

Business Purpose - Outside of Dodd Frank

| DSCR > 1.00 | Max LTV | Max LTV | Maximum Loan Amount | Reserves |
|-------------|---------------|----------|---------------------|----------|
| | Purch / R & T | Cash Out | | |
| | 75% | 70% | ≤ \$1,500,000 | 8 |
| | 70% | 65% | ≤ \$2,500,000 | 8 |

| Products | | |
|---|--------------|----------------|
| 5/6m ARM | 10/6m ARM | 30 Yr Fixed |
| 5/6m ARM IO | 10/6m ARM IO | 30 Yr Fixed IO |
| I/O feature available for 10 years on all ARM & 30 Year Fixed rate products | | |
| ARM Margins & Caps | | |
| 5/6 Month ARM | Margin: 6.0 | Caps 2/2/5 |
| 10/6 Month ARM | Margin: 6.0 | Caps 5/2/5 |
| Index = 6 mos SOFR, Floor = Start Rate | | |

| Additional Program Information | |
|--------------------------------|---------------|
| All Florida Condominiums | Max 70% LTV |
| Short Term Rental Income | Not permitted |
| Rural Properties | Not permitted |

| Cash Out Requirements | |
|-----------------------|-----------------------|
| LTV >60% | \$500k (Max Cash Out) |
| LTV ≤60% | Unlimited Cash Out |

| Additional Program Requirements | |
|---------------------------------|--|
| Appraisal Requirements | Loan amounts over \$2,000,000 automatically require two appraisals. Every appraisal requires a Desk Review. Properties with a condition rating of C5 or C6 or a quality rating of Q6 are not acceptable. *Properties located within a Declining Market as defined by the appraiser require a 5% reduction to the max LTV/CLTV offered (refer to grid above). |
| Assets | Foreign Assets are permitted - refer to guidelines for additional details. |
| Certification | Borrowers must execute Certificate of Non-Owner Occupied and Certificate of Business Purpose prior to closing . |
| Compliance | Escrows for taxes and insurance are required on all loans with LTVs greater than 80%, unless otherwise specified by applicable state law. • Compliance with all applicable federal and state regulations • No section 32 or state high cost • Total borrower paid points and fees must be less than 5% |
| Credit | Credit report and FICO are not required. |
| DSCR | DSCR = Gross Rental Income / PITIA; Gross income = lesser of estimated market rent from Form 1007 or lease in place. DSCR calculations less than 100% are not eligible. |
| Eligible Borrowers | A Foreign National is a non-resident alien who is not authorized to live or work in the U.S. or holds a Visa that is indicative of a more temporary residency than those required to meet Non-Permanent Resident Alien requirements. In order to be eligible for this program, the borrower must be a resident of another country. The property is not intended for use as a primary residence. Diplomatic Immunity and borrowers from OFAC sanctioned countries are not eligible. http://sanctionssearch.ofac.treas.gov/ |
| Occupancy | Investment Properties |
| Minimum Loan Amount | \$100,000 |
| Max Financed Properties | Maximum 10 financed properties including subject property. |
| Power of Attorney | Not allowed |
| Prepayment Penalty | Where permitted by applicable laws and regulations. Total points, fees and APR may not exceed current state and federal high-cost thresholds. Not allowed in AK, KS, MN, NM, NC (loan amounts < \$150,000) or PA (loan amounts < \$312,159 on 1-2 Units, including condos). |
| Property Types | SFR, PUD, Townhome, Condominium, 2-4 Units. Non-Warrantable Condos and Manufactured Homes are not eligible. |
| Qualifying Rate | Fixed = Note Rate; ARM: 5/6m and 10/6m ARM = Greater of the Note Rate or Fully Indexed Rate |
| Seller Concessions | Up to 6% toward closing for Investment Properties. |
| Gift Funds | Gift funds are permitted if the borrower has a minimum of 10% of their own funds towards the down payment, closing costs & reserves. |
| Subordinate Financing | Not allowed |