LENDZ

Series 8
Diamond

11/17/2025

Occupancy	Loan Size	FICO	Max LTV Purchase/Refi	Max LTV Cashout
Owner Occupied	$2,000,000	700	80	75
		680	75	70
	$2,500,000	740	80	65
		700	75	65
	$3,000,000	740	75	N/A
		700	70	N/A
Second Home	$2,000,000	700	80	75
		680	75	70
	$2,500,000	700	75	65
	$3,000,000	700	70	N/A
Investor	$2,000,000	700	80	75
		680	75	70
	$2,500,000	700	75	65
	$3,000,000	700	70	N/A

General Information
Products offered: 30 Year fixed
Max loan size: $3,000,000
Min loan size: $150,000
Max DTI: 50%
Min 700 FICO for loans with DTIs > 43
Housing History: 0x30x12
Credit Event Seasoning: 4 years

Warrantable Condominiums
Not Eligible

Non-Warrantable Condos
Not Eligible

IncomeQualification

Type	Grid	Documentation Requirements
Full Documentation	Full	· Wage earners o Two years of W-2s and most recent Paystubs with YTD · Self-employed borrowers o 2 years of tax returns including K-1s and all schedules o YTD P&L statement o Executed 4506-C
Express Doc	Full	· Wage earners o Most recent W-2s and most recent Paystubs with YTD · Self-employed borrowers o Most recent tax returns including K-1s and all schedules o YTD P&L statement o Executed 4506-Cs
12 Month Business Bank Statement	Alt	· 12 months business bank statements and; · One of the following: o Fixed expense ratio qualification: business narrative o Matrix expense ratio: business narrative o 3rd Party expense ratio: Expense letter from an accredited 3rd party, o 3rd Party prepared P&L: Signed P&L from an accredited 3rd party
12 Month Personal Bank Statement	Alt	· 12 months personal bank statements · 2 months of business bank statements
24 Month Business	Alt	· 24 months business bank statements and; · One of the following: o Fixed expense ratio qualification: business narrative o Matrix expense ratio: business narrative o 3rd Party expense ratio: Expense letter from an accredited 3rd party, o 3rd Party prepared P&L: Signed P&L from an accredited 3rd party
24 Month Personal	Alt	· 24 months personal bank statements · 2 months of business bank statements
P&L Program	Alt	· P&L statement prepared by either a CPA, EA, or CTEC o Optional: Two months of business bank statements
1099 Program	Full	· 2 years of 1099s or W-2s · Evidence of YTD earnings including either 2 months of paystubs, bank statements, or cancelled checks · Current employment contract · Two months of paystubs, cancelled checks, or bank statements

Rural Properties
Primary residence only
No Cashout
Max 70 LTV
Based on the CFPB definition

2-4 Unit Properties	
FICO >= 720	Max 80% LTV
FICO < 720	Max 75% LTV

Declining Markets
Max LTV is reduced by 5% based on the appraisal assessment of the market

Ineligible Locations
U.S. Territories

P&L Program	
<=70 LTV	limited to 720+ FICO
70.01 – 75 LTV	limited to 740+ FICO
>75 LTV	limited to 760+ FICO

Max Cashout	
<=70 LTV	Unlimited
>70 LTV	$500K

Reserves

Loan Size	Months
<=$1.5mm	6 months
>$1.5mm & <=$2.5mm	9 months
>$2.5mm	12 months

• 2 months additional reserves per financed property

• Reserves based on initial PITIA

• All cashout proceeds may be used as reserves

• Undrawn HELOC lines may not be used as reserves

Additional Overlays
Non-Profit Income Ineligible for the Bank Statement Program

Borrower Information

Eligible Categories	US Citizens, permanent resident aliens, non-permanent resident aliens
Non-Permanent Resident Aliens	Max 75 LTV
First Time Home Buyers	No interest only, max 43 DTI
Non-Occupant Co-Borrowers	Owner occupied only, max 43 DTI, no cashout
Borrowers Living Rent Free	Borrowers living rent free require pre-approval and limited to 80 LTV

Appraisal Overlays

Bedrooms	Maximum 6 bedrooms allowed for SFR. Additional bedrooms allowed on an exception basis
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 8
DSCR

11/17/2025

Credit Score	MIN DSCR	Loan Size	Max LTV		
			Purchase	Rate/Term	Cashout
740+	1.0x	$1,000,000	80	75	75
	1.0x	$1,500,000	75	70	70
	1.0x	$2,000,000	70	65	65
720-740	1.0x	$1,000,000	80	75	75
	1.0x	$1,500,000	75	70	70
	1.0x	$2,000,000	70	65	65

Income Qualification		
Type	**Grid**	**Documentation Requirements**
Debt Earnings Service Ratio	DSCR	· Tenant occupied units: Leases in place, appraised market rents, and two months of proof of rent payment · Unoccupied units: Appraised market rents · Proof of guarantor experience

Condominiums
Not Eligible

Max Cashout	
<=70 LTV	Unlimited
>70 LTV	$500K

Appraisal Overlays	
Bedrooms	Maximum 6 bedrooms allowed for SFR. Additional bedrooms allowed on an exception basis
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. - Citris, Hillsborough, Pinellas = 5% LTV reduction - Polk, Lee, Charlotte = 10% LTV reduction

General Information
Products offered: 30 Year fixed
Interest Only: Ineligible
Max loan size: $2,000,000
Min loan size: $125,000
Minimum Borrower Equity of $40,000
Minimum Number of Properties: 1
Maximum Number of properties: 20
Minimum Number of Units per Property: 1
Maximum Number of Units per Property: 4
Housing History: 0x30x24
Credit Event Seasoning: 3 Years
First lien only, additional debt secured by the property is not permitted
Unleased refinance transactions are subject to a 5% LTV reduction
Rural properties: Ineligible (Rural Based of CFPB Definition)
Short term rentals: Not Eligible
Declining markets: Max LTV is reduced by 5% based on the appraisal assessment of the market

MIN DSCR
FICOs >=720: 1.0x

Additional Overlays
Non-Profit Income Ineligible
Short Term Rental ineligible
Ineligible states: AK, HI, and US territories

Loan Size	<= 70 LTV	>70 LTV	
Reserves	6 months	9 months	

- Reserves based on initial PITIA
- All cashout proceeds may be used as reserves
- Undrawn HELOC lines may not be used as reserves