LENDZ

Platinum - Series Z
Matrix

7/16/2025

Property Type	Credit Score	Max Loan	Purchase	R/T Refi	C/O Refi	DTI	Reserves
Single Family, PUD, Townhouse, 2-4	700	$2,000,000	90%	80%	80%	43%	6 months
			85%	80%	80%	50%	
		$2,500,000	80%	80%	-		
		$3,000,000	75%	75%	-		
	680	$2,000,000	85%	80%	80%		
		$2,500,000	80%	80%	-		
		$3,000,000	75%	75%	-		
	660	$1,000,000	80%	80%	80%		
		$1,500,000	80%	80%	-		
		$2,000,000	75%	75%	-		
Property Type	**Credit Score**	**Max Loan**	**Purchase**	**R/T Refi**	**C/O Refi**		
Condo	700	$2,000,000	85%	75%	75%		
		$2,500,000	80%	75%	-		
		$3,000,000	75%	75%	-		
	680	$2,000,000	85%	75%	75%		
		$2,500,000	80%	70%	-		
		$3,000,000	75%	75%	-		
	660	$1,000,000	80%	75%	75%		
		$1,500,000	80%	75%	-		
		$2,000,000	75%	75%	-		
Property Type	**Credit Score**	**Max Loan**	**Purchase**	**R/T Refi**	**C/O Refi**		
Rural & 10+ Acres	700	$2,000,000	80%	70%	70%		
		$2,500,000	80%	70%	-		
		$3,000,000	75%	70%	-		
	680	$2,000,000	80%	70%	70%		
		$2,500,000	80%	70%	-		
		$3,000,000	75%	70%	-		
	660	$1,000,000	80%	70%	70%		
		$1,500,000	80%	70%	-		
		$2,000,000	75%	70%	-		

Additional Restrictions	
First Time Homebuyer	No interest only
LTV > 85%	Maximum DTI is 43%.
Non-Perm	Max LTV 80% & no cash-out
Mortgage History	0x30×12 - no restrictions | 0x60×12 - max LTV 80% - Purch Only | 0x90×12 - max LTV 75% - Purch Only
Credit Events	Must be seasoned 24 months
Cash-out - Cash in hand	Unlimited <65% LTV; $1,500,000 >=65% LTV; $1,000,000 >= 70% LTV
Cash-out - Seasoning	3-6 months - 2 appraisals to use appraised value | 6 months 1 appraisal to use appraised value
Recently Listed	See rate sheet for LLPA
Condotel	Max LTV 75% | Kitchenette, Studio and co-insurance is allowed.
Reserves	If Credit Score <700 then Cashout Cannot be used for reserves
Co-op	Not Eligible
Appraisal	Max 6 Bedroom allowed for SFR. Additional bedrooms allowed on exception basis. | Transferred appraisals require CDA
Florida Condo Applies to all condos in the state of Florida	**Max LTV - 75%** - Primary Purchase: 75 LTV - Secondary Purchase: 75 LTV - **All Refinance (R/T or C/O): Exception Required** **Limited review Florida** - 70% LTV Purchase/Rate-term - 65% LTV Cash out refinance - If there is a special assessment, the assessment may not be more than 10% of the condominium's value - Example, if the condo is $280,000 the special assessment may not be more than $28,000 No more than 10% of the total condominiums in the community can be listed for sale, this will be reviewed on a by case basis.
Foreign National	Not Eligible - Refer to Platinum Investment or DSCR for FN
Florida County-Specific LTV Overlays	The following Florida counties have new LTV reductions due to elevated value concerns. All loans in the below counties will need to be reviewed on a case-by-case basis. • Citrus, Hillsborough, Pinellas – 5% LTV Reduction • Polk, Lee, Charlotte – 10% LTV Reduction

Income Restrictions	
Standard Doc	No restrictions
Bank Statements	No restrictions
P&L Only	Max LTV 80% | DTI never to exceed 43% CPA, CTEC, EA & PTIN allowed
1099 Only	No restrictions | Max LTV 85%
Asset Depletion	Max LTV 85%
WVOE	Max LTV 80%

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Lock hours: 9 am - 6 pm EST Monday - Friday

Lock window: 10 am - 5 pm EST Monday - Friday

Platinum - Series Z
Investment Only

7/16/2025

Property Type	Credit Score	Max Loan	Purchase	R/T Refi	C/O Refi	DTI	Reserves
Single Family, PUD, Townhouse, 2-4	700	$2,000,000	85%	80%	80%	45%	6 months
			80%	80%	80%	50%	
	680	$2,000,000	85%	80%	80%		
	660	$1,000,000	80%	80%	80%		
		$1,500,000	80%	80%	-		
		$2,000,000	75%	75%	-		
Property Type	**Credit Score**	**Max Loan**	**Purchase**	**R/T Refi**	**C/O Refi**		
Condo	700	$2,000,000	85%	75%	75%		
	680	$2,000,000	85%	75%	75%		
	660	$1,000,000	80%	75%	75%		
		$1,500,000	80%	75%	-		
		$2,000,000	75%	75%	-		
Property Type	**Credit Score**	**Max Loan**	**Purchase**	**R/T Refi**	**C/O Refi**		
Rural & 10+ Acres	700	$2,000,000	80%	70%	70%		
	680	$2,000,000	80%	70%	70%		
	660	$1,000,000	80%	70%	70%		
		$1,500,000	80%	70%	-		
		$2,000,000	75%	70%	-		

Additional Restrictions	
Loan Amount	Minimum: $100,000 Maximum: $2,000,000
First Time Homebuyer	No interest only
Non-Perm & Foreign National	Max LTV 80% & no cash-out | Foreign National reserves 9 months
Local Restrictions	Investment properties in Baltimore, MD are ineligible.
Mortgage History	0x30x12 - no restrictions | 0x60x12 - max LTV 80% - Purch Only | 0x90x12 - max LTV 75% - Purch Only
Credit Events	Must be seasoned 24 months
Investment Properties	<=80LTV - No Restrictions | <=85LTV - Requires DTI <43
Cash-out - Cash in hand	$1,750,000 <65% LTV; $1,250,000 >=65% LTV; $750,000 >= 70% LTV
Cash-out - Seasoning	3-6 months - 2 appraisals to use appraised value | 6 months 1 appraisal to use appraised value
Recently Listed	Investment must have PPP | Owner Occupied see rate sheet for LLPA
Non-Warrantable Condo	Maximum Refinance LTV 75%
Condotel	Max LTV 75% | Kitchenette, Studio and co-insurance is allowed.
Reserves	If Credit Score <700 then Cashout Cannot be used for reserves
Co-op	Not Eligible
Appraisal	Max 6 Bedroom allowed for SFR. Additional bedrooms allowed on exception basis. | Transferred appraisals require CDA
Florida Condo Applies to all condos in the state of Florida	**Max LTV - 75%** - Investment Purchase: 75 LTV - **All Refinance (R/T or C/O): Exception Required** **Limited review Florida** - 70% LTV Purchase/Rate-term - 65% LTV Cash out refinance - If there is a special assessment, the assessment may not be more than 10% of the condominium's value - Example, if the condo is $280,000 the special assessment may not be more than $28,000 No more than 10% of the total condominiums in the community can be listed for sale, this will be reviewed on a by case basis.
Foreign National	Bank Statement and P&L Income types Only - Cash out may not be used for reserves, borrower must have their own funds for reserves. - The US account used for the ACH must have the verified reserves – the reserves may not be in a foreign account - Borrower to sign affidavit indicating the borrower will maintain 6 months of reserves in the account attached to the ACH.
Florida County-Specific LTV Overlays	The following Florida counties have new LTV reductions due to elevated value concerns. All loans in the below counties will need to be reviewed on a case-by-case basis. • Citrus, Hillsborough, Pinellas – 5% LTV Reduction • Polk, Lee, Charlotte – 10% LTV Reduction

Income Restrictions	
Standard Doc	No restrictions
Bank Statements	No restrictions
P&L Only	Max LTV 80% | DTI never to exceed 43% CPA, CTEC, EA & PTIN allowed
1099 Only	Max LTV 80%
Asset Depletion	Max LTV 80%
WVOE	Max LTV 80%

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DSCR - Series Z
Matrix

7/16/2025

Property Type	Credit Score	Max Loan	Purchase	R/T Refi	C/O Refi	Min DSCR	Reserves
SIngle Family, PUD, Townhouse, 2-4	720	$2,000,000	80%	75%	75%	1.00	9 months
	680	$2,000,000	80%	75%	75%		
	660	$2,000,000	75%	75%	75%		
Condo	720	$2,000,000	80%	75%	75%	1.00	
	680	$2,000,000	80%	75%	75%		
	660	$2,000,000	75%	75%	75%		
Rural & 10+ Acres	720	$2,000,000	70%	65%	65%	1.00	
	680	$2,000,000	70%	65%	65%		
	660	$2,000,000	70%	65%	65%		
Property Type	**Credit Score**	**Max Loan**	**Purchase**	**R/T Refi**	**C/O Refi**	**Min DSCR**	**Reserves**
SIngle Family, PUD, Townhouse, 2-4	720	$2,000,000	75%	70%	70%	0.75	9 months
	680	$2,000,000	N/A	N/A	N/A		
	660	$2,000,000	N/A	N/A	N/A		
Condo	720	$2,000,000	75%	70%	70%	0.75	
	680	$2,000,000	N/A	N/A	N/A		
	660	$2,000,000	N/A	N/A	N/A		
Rural & 10+ Acres	720	$2,000,000	70%	-	-	0.75	
	680	$2,000,000	N/A	N/A	N/A		
	660	$2,000,000	N/A	N/A	N/A		

Additional Restrictions	
First Time Homebuyer	Not Eligible
First Time Investor	No restrictions
Local Restrictions	Investment properties in Baltimore, MD are ineligible.
Mortgage History	0x60x24
Credit Events	Must be seasoned 48 months
Cash-out - Cash in hand	$1.75m <65% LTV; $1.25m >= 65% LTV; $750k >=70% LTV
Cash-out - Seasoning	3-6 months - 2 appraisals to use appraised value | 6 months 1 appraisal to use appraised value
Recently Listed	Must have PPP if listed in the last 6 months
Condotel	Max LTV 75% | Kitchenette, Studio and co-insurance is allowed.
Reserves	If Credit Score <700 then Cashout Cannot be used for reserves
Co-op	Not Eligible
DSCR	DSCR <1 Cash out allowed with minimum 720 FICO
Appraisal	Max 6 Bedroom allowed for SFR. Additional bedrooms allowed on exception basis. | Transferred appraisals require CDA
Florida Condo Applies to all Condos in the state of Florida	Max LTV - 75% - Investment Purchase: 75 LTV - **All Refinance (R/T or C/O): Exception Required** **Limited review Florida** - 70% LTV Purchase/Rate-term - 65% LTV Cash out refinance - If there is a special assessment, the assessment may not be more than 10% of the condominium's value - Example, if the condo is $280,000 the special assessment may not be more than $28,000 - No more than 10% of the total condominiums in the community can be listed for sale, this will be reviewed on a case by case basis.
Non-Perm & Foreign National	Max LTV 75% & no cash-out | Foreign National eligible with No FICO **Foreign National** - Cash out may not be used for reserves, borrower must have their own funds for reserves. - The US account used for the ACH must have the verified reserves – the reserves may not be in a foreign account - Borrower to sign affidavit indicating the borrower will maintain 6 months of reserves in the account attached to the ACH.
Florida County-Specific LTV Overlays	The following Florida counties have new LTV reductions due to elevated value concerns. All loans in the below counties will need to be reviewed on a case-by-case basis. • Citrus, Hillsborough, Pinellas – 5% LTV Reduction • Polk, Lee, Charlotte – 10% LTV Reduction
Income Restrictions	
DSCR Long Term Rent Calculation	Always use the 1007 OR 1025
Short term rentals	100% of the revenue from 1007 or 100% of the AIR DNA revenue | DSCR >= 1.25 and Purchase Only
Vacant Properties	No restrictions
Exceptions	
Foreign National	Foreign National Cashouts allowed on an exception basis | DSCR <1 Foreign Nationals allowed on exception basis only
DSCR <1	DSCR <1 Cash outs allowed as exception if FICO <720 | DSCR <1 with FICO <720 allowed as exception
Reserves	Reserves <9 months allowed as exception

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