

Accelerator DSCR 1-4 Unit

DSCR		DSCR ≥ 1.00			DSCR .99 - .75			NO RATIO < .75			
Loan Amount	FICO	Purchase	Rate & Term	Cash-Out Refinance	Purchase	Rate & Term	Cash-Out Refinance	Purchase	Rate & Term	Cash-Out Refinance	
≤ \$1,000,000	740 +	85%	85%	75%	75%	75%	70%	75%	75%	70%	
	700	80%	80%	75%	75%	75%	70%	75%	70%	70%	
	680	75%	75%	70%	70%	70%	60%	65%	60%	60%	
	660	75%	75%	70%	70%	65%	60%	60%	60%	60%	
	640	75%	70%	70%	N/A	65%	65%	N/A	60%	60%	60%
	620	65%	65%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,001 - \$1,500,000	740 +	80%	75%	75%	75%	70%	70%	70%	70%	60%	
	720	80%	75%	75%	75%	70%	70%	70%	65%	60%	
	700	80%	75%	75%	75%	70%	70%	65%	65%	60%	
	680	75%	70%	70%	70%	70%	NA	65%	65%	60%	
	660	75%	70%	70%	70%	70%	NA	65%	65%	60%	
	640	65%	65%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,500,001 - \$2,000,000	740 +	75%	70%	70%	70%	65%	65%	65%	65%	60%	
	700	75%	70%	70%	70%	65%	65%	65%	65%	60%	
	680	70%	65%	65%	65%	60%	N/A	65%	65%	60%	
	660	70%	65%	65%	65%	60%	N/A	65%	65%	60%	
	640	65%	65%	N/A	N/A	N/A	N/A	65%	65%	60%	
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
\$2,000,001 - \$2,500,000	740 +	70%	70%	65%	65%	N/A	N/A	N/A	N/A	N/A	
	700	70%	70%	65%	65%	N/A	N/A	N/A	N/A	N/A	
	680	70%	65%	65%	65%	N/A	N/A	N/A	N/A	N/A	
	660	70%	65%	65%	65%	N/A	N/A	N/A	N/A	N/A	
	640	60%	60%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
\$2,500,001 - \$3,000,000	740 +	70%	65%	65%	60%	N/A	N/A	N/A	N/A	N/A	
	720	70%	65%	65%	60%	N/A	N/A	N/A	N/A	N/A	
	700	70%	65%	65%	60%	N/A	N/A	N/A	N/A	N/A	
	680	65%	60%	60%	N/A	N/A	N/A	N/A	N/A	N/A	
	660	65%	60%	60%	N/A	N/A	N/A	N/A	N/A	N/A	
	640	60%	60%	60%	N/A	N/A	N/A	N/A	N/A	N/A	

Geographic Restrictions

Ineligible States:	Refer to State Licensing
Ineligible Locations:	Hawaii lava zones 1 & 2, Puerto Rico, Guam, The US Virgin Islands

Product Highlights

Loan Purpose	Purchase, Rate-Term, and Cash Out Investment Business Purpose only
Exceptions	Considered on a case by case basis 80% cash out DSCR with seasoned investor (exception basis only- approve with PP and DSCR over 1.15)
Prepayment Penalty	5% of the unpaid principal balance. (Other than the monthly payments required herein, if Borrower prepays this Note in whole or in part before the full term of the pre-payment period, Borrower will pay a Prepayment Premium equal to Five Percent (5%) of any amounts prepaid ("Prepayment Premium").) (Standard Term 3 yrs.) Not allowed Alaska, Kansas, Maryland, Michigan, Minnesota, Missouri, New Mexico, Ohio 1-2 Units, Rhode Island and Vermont. Permitted ONLY if closing in the name of an Entity: IL & NJ. Pennsylvania 1-2 Units > \$319,777. Step Down Required: MS. IL- Allow Natural Person 1-4 when APR < 8.00%
Product Type	30-Yr Fixed, 5/6 ARM, 7/6 ARM, 10/6 ARM (40-year term available when combined with I/O feature)
Interest Only	Min Credit Score: 680 Max LTV: Purchase/R/T: 75% Cash-Out: 70% *Interest Only transactions DSCR is calculated using ITA.
Loan Amounts	*Minimum \$125,000 to Maximum \$3,000,000
Occupancy	Investment (N/O/O). Borrower or Family members are not permitted to live in subject.
First Time Investor	*First Time Investor: First time investor is a borrower not meeting the experienced investor definition of having a history of owning and managing commercial or non-owner occupied residential real estate for at least 1 year in the last 3 years. *First Time Investors eligible subject to the following restrictions: • Min credit score: 680 No housing late payments during the past 12 months
Property Type and Restrictions	Single Family, Attached, Detached, 2-4 Units: No restrictions Rural: Not eligible Condominium: Max LTV/CLTV Purchase 75%, Refinance 70% Condotel Max LTV: Purchase 75% Refinance R/T & Cash-out 65% Acreage max 10 acres not meeting rural definition
Cash Out	* Max cash-in-hand: LTV ≥ 65% - \$500,000 LTV < 65% - \$1,000,000
Appraisals	Loan Amounts > \$2,000,000 require 2 appraisals. Desk Review Product to be ordered on all loans with an CUScore over 2.5, with the exception of those with a full second appraisal. Desk Review must be in tolerance as outlined in guidelines * Transferred appraisal acceptable.
Declining Market	Declining markets, as identified by the appraiser, require a 5% LTV reduction off Matrix Max LTV.
Acreage	Property up to 10-acres, not meeting the rural definition, eligible
Income	Long Term Rental: Refer to Guidelines Short Term Rental: Refer to Guidelines
Tradelines	• Borrower(s) have 3 scores; or • 1 open and reporting 24-months; or • 2 open and reporting 12-months
Mtg/Housing History	1x30x12: No reduction 0x60x12: Purch Max 70% LTV Refinance Max 65% LTV Forbearance, Mod or Deferral: See Guidelines
Housing History: Investment	Borrowers must have a complete 12-month housing history. 1x30x12 allowed
Credit Event Seasoning	BK/FC/SS/DIL: >=36 Mo - No reduction >=24 Mo: • Purchase Max 75% LTV • Refinance Max 70% LTV
Reserves	Loan Amt ≤ 1.5 M: 2 months PITIA Loan Amt > 1.5 M: 6-months PITIA Loan Amt > 2.5 M: 12-months PITIA Cash-Out MAY be used to satisfy reserves requirements
Seller Contribution	6% Max
Gift Funds	Gift funds are permitted
Citizenship	US Citizen, Permanent Resident Alien, Non-Permanent Resident Alien (With US Credit and acceptable VISA).