

Platinum - Series Z Matrix

Wattix									
Property Type	Credit Score	Max Loan	Purchase	R/T Refi	C/O Refi	DTI	Reserves		
,,.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			90%	80%	80%	43%	-		
		\$2,000,000	85%	80%	80%				
	700	\$2,500,000	80%	80%	_				
Single Family, PUD, Townhouse, 2-4		\$3,000,000	75%	75%	_				
		\$2,000,000	85%	80%	80%				
	680	\$2,500,000	80%	80%	-				
	000		75%						
		\$3,000,000		75%					
		\$1,000,000	80%	80%	80%				
	660	\$1,500,000	80%	80%	-				
		\$2,000,000	75%	75%	-				
Property Type	Credit Score	Max Loan	Purchase	R/T Refi	C/O Refi				
		\$2,000,000	85%	75%	75%				
	700	\$2,500,000	80%	75%	-				
		\$3,000,000	75%	75%	-				
		\$2,000,000	85%	75%	75%				
Condo	680	\$2,500,000	80%	70%	-	50%	6 months		
		\$3,000,000	75%	75%	-	3375			
		\$1,000,000	80%	75%	75%				
	660	\$1,500,000	80%	75%	-				
		\$2,000,000	75%	75%		l			
Property Type	Credit Score		Purchase	R/T Refi	C/O Refi	l			
Property Type	- Credit Score	Max Loan							
		\$2,000,000	80%	70%	70%	l			
	700	\$2,500,000	80%	70%	-	l			
		\$3,000,000	75%	70%	-				
	1	\$2,000,000	80%	70%	70%				
Rural & 10+ Acres	680	\$2,500,000	80%	70%	-	l			
		\$3,000,000	75%	70%	-				
	660	\$1,000,000	80%	70%	70%				
		\$1,500,000	80%	70%	-				
		\$2,000,000	75%	70%	-				
	•	Ad	ditional Restrict	ions		•			
First Time Homebuyer	No interest only	v							
LTV > 85%	Maximum DTI i								
Non-Perm	Max LTV 80% & no cash-out								
Mortgage History									
Credit Events	0x30×12 - no restrictions 0x60×12 - max LTV 80% - Purch Only 0x90×12 - max LTV 75% - Purch Only								
Cash-out - Cash in hand	Must be seasoned 24 months								
	Unlimited <65% LTV; \$1,500,000 >=65% LTV; \$1,000,000 >= 70% LTV 3-6 months - 2 appraisals to use appraised value 6 months 1 appraisal to use appraised value								
Cash-out - Seasoning	+		e appraised valu	e 6 monus i a	ppraisai to use a	ppraised value			
Recently Listed Condotel	See rate sheet for LLPA								
	Max LTV 75% Kitchenette, Studio and co-insurance is allowed.								
Reserves	If Credit Score <700 then Cashout Cannot be used for reserves								
Со-ор	Not Eligible								
Appraisal	+		R. Additional bed	rooms allowed o	on exception basi	is. Transferred	appraisals require CDA		
	Max LTV - 75%								
	- Primary Purchase: 75 LTV - Secondary Purchase: 75 LTV								
	- All Refinance (R/T or C/O): Exception Required								
Florida Condo Applies to all condos in the state of Florida	Limited review		orm						
Applies to all colluos in the state of Florida	- 70% LTV Purchase/Rate-term - 65% LTV Cash out refinance								
				sment may not I	be more than 10%	6 of the condom	inium'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	•	efer to Platinum I	Invoctment == DC	CP for EN					
Foreign National					alayata diri d				
	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.								
Florida County-Specific LTV Overlays	Citrus, Hillsborough, Pinellas – 5% LTV Reduction								
	Polk, Lee, Charlotte – 10% LTV Reduction								
Income Restrictions									
Standard Doc	No restrictions								
Bank Statements	No restrictions								
		DTI never to exc	ceed 43%						
P&L Only									
1099 Only	CPA, CTEC, EA & PTIN allowed No restrictions Max LTV 85%								
Asset Depletion	Max LTV 85%								
<u> </u>	May LTV 80%								
WVOE	Max LTV 80%	Francis 1	lasticis i "						
<u> </u>	_L		desk@lendzfi						
<u> </u>	Lo	Email: locko ck hours: 9 aı k window: 10	m - 6 pm EST	Monday - Fri	-				





Platinum - Series Z Investment Only

Property Type	Credit Score	Max Loan	Purchase	R/T Refi	C/O Refi	DTI	Reserves		
	700	\$2,000,000	85%	80%	80%	45%			
		Ψ2,000,000	80%	80%	80%		1		
Cingle Femily, DUD, Tayonia C. 4	680	\$2,000,000	85%	80%	80%				
Single Family, PUD, Townhouse, 2-4		\$1,000,000	80%	80%	80%				
	660	\$1,500,000	80%	80%	-				
		\$2,000,000	75%	75%	-				
Property Type	Credit Score	Max Loan	Purchase	R/T Refi	C/O Refi				
t topological	700	\$2,000,000	85%	75%	75%				
	680	\$2,000,000	85%	75%	75%		6 months		
Condo	- 080					50%			
Condo	660	\$1,000,000	80%	75%	75%	50%			
		\$1,500,000	80%	75%	-				
		\$2,000,000	75%	75%	-				
Property Type	Credit Score	Max Loan	Purchase	R/T Refi	C/O Refi				
	700	\$2,000,000	80%	70%	70%	•			
	680	\$2,000,000	80%	70%	70%				
Rural & 10+ Acres		\$1,000,000	80%	70%	70%				
	660	\$1,500,000	80%	70%	-				
		\$2,000,000	75%	70%	-				
	•		Iditional Restrict						
Loan Amount	Minimum: \$100		ım: \$2,000,000						
	No interest only	•	ψ2,000,000						
First Time Homebuyer			Eoroign Notional	rocorvos O man	the				
Non-Perm & Foreign National	+		Foreign National		uıs				
Local Restrictions	Investment properties in Baltimore, MD are ineligible.								
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								
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 us	se appraised valu	ie 6 months 1 a	appraisal to use a	ppraised 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								
Со-ор	Not Eligible								
Appraisal		allowed for SFI	R. Additional bed	rooms allowed	on exception bas	is. Transferred	appraisals require CDA		
Florida Consta	Max LTV - 75% - Investment Purchase: 75 LTV - All Refinance (R/T or C/O): Exception Required Limited review Florida								
brida Condo plies to all condos in the state of 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 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%								
1099 Only	CPA, CTEC, EA & PTIN allowed								
1099 Only	Max LTV 80%								
Asset Depletion	Max LTV 80%								
WVOE Max LTV 80%									
Email: lockdesk@lendzfinancial.com									
Lock hours: 9 am - 6 pm EST Monday - Friday									
Lock window: 10 am - 5 pm EST Monday - Friday									
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DSCR - Series Z Matrix

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						
	680	\$2,000,000	80%	75%	75%							
	660	\$2,000,000	75%	75%	75%							
Condo	720	\$2,000,000	80%	75%	75%							
	680	\$2,000,000	80%	75%	75%	1.00	9 months					
	660	\$2,000,000	75%	75%	75%	† I	o monaro					
	720	\$2,000,000	70%	65%	65%							
Rural & 10+ Acres	-	- ' ' '	70%			100						
	680	\$2,000,000		65%	65%	1.00						
	660	\$2,000,000	70%	65%	65%	Mi Doop						
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%	↓ I						
	680	\$2,000,000	N/A	N/A	N/A	0.75						
	660	\$2,000,000	N/A	N/A	N/A							
	720	\$2,000,000	75%	70%	70%		9 months					
Condo	680	\$2,000,000	N/A	N/A	N/A	0.75						
	660	\$2,000,000	N/A	N/A	N/A]						
	720	\$2,000,000	70%	_	-							
Rural & 10+ Acres	680	\$2,000,000	N/A	N/A	N/A	0.75						
	660	\$2,000,000	N/A	N/A	N/A	† ' I						
			itional Restricti		, .	1						
First Time Homebuyer	Not Eligible	, .uu		-								
First Time Investor	No restrictions											
Local Restrictions												
Mortgage History	Investment properties in Baltimore, MD are ineligible. 0x60×24											
Credit Events												
Cash-out - Cash in hand	Must be seasoned 48 months											
	\$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 Appraisal	DSCR <1 Cash out allowed with minimum 720 FICO											
Florida Condo Applies to all Condos in the state of Florida	Max 6 Bedroom allowed for SFR. Additional bedrooms allowed on exception basis. Transferred appraisals require CDA 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 Florida County-Specific LTV Overlays	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. 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											
DOOD LAW THE DOOR AND A SECOND	About		ome Restriction	ns								
DSCR Long Term Rent Calculation	Always use the		4000/ 5::		DOOF : -							
Short term rentals		venue from 1007	or 100% of the A	AIR DNA revenue	DSCR >= 1.2	5 and Purchase O	nıy					
Vacant Properties No restrictions												
Exceptions												
Foreign National	Foreign Nation	al Cashouts allow	ed on an excep	tion basis DSCF	! <1 Foreign Na	tionals allowed on	exception basis only					
DSCR <1) <720 DSCR <1	with FICO <72	20 allowed as exce	eption					
Reserves Reserves < 9 months allowed as exception												
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Lock hours: 9 am - 6 pm EST Monday - Friday												
	LOCK	window: IU a	2 biu E2	Lock window: 10 am - 5 pm EST Monday - Friday								

