LENDZ

Platinum - Series 9

9/2/2026

LTV/CLTV MATRIX

Primary Residence

Loan Amount	Score	Purchase Only
$1,500,000	720	90%*

Greater than 85%
Refinance not allowed
Florida Condos not allowed
Second Homes not allowed

Loan Amount	Score	P / R&T	C/O
$1,000,000	700	85%	80%
	680	80%	80%
	660	80%	75%
$1,500,000	700	85%	80%
	660	80%	75%
$2,000,000	720	85%	75%
	700	80%	75%
	660	75%	70%
$2,500,000	720	80%	70%
	700	75%	65%
	660	70%	65%
$3,000,000	740	75%	70%
	700	75%	65%
$3,500,000	700	70%	65%

Investment

Loan Amount	Score	Purchase Only	
$1,000,000	720	80%	80%
	660	80%	75%
$2,000,000	700	80%	75%
	680	75%	70%
	660	70%	65%
$2,500,000	720	75%	70%
	700	75%	65%
	680	70%	65%
$3,000,000	740	75%	70%
	720	75%	65%
	700	70%	65%
$3,500,000	700	70%	N/A

DTI
50% Max DTI
45% for > 85% LTV
45% for > $3,000,000

Program Restrictions
Florida Condo: Not Eligible
CPA Gross Receipts: Max 80% LTV
CPA P&L Program: Max 80% LTV

Reserves
3 months for ≤ $1.5mm
6 months for > $1.5mm
9 months for > $2.5mm

Second Homes
Loan Amount: Max $3,000,000
LTV Max: 85% Purch / R&T 80% C/O
Otherwise follow Primary Residence

Cash Out Limits
Max Cash Out is $2,500,000
Any LTV

General Requirements

Eligible Doc Types	Full Doc 1-2 years, Bank Statement 12-24 Months, 1099 1-2 Years, Asset Depletion, Asset Utilization, CPA Gross Receipts, P&L
Occupancy	Owner Occupied, 2nd Home, Investment
Loan Amount	Maximum $3,500,000 Minimum $100,000
Geographical Restrictions	Baltimore City, MD, Massachusetts, New York - not eligible Non owner occupied properties and/or business purpose loans in Philadelphia County, PA and Baltimore, MD Florida - Polk, Lee, and Charlotte county – 5% LTV Reduction
Interest Only	Allowed at all LTV's and Credit Scores - 30 Year I/O, qualify using original principal balance and note rate over 240 months - 40 Year I/O, qualify using original principal balance and note rate over 360 months
Property Type	- Single Family (attached and detached) - PUD (attached and detached) - 2-4 Units - Warrantable Condo - Follow FNMA Requirements - Condo in New projects eligible only with FNMA CPM approval or professional 3rd party review - Non-warrantable condo in established projects, case-by-case, by exception only - Florida Condos not eligible
Declining Market	5% LTV Reduction from above matrix when LTV >=70%
Rural	Allowed - Max 75% LTV; Max 20 Acres A property is considered rural if the appraiser indicates "rural" in the neighborhood section of the report OR any 2 of the following are present: - the property is located on a gravel road - 3 comps are more than 5 miles from the subject property - Less than 25% of the surrounding area is developed

Available Products

Product	Qualifying Rate	Term	I.O. Term
30 Year Fixed	Note Rate	360	N/A
40 Year Fixed	Note Rate	480	N/A
30 Year Fixed I.O.	Note Rate	360	120
40 Year Fixed I.O.	Note Rate	480	120

Borrower Requirements	
Eligible Borrowers	US Citizens Permanent Resident Aliens Non-Permanent Resident Aliens
First Time Home Buyer	Defined as borrowers who have not owned residential property in the past three (3) years, based on note date. All occupancy types allowed. If one borrower is a FTHB and the other is not, then FTHB restrictions do not apply. Property owned outside of the US is not considered in FTHB determination. FTHB Restrictions - Subject rents on investment property transaction not allowed
Non-occupant Co-borrower	- Purchase and rate/term refinances only - Cash out not allowed Blended Ratios are allowed using one of the three following options: Option 1: - Occupying borrower must have a DTI <= 60% AND - A minimum of 5% of the down payment must come from occupying borrowers own funds AND, - Occupant borrower is responsible for 50% of the reserve requirement Option 2: - Occupying borrower must have a DTI <=75% with combined DTI <= 40% AND - A minimum of 5% of the downpayment must come from occupying borrower's own funds AND - Occupant borrower is responsible for 50% of the reserve requirement Option 3: - True blended ratios are allowed at <80% LTV/CLTV - No occupant contribution required for down payment or reserves
Credit and Liabilities	
Housing Payment History	0x30×12 required
Appraisals	Max 6 Bedrooms for SFR. Additional bedrooms by exception Transferred Appraisals require CDA
Major Credit Events	Four (4) year seasoning is required on all major credit events Seasoning is measured from date of credit event to note date and includes: Bankruptcy, Foreclosure, Deed-in-Lieu, Short-Sale / Short-Refinance, and Modification

LENDZ

Series 9 DSCR

9/2/2026

LTV/CLTV MATRIX - Investment Property				
Loan Amount	Credit Score	>= 1.00 DSCR		
		Purchase	Rate & Term	Cash-Out
≤ $500,000	700	80%	80%	75%
	640	75%	75%	70%
≤ $1,000,000	720	80%	80%	80%
≤ $1,500,000	700	80%	80%	75%
	660	75%	75%	70%
≤ $2,000,000	700	75%	75%	70%
	660	70%	70%	65%
≤ $2,500,000	700	70%	70%	65%
	660	65%	65%	60%
≤ $2,500,000	720	70%	70%	65%
	700	65%	65%	60%
	660	60%	60%	60%
Loan Amount	Credit Score	>=0.75 - <1.00 DSCR		
		Purchase	Rate & Term	Cash-Out
≤ $2,000,000	660	70%	70%	N/A

Reserves	
≤ $1,500,000	3 months
> $1,500,000	6 months
> $2,000,000	9 months
First Time Investor ≤ $2M	6 months

Reserves can come from loan proceeds

Program Terms				
Available Products	**Product**	**Qualifying Rate**	**Term**	**I.O. Term**
	15-Year Fixed	Note Rate	180	N/A
	30 Year Fixed	Note Rate	360	N/A
	40 Year Fixed	Note Rate	480	N/A
	30 Year Fixed I.O.	Note Rate	360	120
	40 Year Fixed I.O.	Note Rate	480	120
Housing History	0x30x24 required			
Geographic Restrictions	Not eligible for purchase: - Baltimore City, MD and Philadelphia County, PA - Mississippi and South Dakota - Brooklyn, NY - Exception Required - Polk, Lee, Charlotte – 5% LTV Reduction			
Minimum Loan Amount	$100,000			
Property Type	- Single Family (attached and detached) - PUD (Attached and detached) - 2-4 Units - Warrantable Condo - Non-Warrantable Condo - Considered on a case by case base via exception - Condos in New Projects eligible only with FNMA Condo Project Manager (CPM) approval - Florida Condos ineligible			
Cash-Out	Max Equity Withdrawal > 65% LTV up to $1,000,000 Allowed <=65% LTV - Unlimited - The UPB of an unseasoned 2nd being retired is included in the Max Equity Wtihdrawal calculation - Equity withdrawal limitations do not apply to delayed financing transactions			
Purpose of Cash Out	Cash out can only be used for the business purpose of owning rental properties: acquire, manage, and improve real estate. When a borrower is required to pay off a non-subject property related lien, judgment, IRS or state tax obligation, etc., funds from the subject refinance may be used as an accommodation, provided the following are met: - The borrower has documented sufficient liquid assets to cover the obligation in question AND - The purpose of the subject C/O refinance is clear and is an eligible purpose			

Borrower Requirements	
Eligible Borrowers	- US Citizens - Permanent Resident Aliens - Non-Permanent Resident Aliens

Property/Appraisal Information	
Bedrooms	Maximum 6 bedrooms allowed for SFR. Additional bedrooms allowed on an exception basis
Vacant/Unleased	Vacant/Unleased properties require a 5% LTV Reduction
Transferred Appraisals	Transferred Appraisal will require a CDA
Acreage	No more than 10 acres
Rural	Allowed with a 5% non-cumulative reduction from max allowed LTV
Non Warrantable Condos	Considered on exception basis only.