

# NON-QM Comparison Chart

	OO - LITE DOC	OO - LITE DOC - ITIN	INVESTOR - LITE DOC	OO - ASSET UTILIZATION	INVESTOR - ASSET UTILIZATION	INVESTOR - DSCR	INVESTOR - FOREIGN NATIONAL - DSCR
Max LTV Purchase/R&T	80%	80%	80%	80%	80%	75%	75%
Max LTV Cash-Out	80%	75%	75%	80%	75%	70%	60%
Min FICO	660	660	660	660	660	680	N/A
Loan Amount	Up to \$3,000,000	Up to \$1,000,000	Up to \$3,000,000	Up to \$3,000,000	Up to \$3,000,000	Up to \$2,000,000	Up to \$2,000,000
Reserves (months)	LTV ≤ 65% = 0 LTV > 65% = 3	LTV ≤ 65% = 0 LTV > 65% = 3	\$LA ≤ \$500,000 = 3 \$LA \$500,001-\$1,500,000 = 6 \$LA > \$1,500,000 = 12	LTV ≤ 65% = 0 LTV > 65% = 3	\$LA ≤ \$500,000 = 3 \$LA \$500,001-\$1,500,000 = 6 \$LA > \$1,500,000 = 12	\$LA ≤ \$500,000 = 3 \$LA \$500,001-\$1,500,000 = 6 \$LA > \$1,500,000 = 12	12
Min DSCR	N/A	N/A	N/A	N/A	N/A	1.10x	1.10x
Max DTI	50%	50%	50%	50%	50%	N/A	N/A
Housing Lates Allowed	0x30 last 12 months	0x30 last 12 months	0x30 last 12 months	0x30 last 12 months	0x30 last 12 months	0x30 last 12 months	0x30 last 12 months
Non Warrantable Condo-MAX LTV (Purchase/R/T)	75%	75%	75%	75%	75%	75%	65%
2ND Home Max LTV (Purchase/R/T)	75%	75%	N/A	75%	N/A	N/A	N/A
Tradeline Requirements	3 reported for at least 12 months, OR 2 reported for 24 months	3 reported for at least 12 months, OR 2 reported for 24 months	3 reported for at least 12 months, OR 2 reported for 24 months	3 reported for at least 12 months, OR 2 reported for 24 months	3 reported for at least 12 months, OR 2 reported for 24 months	3 reported for at least 12 months, OR 2 reported for 24 months	N/A
FTHB	Yes	Yes	Yes	Yes	Yes	Yes	Yes
First Time Investor	N/A	N/A	Yes	N/A	Yes	Yes	Yes
Employment/Income 1003	Yes; wage earner or self-employed	Yes; wage earner or self-employed	Yes; wage earner or self-employed	N/A	N/A	N/A	N/A
4506-C Required	No	No	No	No	No	No	No
I/O Available	Yes	No	Yes	Yes	Yes	Yes	Yes
Cashout Max Cash-in-Hand	LTV ≤ 60% = \$1,500,000 LTV > 60% = \$750,000	LTV ≤ 60% = \$1,500,000 LTV > 60% = \$750,000	LTV ≤ 60% = \$1,500,000 LTV > 60% = \$750,000	LTV ≤ 60% = \$1,500,000 LTV > 60% = \$750,000	LTV ≤ 60% = \$1,500,000 LTV > 60% = \$750,000	\$500,000	\$500,000
Gift Funds Allowed	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Pre-pay penalty	No	No	Yes	No	Yes	Yes	Yes



LTV = Loan to Value, ARM= Adjustable Rate Mortgage Disclosure: All lending products are subject to credit & property approval. Rates, program terms & conditions are subject to change without notice. Not all products are available in all states or for all amounts. Other restrictions & limitations apply. Information is accurate & effective as of October 30, 2024 & is subject to change without notice.