Max 80% LTV, Min 660 FICO |
| | Written VOE | FNMA Form 1005 | Max 80% LTV, Min 660 FICO |
| Lending Resource | <ul style="list-style-type: none"> • Refer to Ony Glo Guidelines | | |