LENDZ

Series 7

8/6/2025

Diamond and Platinum Programs

Income Types Include: Full Doc - 12, 24 months
Alt Doc - Bank Statements
*Subject properties located in Essex County, NJ and Baltimore City, MD are temporarily ineligible (Subject properties in Baltimore County, MD remain eligible)

Diamond

FICO to Max LTV/CLTV

Loan Amount	Credit Score	Purchase	Rate/Term	Cash-Out
$1,000,000	700+	85%	80%	75%
$1,500,000	720+	85%	80%	75%
	700+	80%	80%	75%
$2,000,000	740+	85%	80%	75%
	720+	80%	80%	75%
	700+	75%	75%	70%
$2,500,000	740+	80%	80%	75%
	720+	75%	75%	70%
	700+	75%	75%	70%
$3,000,000	720+	75%	75%	70%
	700+	65%	65%	60%

Platinum

FICO to Max LTV/CLTV

Loan Amount	Credit Score	Purchase	Rate/Term	Cash-Out
$1,000,000	700+	90%	85%	80%
$1,500,000	720+	90%	85%	80%
	700+	90%	85%	80%
$2,000,000	740+	85%	85%	80%
	720+	85%	85%	80%
	700+	85%	85%	80%
$2,500,000	740+	80%	80%	75%
	720+	80%	80%	75%
	700+	80%	80%	75%
$3,000,000	720+	80%	80%	75%
	700+	75%	75%	70%
$3,500,000	740+	75%	75%	65%
	720+	70%	70%	65%
$4,000,000	740+	65%	65%	60%
	720+	60%	60%	55%
	700+	50%	50%	45%

LOAN PROGRAMS

Fixed	• 30-Year Fixed • 40-Year Fixed
Interest Only (IO) Not Available on Diamond	• 30-Year Fixed IO (120 mos, IO + 240 mos Amortization) • 40-Year Fixed IO (120 mos, IO + 360 mos Amortization)

	Diamond	Platinum
Max LTV	Non-Owner Occupied - 75% 2nd Home - 75% 2 Unit - 80% | 3-4 Unit - 75% Rural - NA Condos - NA	Non-Owner Occupied - 85% 2nd Home - 85% 2 Unit - 85% | 3-4 Unit - 80% Rural - 70% Condos - NA
Min Loan Amount	$150,000	$125,000
Interest Only (IO)	Not Allowed	• 640 min FICO • 80% max LTV • Reserves based on IO payment
Housing History	• 0 x 30 x 24 • Rent free not allowed	0 x 30 x 12
Credit Event (BK/SS/FC/DIL/CCC)	> 48 Months Multiple unrelated credit events not allowed	>36 Months (>12 mos seasoning on **discharged** BK 13 or CCC w/pay history allowed) BK Dismissal is treated as a credit event and requires >36m Seasoning
DTI	43%	43%
One Year Self-Employed	Not Allowed	• 80% max LTV • 75% max LTV - C/O • 660 min FICO • Income - Bank Statement only
Reserves	• 6 months min, cash-out cannot be utilized • > $2.0M LA: 6 mos, cash-out cannot be utilized 2 mos for each addtn'l financed property (based on subject property PITIA)	**OO & 2nd Home**: (cash-out may be utilized) ≤ 75% LTV - no reserves, > 75% LTV - 3 mos | Pur & R/T: > 80% LTV = 3 mos w/0x30×12 | C/O: > 80% LTV - 6 mos **NOO:** (cash-out may be utilized) ≤ 70% LTV - no reserves, > 70% LTV - 3 mos | Pur & R/T: > 80% LTV = 3 mos w/0x30×12 | C/O: > 80% LTV - 6 mos **All Occupancies:** • > $2.0M LA: 6 mos, cash-out may be used to satisfy up to 50% of reserve requirement • > $3.0M LA: 12 mos, cash-out may be used to satisfy up to 50% of reserve requirement 2 mos for each addtn'l financed property (based on subject property PITIA)

Appraisals

≤ $2,000,000 Loan Amount:
CU ≤ 2.5 = No add'l requirements
CU > 2.5 or no score = Enhanced desk review (ARR, CCA or CDA) required, 10% variance allowed

> $2,000,000 Loan Amount:
2 appraisals required
Enhanced desk review (ARR, CCA or CDA) required on lower valued appraisal

Cash In Hand Limit (Based on LTV & FICO)

≤ **75**% LTV & ≥ 700 FICO: $1.5M max cash in hand*
≤ **70**% LTV & < 700 FICO: $1.0M max cash in hand*
> 70% - ≤ 75% LTV & < 700 FICO: $500k max cash in hand*
> 75% LTV: $500k max cash in hand (Free & Clear ineligible)
Vacant Properties: $750k max cash in hand
*Free & Clear Properties: Must follow FICO requirements, **75**% max LTV

Standard Tradeline Requirements

• 3 tradelines reporting 12 months with activity in last 12 months , or
• 2 tradelines reporting for 24 months with activity in last 12 months, or
• 1 revolving tradeline reporting for 60 months with activity in the last 12 months and a verified 12-month housing history 0x30, or
• 1 installment tradeline reporting for 36 months with activity in the last 12 months and a verified 12-month housing history 0x30

TRID

• **If primary wage earner has 3 credit scores reporting, the minimum tradeline requirement is met.**
• If primary wage earner has less than 3 credit scores, each borrower must meet the minimum tradeline requirements

Non-TRID Business Purpose

• **If each borrower has 3 credit scores, minimum tradeline requirement is met.**
• Any borrower with less than 3 credit scores must independently meet tradeline requirement.
• Closing in an entity - if member with highest percentage of ownership has 3 credit scores, minimumtradeline requirement is met. If all members have equal ownership shares each borrower evaluated individually.

NOTE: If borrower's credit scores primarily is based on thin credit—such as authorized user accounts, self-reported accounts, or recently opened accounts with limited activity—must still meet one of the standard tradeline requirements

Limited Tradelines: If standard tradelines are not met and borrower has a valid credit score
80% max LTV - Primary and Second Homes, 70% max LTV - Investment | Not available on Diamond | Foreign nationals ineligible

Additional Product Details

Appraisal	Maximum number of bedrooms allowed for a single family residence is 6, properties falling under this type will be allowed on an exception basis. Transferred Appraisal will require a CDA
Debt Consolidation	Follows R/T Refi LTV w/80% max LTV, Owner Occupied only (5k max cash in hand)
Declining Markets	> 70% LTV: Areas designated declining value on the appraisal will take a 5% LTV reduction from program max LTV
Delayed Financing	≤ $1.5M LA: follow program max | > $1.5M LA: 70% max LTV/CLTV
Gift Funds	100% allowed w/10% LTV reduction from max LTV (see above), no LTV reduction required with min 5% buyer own funds Gift of Equity not allowed on Diamond
Financed Property Limits	20 financed properties including subject | Lendz exposure - $5.0M or 6 properties
First Time Homebuyers	Primary Residence and Investment Properties allowed (2nd Homes ineligible) Investment - Purchase & Refinance: Full Doc only, Max 80% LTV, Min 660 FICO, Max 50% DTI, $1.5M Max LA, Max 300% payment shock
Impound Waivers	Owner/2nd Home: Allowed if NOT HPML loan | Non-Owner allowed (see rate sheet)
Interested Party Contribution (IPC)	≤ 80% LTV = 6% max | > 80% LTV = 4% max
Minimum Square Footage	SFR: 700 sq. ft. | 2-4 Units: 400 sq. ft. each
Non-Occupant Co-Borr	Purchase, Rate & Term & Platinum only
Pre-Payment Penalty	Eligible for investment properties only where permitted by applicable state law and regulations
Private Party VOR's	LTV ≤ 80% & ≥ 660 FICO | LTV ≤ 70% & ≥ 600 FICO
Residual Income	$1250/month + $250 1st + $125 others
Seasoning	Cash-Out: ≥ 6 months ownership, > 6 months since a prior Cash-Out. < 6 mos seasoning allowed when all borrowers on the original Note at acquisition must be on the current Note, LTV based off lesser of purchase price + documented improvements or appraised value
Geographic Restrictions	Texas Cash-Out: 80% max LTV (Owner-Occ, per TX 50(a)(6)) | Subject properties located in Essex County, NJ and Baltimore City, MD are ineligible (Subject properties in Baltimore County, MD remain eligible)
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

LENDZ

Series 7

8/6/2025

Diamond DSCR and DSCR Programs

Investment, 1-4 Units Only

*Subject properties located in Essex County, NJ and Baltimore City, MD are temporarily ineligible (Subject properties in Baltimore County, MD remain eligible)

Diamond DSCR - Ratio 1.25					DSCR - Ratio 1.0				
FICO to Max LTV/CLTV					FICO to Max LTV/CLTV				
Loan Amount	Credit Score	Purchase	Rate/Term	Cash-Out	Loan Amount	Credit Score	Purchase	Rate/Term	Cash-Out
$1,000,000	720+	75%	75%	75%	$1,000,000	720+	80%	80%	75%
	700+	75%	75%	75%		700+	80%	80%	75%
$1,500,000	720+	75%	75%	75%	$1,500,000	720+	80%	80%	75%
	700+	75%	75%	75%		700+	80%	80%	75%
$2,000,000	740+	75%	75%	75%	$2,000,000	740+	80%	80%	75%
	720+	70%	70%	70%		720+	80%	80%	75%
	700+	70%	70%	70%		700+	75%	75%	70%
$2,500,000	740+	75%	75%	75%	$2,500,000	740+	80%	80%	75%
	720+	70%	70%	70%		720+	80%	80%	75%
	700+	70%	70%	70%		700+	75%	75%	70%
$3,000,000	740+	65%	65%	65%	$3,000,000	740+	75%	75%	70%
	720+	60%	60%	60%		720+	75%	75%	70%
	700+	60%	60%	60%		700+	70%	70%	65%
$3,500,000	740+				$3,500,000	740+	65%	65%	60%
	720+					720+	65%	65%	60%

	Diamond DSCR	DSCR
Max LTV	2-4 Unit - NA Rural - NA Condos - NA	2-4 Unit - 80% Rural - 65% Condos - NA
Min Loan Amount	$250,000	$100,000
DSCR	1.25 min ratio	1.00 min ratio | > 80% 1.20 min ratio
Interest Only (IO)	• Qualify on IO Payment ALL States • Reserves based on IO Payment • 640 min FICO • 80% max LTV	
Housing History	0 x 30 x 12	1 x 30 x 12 Inexperienced Investors: 0 x 30 x 12
Credit Event (BK,SS,FC,DIL,CCC)	48 months	36 months - FC/CCC 12 months - BK Ch 13 w/pay history | 24 months - SS/DIL/BK Ch 7
Reserves	3 mos, cash-out cannot be utilized	> 65% LTV: 3 mos, cash-out can be utilized
	Inexperienced Investors: 3 mos, cash-out cannot be utilized Loan Amt: > $2.0M = 6 mos, cash-out can be used to satisfy up to 50% of reserve requirement | > $3.0M = 12 mos, cash-out can be used to satisfy up to 50% of reserve requirement Additional financed properties - Not applicable	
Recently Listed w/C/O (< 6 Mos Off Mkt)	Delisted ≥ 30 days and leased allowed Value is lower of lowest listing price w/in 180 days or appraised value 3 mos reserves (not from C/O), 1 yr min PPP required, 70% max LTV	

LOAN PROGRAMS		DEBT SERVICE COVERAGE RATIO REQUIREMENTS
Fixed	• 30-Year Fixed • 40-Year Fixed	Qualifying Ratio • Gross Income ÷ PITIA or ITIA, Qualify on cash flow of subject property • Gross Income = Lower of estimated market rent from Form 1007 or monthly rent from existing lease with 2 mos p (If current rents are more than markets rents, the lesser of actual rents or 125% of market rents used)
Interest Only (IO)	• 30-Year Fixed IO (120 mos, IO + 240 mos Amortization) • 40-Year Fixed IO (120 mos, IO + 360 mos Amortization)	

Experienced / Inexperienced Investor

Experienced Investor:	Inexperienced Investor:
• Borrower(s) with history of owning & managing NOO income-producing investment real estate for at least 1 yr within the last 3 yrs • Only 1 borrower has to meet the Experienced Investor definition • Living rent free allowed • Mortgages Tradelines reflected on credit report that have been paid off or sold in the last 12 mos can be used to meet the above requirements. NOTE: All properties to meet above definitions must be domiciled in the US	• Borrower without history of owning & managing NOO income-producing investment real estate for at least 1 yr within the last 3 yrs • 80% Max LTV | $1,500,000 Max LA | 60% Max LTV for Sub1 < 1.00 | 0x30x12 housing history | (VOM/VOR) |C/O not allowed for Sub1 | Min 3 mos reserves, cash out cannot be utilized | STR and 5-8 ineligible • All borrowers must meet inexperienced definition, FTHB and/or living rent free not allowed NOTE: All properties to meet above definitions must be domiciled in the US

Additional Product Details

Appraisals **≤ $2,000,000 Loan Amount:** CU ≤ 2.5 = No add'l requirements CU > 2.5 or no score = Enhanced desk review (ARR, CCA or CDA) required, 10% variance allowed **> $2,000,000 Loan Amount:** 2 appraisals required Enhanced desk review (ARR, CCA or CDA) required on lower valued appraisal	**Standard Tradeline Requirements** • 3 tradelines reporting 12 months with activity in last 12 months , or • 2 tradelines reporting for 24 months with activity in last 12 months, or • 1 revolving tradeline reporting for 60 months with activity in the last 12 months and a verified 12-month housing history 0x30, or • 1 installment tradeline reporting for 36 months with activity in the last 12 months and a verified 12-month housing history 0x30 If each borrower has 3 credit scores, minimum tradeline requirement is met • Borrower with less than 3 credit scores must independently meet tradeline requirement. • Closing in an entity - if member with highest percentage of ownership has 3 credit scores, minimum tradeline requirement is met. If all members have equal ownership shares each borrower evaluated individually **NOTE**: Borrower's credit scores primarily based on thin credit—such as authorized user accounts, self-reported accounts, or recently opened accounts with limited activity—must still meet one of the standard tradeline requirements **Limited tradelines:** If standard tradelines are not met and borrower has a valid credit score Max 70% LTV | Not available on Diamond DSCR | Foreign National ineligible
Vacant / Unleased Properties • Purchase Transactions follow Program Max • Refinance Rate/Term: ◦ Loan Balance ≤ $1,000,000 – 70% Max LTV ◦ Loan Balance ≤ $2,000,000 – 65% Max LTV • Refinance Cash-Out : ◦ Loan Balance ≤ $1,500,000 – 60% Max LTV • LOE for cause of vacancy	**Cash In Hand Limit (Based on LTV & FICO)** ≤ 75% LTV & ≥ 700 FICO: $1.5M max cash in hand* ≤ 70% LTV & < 700 FICO: $1.0M max cash in hand* > 70% - ≤ 75% LTV & < 700 FICO: $500k max cash in hand* > 75% LTV: $500k max cash in hand (Free & Clear ineligible) Vacant Properties: $750K max cash in hand *Free & Clear Properties: Must follow FICO requirements, 75% max LTV

Appraisal	Maximum number of bedrooms allowed for a single family residence is 6, properties falling under this type will be allowed on an exception basis. Transferred Appraisal will require a CDA
Cash Out Restrictions	LTV is the lower of max LTV based on FICO, loan amount, occupancy and property type or program specific max LTV as applicable
Declining Markets	> 70% LTV: Areas designated declining value on the appraisal will take a 5% LTV reduction from program Max LTV
Delayed Financing	> $1.5M LA 70% max LTV/CLTV | Vacant/unleased > 3 mos must follow unleased property LTV/CLTV restrictions and Cash in Hand Limit - Vacant Properties
Financed Property Limits	Unlimited financed properties | Series 7 exposure - $5.0M or 6 properties
First Time Home Buyer	Not Allowed
Geographic Restrictions	Georgia DSCR $2,000,000 max loan amount | Subject properties located in Essex County, NJ and Baltimore City, MD are ineligible (Subject properties in Baltimore County, MD remain eligible) | 10% LTV reduction for properties located in Lee County, FL.
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
Gift Funds	• 100% allowed with 10% LTV reduction from program Max LTV (see above) • No LTV reduction required with min 5% buyer own funds • Gift of Equity not allowed for Diamond DSCR
Impound Waivers	Allowed (see rate sheet)
Interested Party Contributions	≤ 80% LTV = 6% Max | > 80% LTV = 4% Max
Minimum Square Footage	SFR: 700 sq. ft. | 2-4 Units: 400 sq. ft. each
Occupancy	Non-Owner Occupied, Investment Properties Only
Pre-Payment Penalty	Eligible for investment properties only where permitted by applicable state law and regulations
Private Party VOR's	LTV ≤ 80% & ≥ 660 FICO | LTV ≤ 70% & ≥ 600 FICO
Seasoning	Cash-Out: ≥ 6 months ownership, > 6 months since a prior Cash-Out, < 6 mos seasoning allowed when all borrowers on the original Note at acquisition must be on the current Note, LTV based off lesser of purchase price + documented improvements or appraised value

LENDZ

Series 7
Prepayment Penalty Information
1st Lien

9/24/2025

All loans with a prepayment penalty must be in compliance with applicable state law and allowable structures at Lendz Financial (see below).

Six (6) months of interest	Amount of prepayment above 20% of the original loan amount in any 12-month period.
Flat Prepay Structure	Flat prepayment penalty charge of 5%.
Declining structures that do not exceed 5% and do not drop below 3% in the first 3 years	5 Year Prepayment Penalty- 5/4/3/2/1 %

1st Lien Prepayment Penalty Chart

State		PPP Permitted	PPP Calculation	PPP Max Term	PPP Applicability	Other Restrictions
AL	Alabama	Yes	No restrictions	None	Refinance or sale	
AK	Alaska	No	N/A	N/A	N/A	
AR	Arkansas	Yes	No restrictions	None	Refinance or sale	
AZ	Arizona	Yes	No restrictions	None	Refinance or sale	
CA	California	Yes	No restrictions	None	Refinance or sale	
CO	Colorado	Yes	No restrictions	None	Refinance or sale	
CT	Connecticut	Yes	No restrictions	None	Refinance or sale	
DC	District of Columbia	Yes	No restrictions	None	Refinance or sale	
DE	Delaware	No	N/A	N/A	N/A	
FL	Florida	Yes	No restrictions	None	Refinance or sale	
GA	Georgia	Yes	No restrictions	None	Refinance or sale	
HI	Hawaii	Yes	No restrictions	None	Refinance or sale	
IA	Iowa	Yes	No restrictions	None	Refinance or sale	
ID	Idaho	Yes	No restrictions	None	Refinance or sale	
IL	Illinois*	Yes	No restrictions	None	Refinance or sale	Permitted to legal entities with no limits. Allowed only when APR =<8% if a borrower is a natural person. * In Cook County, must also be >$250K.
IN	Indiana	Yes	No restrictions	None	Refinance or sale	
KS	Kansas	Yes	No restrictions	None	Refinance or sale	
KY	Kentucky	Yes	No restrictions	None	Refinance or sale	
LA	Louisiana	Yes	No restrictions	None	Refinance or sale	
MA	Massachusetts	Yes	No restrictions	None	Refinance or sale	
MD	Maryland	No	N/A	N/A	N/A	
ME	Maine	Yes	No restrictions	None	Refinance or sale	
MI	Michigan	No	N/A	N/A	N/A	
MN	Minnesota	No	N/A	N/A	N/A	
MO	Missouri	Yes	No restrictions	None	Refinance or sale	
MS	Mississippi	Yes	No restrictions	None	Refinance or sale	
MT	Montana	Yes	No restrictions	None	Refinance or sale	
NC	North Carolina	Yes	No restrictions	None	Refinance or sale	
ND	North Dakota	Yes	No restrictions	None	Refinance or sale	
NE	Nebraska	Yes	No restrictions	None	Refinance or sale	
NH	New Hampshire	No	N/A	N/A	N/A	
NJ	New Jersey	Yes	No restrictions	None	Refinance or sale	Permitted to Corporations (Inc.). Prohibited to individual borrowers and LLCs.
NM	New Mexico	No	N/A	N/A	N/A	
NV	Nevada	Yes	No restrictions	None	Refinance or sale	
NY	New York	**N/A**	N/A	N/A	N/A	
OH	Ohio	No	N/A	N/A	N/A	
OK	Oklahoma	Yes	No restrictions	None	Refinance or sale	
OR	Oregon	Yes	No restrictions	None	Refinance or sale	
PA	Pennsylvania	Yes	No restrictions	None	Refinance or sale	Permitted on loan amounts >$319,777. Loan amounts =<$319,777 permitted only on 3-4 residential units. Number of units will be validated prior to purchase.
RI	Rhode Island	No	N/A	N/A	N/A	
SC	South Carolina	Yes	No restrictions	None	Refinance or sale	
SD	South Dakota	Yes	No restrictions	None	Refinance or sale	
TN	Tennessee	Yes	No restrictions	None	Refinance or sale	
TX	Texas	Yes	No restrictions	None	Refinance or sale	
UT	Utah	Yes	No restrictions	None	Refinance or sale	
VA	Virginia	Yes	No restrictions	None	Refinance or sale	
VT	Vermont	Yes	No restrictions	None	Refinance or sale	
WA	Washington	Yes	No restrictions	None	Refinance or sale	
WI	Wisconsin	Yes	No restrictions	None	Refinance or sale	
WV	West Virginia	Yes	No restrictions	None	Refinance or sale	
WY	Wyoming	Yes	No restrictions	None	Refinance or sale	