



Series 5 1st Lien - Matrices

6/2/2026

Matrix				Owner Occupied										Non Owner Occupied												
Loan Amount \$	Reserves mo	Max DTI %	Credit Score	Full Doc		Bank Statement		1099		P & L Only		WVOE Asset Depletion		Full Doc		BANK STATEMENT & 1099		P & L Only		Asset Depletion		DSCR				
				Purch R/T	Cash Out	Purch R/T	Cash Out	Purch R/T	Cash Out	Purch R/T	Cash Out	Purch R/T	Cash Out	Purch R/T	Cash Out	Purch R/T	Cash Out	Purch R/T	Cash Out	Purch R/T	Cash Out	Purch R/T	Cash Out	Purch R/T	Cash Out	
100,000 to 1,000,000	6	50	720	90	80	90	80	90	80	80	80	80	75	85	80	85	80	80	75	75	70	80	80	80		
			700	90	80	90	80	90	80	80	75	80	75	85	80	85	80	75	75	75	70	80	80	80		
			680	90	80	90	80	90	80	80	70	75	70	80	75	80	75	75	65	75	65	65	80	75	75	
			660	80	75	80	75	80	75	75	70	75	70	75	70	70	65	70	65	70	65	65	75	70	75	
			640	80	70	80	70	80	70															75	70	70
620	80	70	80	70	80	70																				
1,000,001 to 1,500,000	9	50	720	90	80	90	80	90	80	80	80	80	75	85	80	85	80	80	75	75	70	80	80	80	75	
			700	90	80	90	80	90	80	80	75	80	75	85	80	75	70	65	70	65	65	80	75	80	75	
			680	85	75	85	75	85	75	75	70	75	70	75	70	70	65	70	60	65	60	65	70	65	70	75
			660	80	75	80	75	80	75	75	65	65	65	65	65	70	60	65	60	65	60	65	60	65	70	75
			640	70	65	70	65	70	65																65	65
620	70	65	70	65	70	65																				
1,500,001 to 2,000,000	9	50	720	90	80	90	80	90	80	80	80	80	75	85	80	85	80	80	75	75	70	80	80	75	70	
			700	90	80	90	80	90	80	80	75	80	75	85	80	75	70	65	70	65	65	70	65	70	75	70
			680	85	75	85	75	85	75	75	70	75	70	75	70	70	65	60	65	60	65	60	65	70	65	70
			660	80	70	80	70	80	70	75	65	70	65	65	65	70	60	65	60	65	60	65	60	70	65	70
			640	75	65	75	65	75	65	75	65	70	65	65	65	70	65	60	65	60	65	60	65	60	70	65
620	60	65	65	65	65	65																65	65	65		
2,000,001 to 2,500,000	12	50	720	80	75	80	75	80	75	80	80	70	65	75	70	75	70	65	60	65	60	70	65	70	65	
			700	75	65	75	65	75	65	75	65	70	65	65	75	65	65	60	65	60	65	60	70	65	70	
			680	75	65	75	65	75	65	70	65	70	65	65	70	65	65	60	65	60	65	60	70	65	70	
			660	70	65	70	65	70	65	70	65	70	65	65	70	65	65	60	65	60	65	60	70	65	70	
			640	75	70	75	70	75	70	75	65	70	65	65	70	65	65	60	65	60	65	60	70	65	70	
620	75	65	75	65	75	65	70	65	70	65	65	70	65	70	60	65	60	65	60	70	65	70				
2,500,001 to 3,000,000	12	50	720	70	65	70	65	70	65	70	65	65	65	70	60	70	60	65	60	65	60	70	65	70	65	
			700	70	65	70	65	70	65	70	65	70	65	65	70	60	70	60	65	60	65	60	70	65	70	
			680	70	65	70	65	70	65	70	65	70	65	65	70	60	70	60	65	60	65	60	70	65	70	
			660	70	65	70	65	70	65	70	65	70	65	65	70	60	70	60	65	60	65	60	70	65	70	
			640	70	65	70	65	70	65	70	65	70	65	65	70	60	70	60	65	60	65	60	70	65	70	
620	70	65	70	65	70	65	70	65	70	65	65	70	60	70	60	65	60	65	60	70	65	70				
3,000,001 to 3,500,000	12	50	720	70	55	70	55	70	55					70	55	70	55						70	55	70	
			700	70	55	70	55	70	55							70	55	70	55					70	55	
3,500,001 to 4,000,000	12	50	720	70	50	70	50	70	50														60			
			700																							

Details		LTV	Reserves	LTV	Credit Score	Loan Amount	Reserves	DTI	Details	LTV	Reserves	LTV	Credit Score	Loan Amount	Reserves	DTI	Details		
		Matrix Adjust	Max	Min	Max	Min	Max	Max		Matrix Adjust	Max	Min	Max	Min	Max	Max			
Property Type	Purchase & Rate-Term	Condo	85						No Foreign National	85							No Foreign National		
		Non-Warr Condo	85						Not Eligible	80							Not Eligible		
		Condotel	-							-									
	Cash-Out	2-4 Unit	85							85									
		Modular	90							80									
		Rural	80							80									
Housing Lates	FC, SS, DL	1x30x12	-5						No Cash Out	-5							Not Allowed		
		0x60x12	-20							-20									
		0x90x12																	
	Credit Event Seasoning	BK	36 months	-5							-5								
			24 months	-15							-15								
			12 months	-15							-15								
Overlays	Cash-Out	Interest Only		90				Unlimited	Max 90 LTV			80				Unlimited	Max 80 LTV		
		2nd Home		85															
		Residual Income DTI > 43								Per VA or 2,500+150/dependent								Per VA or 2,500+150/dependent	
		LTV > 85%							43%	Max 43% DTI for 90LTV								Max 43% DTI for 90LTV	
		No Reserves - RT Refi Only								Max 65 LTV								Max 65 LTV	
		Reduced Reserves	-5	-3	65						5% LTV Reduction							5% LTV Reduction	
	Foreign National (DSCR Only)	FTHB with rental history								Not Eligible								Not Eligible	
					640													Not Eligible	
					80	680	1.5M		50		See Product & Documentation for Restrictions								
					75	660	1.0M		50										
					70	640	1.0M		50										
Overlays	Short Term Rental	DSCR 750 to 999								-5							80 LTV Purch and R/T with 720+ FICO Eligible up to 1.5m Loan Amt		
		DSCR .000 to .749 See additional details below								-5							Cash Out Max 70% LTV		
		1st Time Investor w/ Mta History									-5							Refi Max Loan Amt \$2.0M	
		1st Time Investor									-10							Refi Max Loan Amt \$2.0M	
		Prepayment Penalty									-15							Purchase Only	
																		5mo Mortgage History Req	
Overlays	Unleased Properties	Purchase										75		700	1.5M	12	Max 100 DSCR		
		Refinance															Optional		
		DSCR															Qualify with market rents		
																		Max 1 2-4 Unit vacancy - Use market rent for vacancy	
																		Qualify with market rents	
Expanded Criteria Product	Limited Credit	Purchase																	
		Rate-Term																	
		Cash-Out																	

Florida Condos
 Limited review Florida Max LTVs
 - 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.

Appraisal
 - Maximum number of bedrooms allowed for a single family residence is 6, properties in excess of 6 bedrooms will be allowed on an exception basis only.
 - Transferred Appraisal will require a CDA

Products		Doc Type Option	Qual Rate	Margin	Floor	Caps	I/O Period	Amort Term	Final Maturity	Doc Type Option	Qual Rate	Margin	Floor	Caps	I/O Period	Amort Term	Final Maturity
Fixed Rate	30yr	All					-	30yr	30yr	All					-	30yr	30yr
	30yr I/O	All	Note														

Matrix			Owner Occupied				2nd Home				Non Owner Occupied			
			Full Doc 12mo or 24mo	Bank Statement 1099	WVOE	P & L Only	Full Doc 12mo or 24mo	Bank Statement 1099	WVOE	P & L Only	Full Doc 12mo or 24mo	Bank Statement 1099	WVOE	P & L Only
				12mo or 24mo				12mo or 24mo				12mo or 24mo		
Loan Amount	Max DTI %	Credit Score	CLTV	CLTV	CLTV	CLTV	CLTV	CLTV	CLTV	CLTV	CLTV	CLTV	CLTV	
100,000 To 350,000	50	720	90	90	85	80	80	80	75	70	80	80	75	70
		700	90	85	80	75	80	75	80	65	80	75	70	65
		680	85	80	75	70	75	70	65	60	75	70	65	60
		660	80	75	70	65	70	60	60	55	70	60	60	55
350,001 To 500,000	50	720	90	85	80	75	80	75	70	65	80	75	70	65
		700	85	80	75	70	80	70	65	60	80	70	65	60
		680	80	75	70	65	70	65	60	55	70	65	60	55
		660	75	65	65	60	65	60	55	50	65	60	55	50
500,001 to 750,000 Exception Only	50	720	80	80	75	70	75	70	65	60	75	70	65	60
		700	80	75	70	65	70	65	60	55	70	65	60	55
		680	75	65	65	60	65	55	50	50	65	55	55	50
		660	70	60	60	55	60	50	45	45	60	50	50	45

Details	OO/ 2nd	NOO											
Combined Lien Balance	x	x	Max Combined Lien Bal Max CLTV										
			<table border="1"> <tr> <td>2,000,000</td> <td>3,000,000</td> <td>3,500,000</td> <td>4,000,000</td> <td>5,000,000</td> </tr> <tr> <td>90</td> <td>85</td> <td>80</td> <td>75</td> <td>60</td> </tr> </table>	2,000,000	3,000,000	3,500,000	4,000,000	5,000,000	90	85	80	75	60
2,000,000	3,000,000	3,500,000	4,000,000	5,000,000									
90	85	80	75	60									
Assets	x	x	<ul style="list-style-type: none"> None required on stand alone CES. Piggyback purchases require copy of assets for 1st lien. HPML Full Appraisal (1004, 1025, 1073) 										
Appraisal Requirements	x	x	<ul style="list-style-type: none"> Non-HPML Loan Amount < \$400k Loan Amount > \$400k AVM with a 90% Confidence Factor (ClearCapital, Collateral Analytics, or CoreLogic) Property Condition Inspection Full Appraisal (1004, 1025, 1073) 										
Recently Listed Properties	x	x	<ul style="list-style-type: none"> Properties listed for sale in the last 6 months are not eligible. 										
Borrowers - Eligible	x	x	<ul style="list-style-type: none"> US Citizen Non-Permanent Resident Alien (with US Credit) Permanent Resident Alien 										
Borrowers - Ineligible	x	x	<ul style="list-style-type: none"> Non-occupant co-borrowers; Foreign Nationals, First Time Homebuyers (Except for Piggyback CES on a Purchase of Primary) No Section 32 or state High Cost 										
Compliance	x	x	<ul style="list-style-type: none"> Loans must comply with all applicable federal and state regulations Fully documented Ability to Repay Higher-Priced Mortgage Loans (HPML) and Higher-Priced Covered Transactions (HPCT) are permitted subject to complying with all applicable regulatory requirements. Loans that do not pass NY Subprime test are ineligible 										
Prepayment Penalty (Business Purpose Only)		x	<ul style="list-style-type: none"> Prepayment penalties eligible on non-owner occupied business purpose loans where allowed by state. Prepayment penalty must be in compliance with the terms and limitations of the applicable state or federal law 										
Credit	Stand-Alone Piggy-Back Limited Credit	x	<ul style="list-style-type: none"> 3 tradelines reporting for 12+ months or 2 tradelines reporting for 24+ months all with activity in the last 12 months. If borrower has 3 credit scores, min tradeline requirements are met Default to AUS Approval (if applicable), no minimum tradelines required. Does not meet tradeline requirements. Primary only ok with 0x30x12 mortgage reported on credit (No private party mortgages) 										
Credit Scores		x	<ul style="list-style-type: none"> Qualifying score is the lowest of 2 scores or middle of 3 scores from the primary income earner. Asset Depletion loans qualify using the lowest middle score of all borrowers. Non-traditional credit ineligible. 										
Credit Event Seasoning		x	<ul style="list-style-type: none"> 48 months - Foreclosure, short-sale, deed in lieu, bankruptcy. No multiple events in last 7 years. 										
Derogatory Credit		x	<ul style="list-style-type: none"> Open charge-offs or collections < \$1000 per occurrence ok. No delinquent tradelines at closing. Open Medical collections < \$1000 per occurrence ok. 										
Housing Lates		x	<ul style="list-style-type: none"> 0x30x12 On all mortgages for all borrowers. Minimum 12 months housing history required. 										
Ineligible Senior Liens		x	<ul style="list-style-type: none"> Loans in active forbearance or deferment are ineligible. Deferred balance from modifications > 12mos may remain open. Negative amortization Reverse mortgages Balloon loans that the balloon payment comes due during the amortization period of the 2nd lien. 										
Interest Only Senior Lien		x	<ul style="list-style-type: none"> Interest-Only senior liens acceptable when qualified at max 50% DTI Qualify 1st lien I/O on Fully Amortized payment on remaining term after I/O period. 										
Lien Position		x	<ul style="list-style-type: none"> 2nd Position Only 										
CLTV > 85%		x	<ul style="list-style-type: none"> Maximum DTI is 43% 										
States		x	<ul style="list-style-type: none"> Investment Properties in Baltimore, MD are ineligible. Investment Properties in Philadelphia County, PA are ineligible Brooklyn, NY - Exception Required Texas Section 50(a)(6) Equity Cash-Out & Texas Section 50(a)(4) by exception only. Loans in Maryland not eligible. TX non-business purpose CES w/ APR > 10% not eligible 										
Senior Lien Payment Calc (ARM)		x	<ul style="list-style-type: none"> 1st lien ARMS with < 3 years fixed period remaining qualified on fully indexed payment. 										
Property Type		x	<ul style="list-style-type: none"> SFR max 10 Acres PUD Condo - Warrantable max 75 CLTV OO, 70 CLTV NOO 2-4 Unit max 75 CLTV OO, 70 CLTV NOO 										
Rural Property		x	<ul style="list-style-type: none"> Rural Primary to 80CLTV, Max 10 Acres 										
Qualifying Payment		x	<ul style="list-style-type: none"> Qualifying ratios based on Full Note Rate 										
Title Report		x	<ul style="list-style-type: none"> ALTA, Jr ALTA, ALTA Lite, ALTA Short Form - Lenders Policy 										
Seasoning		x	<ul style="list-style-type: none"> > 6 months owner ship seasoning no restrictions. ≤ 6 months ownership seasoning ineligible for refinance ≤ 6 months seasoning since previous refinance on either 1st lien or 2nd lien max 80 CLTV Refer to CES program Guidelines for details on topics not covered here. 										
Guidelines		x	<ul style="list-style-type: none"> Refer to CES program Guidelines for details on topics not covered here. CES loans closing concurrently with Lenz Financial must qualify to the guideline requirements of both products 										
Florida County-Specific LTV Overlays		x	<ul style="list-style-type: none"> 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. - Polk, Lee, Charlotte - 5% LTV Reduction 										

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Products	Min Amt	Doc Type Option	Qual Rate	Amort Term
Fixed Rate	N/A 50k	All	Note Rate	N/A 30yr



Documentation Options			Additional Program Requirements
Full Doc 2Yr	1	Standard FNMA Documentation	<ul style="list-style-type: none"> NonQM and Agency Eligible <ul style="list-style-type: none"> Salaried: 2 years W2 and YTD paystub reflecting minimum 30 days earnings. Self-Employed: 2 years tax returns, all schedules. YTD P&L or 3 months business bank statements to support continuance of tax return income.
Full Doc 1Yr	2	W-2 (12mo) Tax Returns (12mo)	<ul style="list-style-type: none"> NonQM and Agency Eligible <ul style="list-style-type: none"> Salaried: 1 year most recent W2 and YTD paystub reflecting minimum 30 days earnings. Self-Employed: 1 year tax returns, all schedules. YTD P&L or 3 months business bank statements to support continuance of tax return income.
Bank Statement	3	Bank Statement (24mo, 12mo)	<ul style="list-style-type: none"> Personal & Business-Combined or Business (12mo or 24mo): <ul style="list-style-type: none"> At least one of the borrowers must be self-employed for at least 2 years (25% or greater ownership) Standard expense factors apply: 50% expense factor If business operates < standard expense factor, P&L or expense letter from CPA, CTEC (California Tax Education Council), or EA (Enrolled Agent) required <ul style="list-style-type: none"> Expense factor per the CPA/CTEC/EA letter must be reasonable. Personal & Business Separated (12mo or 24mo): <ul style="list-style-type: none"> At least one of the borrowers must be self-employed for at least 2 years (25% or greater ownership) Personal used to qualify, 2 months business to show business cash flows in order to utilize 100% of business related deposits in personal account (no expense factor)
P & L Only	7	P & L (12 mo) [CPA, CTEC, EA]	<ul style="list-style-type: none"> Self-employed (2yrs - 25% or greater ownership) P&L prepared by CPA, CTEC or EA - see guidelines for additional requirements Qualifying income based on the net income reflected on P&L statement (multiplied by borrower's ownership percentage) / 12 months
1099	14	1099 (12mo)	<ul style="list-style-type: none"> 1099 plus either: Current check/check stub or bank statement showing deposits from each 1099 payor (10% expense factor applied). Qualifying income = 1099 gross - 10% expense factor. Current check stub or bank statement deposits must support amounts consistent with 1099 levels
WVOE	15	FNMA Form 1005	<ul style="list-style-type: none"> WVOE FNMA Form 1005 completed by HR, Payroll, Company Officer plus 2 mos personal bank statements supporting wages, or WVOE from online data source (Work Number, etc.) Borrowers employed by a family owned or managed business are ineligible for WVOE documentation program
Asset Depletion	13	Asset Statements (6mos)	<ul style="list-style-type: none"> Most recent 6 months asset documentation verified by: cash-in-bank (100%); stocks, bonds and/or mutual funds (90%); IRA's, 401K and/or retirement accts Allowable assets divided by 60 months = qualifying income Owner-occupied only (2nd home & Non-Owner Occupied not allowed); Min 700 credit score
<p>NMLS#1891984 Reliable Holdings Manager, LLC DBA Lenz Financial. Programs and pricing are subject to change without notice. This rate sheet is intended to be used by mortgage professionals only and is not an advertisement under Section 226.24 of Regulation Z, and is not meant for use by the general public.</p>			

