

FICO LTV/CLTV		DSCR >= 1.0			DSCR >= 0.75			NO RATIO DSCR			
740	<=\$1.0mm	75%	75%	70%	75%	75%	70%	75%	75%	65%	
	<=\$1.5mm	75%	75%	70%	70%	70%	65%	70%	70%	60%	
	<=\$2.0mm	75%	75%	60%	N/A	65%	60%	65%	65%	60%	
	<=\$2.5mm	70%	70%	N/A							
	<=\$3.0mm	65%	65%	N/A							
720	<=\$1.0mm	75%	75%	70%	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				
	<=\$2.5mm	70%	70%	60%	N/A						
	<=\$3.0mm	65%	65%	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				
	<=\$2.5mm	70%	70%	60%	N/A						
	<=\$3.0mm	65%	65%	n/a	N/A						
680	<=\$1.0mm	75%	75%	65%	70%	70%	60%	65%	60%	60%	
	<=\$1.5mm	70%	70%	60%	70%	70%	N/A				
	<=\$2.0mm	70%	70%	65%	70%	70%	N/A				
	<=\$2.5mm	65%	65%	N/A							
660	<=\$1.0mm	70%	70%	65%	60%	N/A		60%	N/A		
	<=\$1.5mm	65%	65%	60%	N/A						
	<=\$2.0mm	60%	60%	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	\$3.0mm max; \$100k min
Occupancy	Investment Property
Max LTV/Min FICO	80%/660 FICO
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>=1.0)	Min 700 FICO, Max 75% LTV
Interest Only Restrictions (DSCR>=0.75)	Min 700 FICO, Max 70% LTV
Interest Only Restrictions (NO Ratio)	Not Permissible
Interest Only Restrictions (Loan Amount)	\$2,000,001-\$2,500,000: Max 65% CLTV, \$2,500,001-\$3,000,000: Max 60% CLTV
Personal Guaranty	Required
Prepay Penalties by State	Permissible by Law
Short Term Rental	Max \$2.0mm Loan Amount
First Time Investor	Max \$2.0mm Loan Amount

**ARM Information**

ARM Margin	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

**Borrower Eligibility**

- |                                |                           |
|--------------------------------|---------------------------|
| • Permanent Resident Alien     | Eligible, NO restrictions |
| • Non-Permanent Resident Alien | Max 75% LTV/CLTV          |

		No Cash-out Max \$2.0mm Loan Amount
<b>Property Type</b>	2-4 Units	Max 75% LTV
	Warrantable Condos	
	Non-Warrantable Condos	
	Co-Op	Not Allowed
	Rural Properties	Not Eligible
	Declining Markets	5% LTV Reduction
<b>Cashout Requirements</b>	<ul style="list-style-type: none"> <li>LTV &gt; 60%</li> </ul>	\$500,000 Max Cash-out amount
	<ul style="list-style-type: none"> <li>LTV &lt;= 60%</li> </ul>	Unlimited Cash-out
<b>Reserve Requirements</b>	<b>Loan Amount</b>	<b>Months of cash reserves</b>
	\$100,000 - \$500,000	3 months
	\$500,001 - \$1,000,000	6 months
	\$1,000,001 - \$2,000,000	6 months
	\$2,000,001 - \$3,000,000	9 Months
	Additional Financed Properties	None
Cash-Out Used as Reserves	Allowable	
<b>Lending Resource</b>	<ul style="list-style-type: none"> <li>Refer to Ony Glo Series O Guidelines</li> </ul>	