LENDZ

Platinum - Series 1

10/29/2026

Primary Residence		Maximum LTV/CLTVs Standard , Bank Statement , 1099			Maximum LTV/CLTVs, P&L, P&L W 2 mo bank statements , Written VOE , Asset Utilization		
Min Credit Score	Max Loan Amount	Purchase	R/T Refinance	Cash Out Refinance	Purchase	R/T Refinance	Cash Out Refinance
720	1,000,000	90	85	80	80	75	70
	1,500,000	90	85	80	80	75	70
	2,000,000	85	80	80	80	75	70
	2,500,000	80	75	75	75	70	70
	3,000,000	75	70	70	70	N/A	N/A
	3,500,000	70	65	N/A	N/A	N/A	N/A
	4,000,000	70	65	N/A	N/A	N/A	N/A
700	1,000,000	90	85	80	80	75	70
	1,500,000	90	85	80	80	75	70
	2,000,000	85	75	70	80	75	70
	2,500,000	75	70	65	75	70	65
	3,000,000	75	70	65	70	N/A	N/A
	3,500,000	70	65	N/A	N/A	N/A	N/A
680	1,000,000	90	85	75	80	75	70
	1,500,000	85	80	75	80	75	70
	2,000,000	80	75	70	75	70	65
	2,500,000	75	70	65	70	65	60
	3,000,000	70	65	65	N/A	N/A	N/A
660	1,000,000	80	80	75	N/A	N/A	N/A
	1,500,000	80	75	75	N/A	N/A	N/A
	2,000,000	75	70	65	N/A	N/A	N/A
	2,500,000	70	65	65	N/A	N/A	N/A
640	1,000,000	80	75	70	N/A	N/A	N/A
	1,500,000	70	65	65	N/A	N/A	N/A
	2,000,000	65	N/A	N/A	N/A	N/A	N/A
620	1,000,000	70	70	N/A	N/A	N/A	N/A

Second Home / Investment		Maximum LTV/CLTVsStandard , Bank Statement , 1099			Maximum LTV/CLTVs P&L, P&L w 2 mo bank statements, Written VOE , Asset Utilization		
Min Credit Score	Max Loan Amount	Purchase	R/T Refinance	Cash Out Refinance	Purchase	R/T Refinance	Cash Out Refinance
720	1,000,000	85	80	75	80	75	70
	1,500,000	85	80	75	80	75	70
	2,000,000	85	80	75	80	75	70
	2,500,000	80	75	75	75	70	70
	3,000,000	75	70	70	N/A	N/A	N/A
	3,500,000	70	65	N/A	N/A	N/A	N/A
	4,000,000	N/A	N/A	N/A	N/A	N/A	N/A
700	1,000,000	85	80	75	80	75	70
	1,500,000	85	80	75	80	75	70
	2,000,000	85	75	70	80	75	70
	2,500,000	75	70	65	75	70	65
	3,000,000	75	70	65	N/A	N/A	N/A
	3,500,000	70	65	N/A	N/A	N/A	N/A
680	1,000,000	85	80	75	80	75	70
	1,500,000	85	80	75	80	75	70
	2,000,000	80	75	70	75	70	65
	2,500,000	75	70	65	70	65	60
	3,000,000	70	65	65	N/A	N/A	N/A
660	1,000,000	80	80	75	N/A	N/A	N/A
	1,500,000	80	75	75	N/A	N/A	N/A
	2,000,000	75	70	65	N/A	N/A	N/A
	2,500,000	70	65	65	N/A	N/A	N/A
640	1,000,000	80	75	70	N/A	N/A	N/A
	1,500,000	70	65	65	N/A	N/A	N/A
	2,000,000	65	N/A	N/A	N/A	N/A	N/A
620	1,000,000	70	70	N/A	N/A	N/A	N/A

Housing History			
Housing History	**1x30x12**	**0x60x12**	**0x90x12**
Max LTV/CLTV Purchase:	See matrix above	80	70
Max LTV/CLTV Refinance:	See matrix above	75	N/A
Max Loan Amount:	See matrix above	$1,500,000	$1,000,000

Credit Event Seasoning			
BK/FC/SS/DIL/PreFC/MC:	**>=36 Mo**	**>=24 Mo**	**>=12 Mo**
Max LTV/CLTV Purchase:	See matrix above	80	70

Max LTV/CLTV Refinance:	See matrix above	75	N/A
Max Loan Amount:	See matrix above	$1,500,000	$1,000,000
Forbearance, Modification, or Deferral: <= 12 Mo to be treated as 0x90x12			

Geographic Restrictions and Overlays

Restrictions

• State overlays for CT, IL, MD, NJ, NY, PA:
  o Maximum LTV/CLTV limited to 85% for purchase and 80% for rate/term and cash-out transactions and the maximum loan amount is limited to $2.0MM.
• Ineligible locations: Puerto Rico, Guam, & the US Virgin Islands

Florida Condos

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.

Florida County Restrictions
  • Lee County – 5% LTV Reduction

Additional Restrictions
  • Philadelphia County - no investment property allowed
  • Brooklyn, NY - Exception Required
  • Baltimore City, MD - no investment property allowed

Declining Market

If the appraisal report identifies the property in a declining market, maximum LTV/CLTV is limited to 85% for purchase and 80% for Refinance and the maximum loan amount is limited to $2.0MM.

General Requirements

Product Type	Fixed Terms: 30-. 40-years	
Interest Only	• Min Credit Score: 660	• Max LTV: 90%
Loan Amounts	• Min: 150,000	• Max: 4,000,000
Loan Purpose	• Purchase, Rate/Term, and Cash Out	
Occupancy	• Primary, Second Home, Investment	
Property Type	• Single Family: Attached, Detached • 2-4 Units and Condominiums: Max LTV/CLTV 85%. • Condo Hotel: Max LTV/CLTV 85%, Max Loan Amount $2,500,000. • Rural: Max LTV/CLTV 80% Purchase, 75% Investment	<u>State Condominium Requirements</u> • California: An inspection is required for projects with wood deck, balcony, stairway, walkway, or railing elevated more than 6 feet above the ground as evidenced on the condo questionnaire. Projects with an unacceptable or no inspection are ineligible. • Florida: An inspection is required for projects 3 stories or greater and over 30 years old (or 25 years if within 3 miles of the coast). Projects with an unacceptable or no inspection are ineligible.
Cash-In-Hand	• Max Cash-In-Hand: Unlimited	

Income Requirements

Profit & Loss, WVOE, Asset Utilization	• Max 1x30x12 housing • Min 36 months credit event seasoning

Underwriting Requirements

Appraisals	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
Reserves	• LTV ≤ 80%: 3-months of PITIA • LTV 80.01 to 85% : 6-months of PITIA • LTV > 85%: 12-months of PITIA • Loan Amount > $1.5M: 9-months of PITIA • Loan Amount > $2.5M: 12-months of PITIA • Cash out may be used to satisfy requirement
Gift Funds	• Min contribution: 5% primary/second home, 10% investment • Primary/Second Home Only: o 100% gift funds allowed when using Standard Doc 12-or 24 -months and Alt Doc Bank Statement 12- or 24- months o Max 80% LTV/CLTV o Borrowers must meet the reserve and residual income requirements

DTI Requirements	• Max: 50% o See FTHB guidelines for DTI restrictions • 90 LTV requires DTI <=43%
Non-Permanent Resident	• Standard or Alt Documentation limited to 24-months only. Maximum LTV/CLTV limited to 80%. • DSCR (Investment Only): Maximum LTV/CLTV 75%. • Non-occupant co-borrowers are not allowed. • Gift funds are not allowed.
Prepayment Penalty – Investment Only	• Prepayment periods up to 5-Years eligible, see rate sheet • Penalties not allowed in AK, KS, MI, MN, NM, OH and RI • Penalties not allowed on loans vested to individuals in IL & NJ • Penalties not allowed on loan amounts less than $319,777 in PA • Only declining prepayment penalty structures allowed in MS
Email: lockdesk@lendzfinancial.com **Lock hours: 9 am - 6 pm EST Monday - Friday** **Lock window: 10 am - 5 pm EST Monday - Friday**	

This list is intended to be general in scope and does not address the specific application of the law to any particular transaction. This list is not a legal opinion. The information contained herein is subject to change as statutes and regulations are amended, legal opinions rendered and/or formal or informal state regulators or policies change. This list exclusively addresses state statutes and does not include federal laws.

EQUAL HOUSING OPPORTUNITY

LENDZ

DSCR - Series 1

10/29/2026

Maximum LTV/CLTVs		>= 1.00		
Credit Score	**Loan Amount**	**Purchase**	**R/T Refinance**	**Cash-Out Refinance**
700	1,000,000	80	75	75
	1,000,001 - 1,500,000	80	75	75
	1,500,001 - 2,000,000	75	70	70
	2,000,001 - 3,000,000	70	65	65
	3,000,001 - 3,500,000	70	65	N/A
660	1,000,000	75	75	70
	1,000,001 - 1,500,000	75	70	70
	1,500,001 - 2,000,000	70	65	65
	2,000,001 - 2,500,000	70	65	65
	2,500,001 - 3,000,000	65	N/A	N/A
640	1,000,000	75	70	N/A
	1,000,001 - 1,500,000	65	65	N/A
	1,500,001 - 2,000,000	65	N/A	N/A
	2,000,001 - 3,000,000	60	N/A	N/A
Maximum LTV/CLTVs		**< 1.00**		
700	1,000,000	75	70	70
	1,000,001 - 1,500,000	75	70	70
	1,500,001 - 2,000,000	70	65	65
	2,000,001 - 2,500,000	65	N/A	N/A
	2,500,001 - 3,000,000	60	N/A	N/A
680	1,000,000	70	65	N/A
	1,000,001 - 1,500,000	70	65	N/A
	1,500,001 - 2,000,000	65	60	N/A
	2,000,001 - 3,000,000	60	N/A	N/A
660	1,000,000	65	N/A	N/A

Housing History	Credit Event Seasoning	Investor Experience
• 1x30x12 – No reduction • 0x60x12 – o Max 70% LTV Purchase o Max 65% LTV Refinance	BK/FC/SS/DIL: • >=36 Mo – No reduction • >=24 Mo – o Max 75% LTV Purchase o Max 70% LTV Refinance Forbearance, Modification, or Deferral: >12 Mo	**Experienced Investor**: Borrower/guarantor must have a history of owning and managing commercial or non-owner occupied residential real estate for at least 1 year in last 3 years. **First Time Investor**: A borrower/guarantor that is purchasing an investment property for the first time, meaning they have not previously owned a property intended for rental income, resale, or other investment purposes. o First time investors eligible subject to the following restrictions: ▪ First-time homebuyer not allowed ▪ Borrower must own a primary residence ▪ Min credit score: 700 ▪ If reported, no mortgage late payments during the past 36 Mo ▪ 1-Unit Only ▪ >= 36 Mo from any credit event ▪ DSCR >1 **First Time Homebuyer**: Not eligible except as allowed in the guidelines

Georgraphic Restrictions and Overlays

• State Overlays for CT, IL, MD, NJ, NY, PA:

o Maximum LTV/CLTV limited to 75% for purchase and 70% for rate/term and cash-out transactions and the maximum loan amount is limited to $2.0MM.

• IL, NY: 2-4 Units not eligible

• Ineligible locations: Puerto Rico, Guam, & the US Virgin Islands

• Investor Occupancy Loans in Baltimore City, MD are no Longer Eligible for Purchase, across the following documentation programs: Standard, Alternative (Alt), Debt-Service Coverage Ratio (DSCR)

o This change applies to the following property types located in Baltimore, MD: 1–4 Unit Residential Properties, 5–8 Unit Residential Properties, 2–8 Unit Mixed-Use Properties. This update applies only to properties in Baltimore City, MD and only to investor occupancy classifications.

Florida Condos

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.

Florida County Restrictions
• Lee County – 5% LTV Reduction

Additional Restrictions
• Philadelphia County - no investment property allowed
• Brooklyn, NY - Exception Required
• Investment Properties in Baltimore, MD are ineligible.

Declining Market

If the appraisal report identifies the property in a declining market, max LTV/CLTV is limited to 75% for purchase and 70% for rate/term and cash-out transactions and the maximum loan amount is limited to $2.0MM.

General Requirements		
Product Type	Fixed Terms: 30-, 40-years	
Interest Only	• Min Credit Score: 680 • Max LTV: 75% Purchase, 75% Rate/Term, 70% Cash-Out	
Loan Amounts	• Min: 100,000 • Max: 3,500,000	
Loan Amt < 150K	• Max LTV/CLTV: Purchase 70%, any Refinance 65% (Min DSCR 1.25)	
Loan Purpose	• Purchase, Rate/Term, and Cash Out • Non-Arm's Length transactions are ineligible	
Occupancy	• Investment	
Unleased/Vacant	• 5% LTV Reduction	
Property Type	• Single Family: Attached, Detached • 2-4 Units and Condominiums: Max LTV/CLTV Purchase 75%, Refinance 70% • Condo Hotel: Max LTV/CLTV: Purchase – 75%, Refinance – 65%. Max Loan Amount $1,500,000 • Rural: Max LTV/CLTV 75% Purchase, 70% Refinance	<u>State Condominium Requirements</u> • California: An inspection is required for projects with wood deck, balcony, stairway, walkway, or railing elevated more than 6 feet above the ground as evidenced on the condo questionnaire. Projects with an unacceptable or no inspection are ineligible • Florida: An inspection is required for projects 3 stories or greater and over 30 years old (or 25 years if within 3 miles of the coast). Projects with an unacceptable or no inspection are ineligible.
Acreage	• Property up to 5-Acres	
Max Cash in Hand	• LTV >= 65% - $500,000 • LTV < 65% - $1,000,000 • Total equity withdrawn cannot exceed these limits (Not applicable to Delayed Financing transactions)	
Income Requirements		
Income - Long-Term Rental Documentation and DSCR Calculation	• Purchase Transactions: o Refer to Guidelines & Overlay letter • Refinance Transactions: o Required documentation: ▪ FNMA Form 1007 or 1025 reflecting long-term market rents, and lease agreement. ▪ If the lease has converted to month-to-month, then provide most recent two (2) months proof of receipt to evidence continuance of lease. If unable to provide evidence of receipt, the unit will be treated as vacant and subject to the following: ▪ LTV/CLTV limits: Lesser of 70%, or the LTV/CLTV based upon the DSCR/FICO/Loan balance matrix o A vacant or unleased property is allowed subject to the following: ▪ LTV/CLTV limits: Lesser of 70%, or the LTV/CLTV based upon the DSCR/FICO/Loan balance matrix	
Income - Short-Term Rental (e.g. Airbnb, VRBO, FlipKey) **Documentation and DSCR Calculation**	**Short-term rentals are properties which are leased on a nightly, weekly, monthly, or seasonal basis.** • Short-Term Rental Income – Purchase and Refinance Transactions: o LTV is lesser of 75% for a purchase and 70% for a refinance, or the LTV based upon the DSCR/FICO/Loan balance. (Excludes Condo Hotel projects) • Any of the following methods may be used to determine gross monthly rental income: o A 1007 or 1025 Comparable Rent Schedule survey prepared by the appraiser reflecting long-term or short-term market rents. ▪ If long-term rent is utilized, 20% expense factor is not to be applied. o An alternative market rent analysis similar to FNMA Form 1007/1025 is allowed, subject to the following: ▪ Analysis must be completed pursuant to the lender's appraisal management process. ▪ Must be completed by a licensed appraiser. ▪ Must include daily rental rate and occupancy percentage. o The most recent 12-month rental history statement from the 3rd party rental/management service. ▪ The statement must identify the subject property/unit, rents collected for the previous 12-months, and all vendor management fees. The qualifying income must be net of all vendor or management fees. o The most recent 12-month bank statements from the borrower/guarantor evidencing short-term rental deposits. Borrower/guarantor must provide rental records for the subject property to support monthly deposits. o AIRDNA Rentalizer/Property Earning Potential Report accessed using the Explore Short-Term Rental data, must meet the following: ▪ Rentalizer (Property Earning Potential Report) ▪ Only allowed for purchase transaction ▪ Gross rents equal the revenue projection from the Property Earning Potential Report less the 20% extraordinary expense factor ▪ Forecast period must cover 12-months and dated 90-days within the Note date ▪ Maximum occupancy limited to 2 individuals per bedroom ▪ Must have three (3) comparable properties similar in size, room count, amenities, availability, and occupancy ▪ Market score must be 60 or greater as reflected on the Property Earning Potential Report.	
Underwriting Requirements		

Appraisals	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
Non-Permanent Resident	• DSCR (Investment Only): Maximum LTV/CLTV 75%. • Non-occupant co-borrowers are not allowed. • Gift funds are not allowed.
Gift Funds	• Allowed after min 10% borrower contribution
Reserves	• 2-months of PITIA • Loan Amount > $1.5M: 6-months of PITIA • Loan Amount > $2.5M: 12-months of PITIA • Cash out may be used to satisfy requirement
Prepayment Penalty - Investment Property Only	• Acceptable Structures include the following: o Fixed percentage of no less than 3% o Declining structures that do not exceed 5% and do not drop below 3% in the first 3 years. For example: (5%/4%/3%/3%/3%) or (5%/4%/3%/2%/1%) o Six (6) months of interest on prepayments that exceed 20% of the original principal balance in a given 12-month time period. • Prepayment periods up to 5-Years eligible, see rate sheet • Penalties not allowed in AK, KS, MI, MN, NM, OH and RI • Penalties not allowed on loans vested to individuals in IL and NJ • Penalties not allowed on loan amounts less than $319,777 in PA • Only declining prepayment penalty structures allowed in MS
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EQUAL HOUSING OPPORTUNITY

LENDZ

DSCR Plus - Series 1

10/29/2026

Single Investment Property – Maximum LTV/CLTV

Maximum LTV/CLTV		>= 1.00		
Minimum Credit Score	**Maximum Loan Amount**	**Purchase**	**Rate/Term**	**Cash-Out**
700	1,000,000	80	75	75
	1,500,000	80	75	75
	2,000,000	75	70	70
	2,500,000	70	65	65
680	1,000,000	75	75	70
	1,500,000	75	70	70
	2,000,000	70	65	65
	2,500,000	70	65	65

Property Type

- Single Family: Attached, Detached
- 2-4 Unit and Condominium: Max LTV/CLTV Purchase 75%, Refinance 70%
- Ineligible: Condo Hotel (Condotel), Rural

Housing History	Credit Event Seasoning	Investor Experience
0x30x12	BK/FC/SS/DIL/PreFC/MC: >=48 Mo Forbearance, Modification, or Deferral: > 12 Mo	Experienced Investor: Borrower/guarantor must have a history of owning and managing commercial or non-owner occupied residential real estate for at least 1 year in last 3 years. First Time Investor: Ineligible First Time Homebuyer (FTHB): Ineligible

Vacant Refinance	LTV is lesser of 70% for refinance, or LTV based upon the DSCR/Credit Score/Loan Balance table.

State Eligibility

- IL, NY: 2-4 Unit not eligible
- Ineligible Locations:
  - Baltimore City, MD
  - Philadelphia County, PA
  - Puerto Rico, Guam, & the US Virgin Islands
- State Overlays for CT, IL, NJ, NY: Max LTV/CLTV limited to 75% for purchase and 70% for refinance, max loan amount limited to $2.0MM

Florida Condos

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.

Florida County Restrictions
- Lee County – 5% LTV Reduction

Additional Restrictions
- Philadelphia County - no investment property allowed
- Brooklyn, NY - Exception Required
- Baltimore City, MD - no investment property allowed

Declining Market

If appraisal report identifies the property in declining market, max LTV/CLTV is limited to 75% for purchase and 70% for refinance, max loan amount limited to $2.0MM

General Requirements

Product Type	• Fixed Rate Terms: 15, 30, 40 years

Interest Only (IO)	• Max LTV: 75% Purchase, 75% Rate/Term, 70% Cash-Out • 30 and 40-year total terms, qualification based upon the interest only payment
Loan Amounts	• Min: 100,000 • Max: 2,500,000
Loan Amt < 150K	• Max LTV/CLTV: Purchase 70%, any Refinance 65% (Min DSCR 1.25)
Loan Purpose	• Purchase, Rate/Term, and Cash-Out • Non-Arm's Length transactions are ineligible
Occupancy	• Investment
Eligible Borrower	• U.S. Citizen • Permanent Resident Alien • Non-Permanent Resident Alien: Max LTV/CLTV 75%
Acreage	• Property up to 5-acres
Cash-In-Hand	• Max: $500,000 if LTV ≥ 65% • Max: $1,000,000 if LTV < 65% • Total equity withdrawn cannot exceed these limits (Not applicable to Delayed Financing transactions)
Vacant/Unleased	5% LTV Reduction
Appraisals	• FNMA Form 1004, 1025, 1073 with interior/exterior inspection. Appraisal review product required unless 2nd appraisal obtained. • 2nd Appraisal required for loans > $2,000,000.

Income Requirements

Short-Term Rental income is ineligible.

Long-Term Rental Documentation and DSCR Calculation

Purchase Transactions

• Monthly Gross Rents are the monthly rents established on FNMA Form 1007 or 1025 reflecting long-term market rents.
• If the subject property is currently tenant occupied, the 1007 or 1025 must reflect the current monthly rent. Monthly gross rent is to be evaluated for each unit individually.
– If using the lower of the actual lease amount or estimated market rent, nothing further is required.
– If using a higher actual lease amount, evidence of 2-months of receipt is required, and the lease amount must be within 120% of the estimated market rent from the 1007/1025. If the actual rent exceeds the estimated market rent by more than 120%, the rents are capped at 120%.
– If using a higher estimated market rent from 1007/1025, it must be within 120% of the lease amount. If the estimated market rent exceeds the lease amount by more than 120%, the estimated market rent is capped at 120%.
• A vacant or unleased property is allowed without LTV restriction.
• Unit subject to rent control or housing subsidy must utilize current contractual rent to calculate DSCR.

Refinance Transactions

• Required documentation:
– Original appraisal report reflecting tenant-occupied, and
– FNMA Form 1007 or 1025 reflecting long-term market rents, and
– Executed lease agreement
• Leases that have converted to month-to-month are allowed
• If lease agreement is not provided, LTV/CLTV is limited to lesser of 70% or per DSCR/FICO/Loan balance matrix
• A vacant property as indicated on the appraisal is allowed subject to the following:
– LTV/CLTV limits: Lesser of 70%, or the LTV/CLTV based upon the DSCR/FICO/Loan balance matrix.
• Monthly Gross Rents are determined by using the actual lease amount or estimated market rent from 1007/1025. Monthly gross rent is to be evaluated for each unit individually.
– If using the lower of the actual lease amount or estimated market rent, nothing further is required.
– If using a higher actual lease amount, evidence of 2-months of receipt is required, and the lease amount must be within 120% of the estimated market rent from the 1007/1025. If the actual rent exceeds the estimated market rent by more than 120%, the rents are capped at 120%.
– If using a higher estimated market rent from 1007/1025, it must be within 120% of the lease amount. If the estimated market rent exceeds the lease amount by more than 120%, the estimated market rent is capped at 120%.
• Unit subject to rent control or housing subsidy must utilize current contractual rent to calculate DSCR.

DSCR Calculation

• Debt Service Coverage Ratio is the Monthly Gross Rents divided by the PITIA (or ITIA) of the subject property.
• PITIA: Gross rents divided by PITIA = DSCR, ITIA: Gross rents divided by ITIA = DSCR

Underwriting Requirements

Credit Score	• Use representative credit score of the borrower/guarantor with the highest representative score • Representative score for each borrower is the lower of two (2) or middle of three (3) credit scores	**Tradelines**	• If borrower/guarantor has three (3) credit scores, the minimum tradeline requirement is waived • Min: 2 reporting 24-months w/activity in last 12-months or 3 reporting 12-months w/recent activity

Assets	• Min of 30-days asset verification required	**Reserves**	• 6-months of PITIA • Loan Amount > $1.5M: 9-months of PITIA • Cash-out may be used to satisfy requirement
Gift Funds	• Allowed after min 10% borrower contribution	**Document Age**	• 120-days
Prepayment Penalty			
Prepayment Penalty	Acceptable structures include the following: • Fixed percentage of no less than 3% • Declining structures that do not exceed 5% and do not drop below 3% in the first 3 years. Example: (5%/4%/3%/3%/3%) or (5%/4%/3%/2%/1%) • Six (6) months of interest on prepayments that exceed 20% of the original principal balance in a given 12-month time period. • Prepayment periods up to 5-Years eligible, see rate sheet		• AK, KS, MI, MN, NM, OH, RI: Penalties not allowed • IL, NJ: Penalties not allowed on loans vested to individuals • MS: Only declining prepayment penalty structures are allowed • PA: Penalties not allowed on 1-2 unit loans with a loan amount less than or equal to the base figure ($329,411 for 2026; adjusted annually). This restriction applies to business purpose loans whether vested to an individual or an entity. 3+ unit loans, or with a loan amount greater than $329,411 are not subject to prepayment restrictions.
Escrows	• Escrows may be waived, see guidelines.		

DSCR - Series 1
(5-8 Units or 2-8 Mixed Use)

10/29/2026

Maximum LTV/CLTVs		5-8 Residential Units >= 1.00		
Minimum Credit Score	**Maximum Loan Amount**	**Purchase**	**R/T Refinance**	**Cash-Out Refinance**
700	1,500,000	75	70	65
	2,000,000	70	65	65
720	2,500,000	65	60	60
	3,000,000	60	55	NA

Maximum LTV/CLTVs		2-8 Mixed use >= 1.00		
Minimum Credit Score	**Maximum Loan Amount**	**Purchase**	**R/T Refinance**	**Cash-Out Refinance**
700	1,500,000	75	70	65
	2,000,000	70	65	65
720	2,500,000	NA	NA	NA
	3,000,000	NA	NA	NA

Housing History	Credit Event Seasoning	Investor Experience
0x30x12	BK/FC/SS/DIL: • >=36 Mo – Any event See Series 1 guidelines for details	**Experienced Investor**: Borrower/guarantor must have a history of owning and managing commercial or non-owner occupied residential real estate for at least 1 year in last 3 years **First Time Investor**: Not eligible **First Time Homebuyer**: Not eligible

Unleased Units

• Maximum: 1 vacant unit on 2-3 Unit property. 2 vacancies on 4+ Units
• Vacant unit(s) qualify at 75% of market rent

Geographic Restrictions and Overlays

- State Overlays for CT, MD, NJ, NY, PA:
  - Purchase Transactions
    - Max LTV/CLTV 70%, min credit score 720
  - Refinance Transactions
    - Max LTV/CLTV 65%, min credit score 720
- Ineligible locations: Puerto Rico, Guam, & the US Virgin Islands
- Ineligible States: IL, NY

Florida Condos

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.

Florida County Restrictions
- Lee County – 5% LTV Reduction

Additional Restrictions
- Philadelphia County - no investment property allowed
- Brooklyn, NY - Exception Required
- Investment Properties in Baltimore, MD are ineligible.

Declining Markets

Maximum eligible LTVs do not require a market adjustment for the 5-8 multifamily and 2-8 mixed use property types.

General Requirements

Product Type	• Fixed Terms: 30-years
Interest Only	• Eligible
Loan Amounts	• Min: 600,000 • Max: 3,000,000
Loan Purpose	• Purchase, Rate/Term, and Cash Out • Non-Arms length transaction is not eligible
Cash-In-Hand	• Max cash-in-hand: $1,000,000
Occupancy	• Investment
Vacant/Unleased	• 5% LTV Reduction

Eligible Borrower	• U.S. Citizen • Permanent Resident Alien • Non-Permanent Resident Alien
Eligibility Restrictions	• Citizens and individuals from OFAC sanctioned countries are not eligible
Property Type	• Residential 5 – 8 Units • Mixed use 2 – 8 Units o Commercial usage limited to Retail/Office/Restaurant ▪ 2-3 Units: Max 1 commercial Unit ▪ 4-5 Units: Max 2 commercial Units ▪ 6-8 Units: Max 3 commercial Units ▪ Commercial space must not exceed 49.99% of the total building area • Rural: Not eligible
Acreage	• Property up to 2-acres, not meeting the rural definition, eligible.
Appraisals	• A full interior inspection with photos is required for all units. • 5-8 Residential o FHLMC 71A, FHLMC 71B, FNMA 1050 or similar short form used to appraise 5+ residential properties, or o Narrative report can be utilized. • 2-8 Mixed Use o General Purpose Commercial Forms (i.e., GP Commercial Summary Form available from CoreLogic a la mode) o Narrative report can be utilized • The following attachments required for 5-8 Residential and 2-8 Mixed Use appraisal reports: o Rent Roll o Income and Expense Statement o Photos of subject including exterior/interior and street scene o Aerial photo o Sketch or floor plan of typical units o Map o Appraiser qualifications • Review Product – A commercial sales and income BPO or second appraisal. o In Pennsylvania and North Carolina, a commercial evaluation product is used instead of a commercial BPO. • Transferred appraisals require CDA
Property Condition	• No fair or poor ratings • No environmental issues (Storage or use of hazardous material i.e., Dry Cleaners, Laundromat) • No health or safety issues (As noted by appraiser, i.e., broken windows, stairs) • No excessive deferred maintenance that could become a health or safety issue for tenants • No structural deferred maintenance, (i.e., Foundation, roof, electrical, plumbing)
Mixed Use	• Commercial use limited to retail, restaurant, or office space. Residential/Commercial zoning acceptable. • Vacant commercial space not allowed.
Income Requirements	
Income	• Leased - Use lower of Estimated market rent or lease agreement. • Short term rental income not eligible • Vacant Unit(s) – Use 75% of market rents. o Max: 1 vacant unit on 2-3 Unit property: 2 vacancies on 4+ Units. o Vacant residential units must be actively marketed for rent. Provide screenshot of listing or other documentation. o Vacant commercial space not allowed. • Reduce qualifying rents by any management fee reflected on appraisal report. • 2-8 Mixed Use – Income from commercial space must not exceed 49.99% of the total property income.
DSCR	• Minimum DSCR >= 1.00. • DSCR = Eligible monthly rents/PITIA (Loans with an interest only feature may use the ITIA payment). • Reduce qualifying rents by any management fee reflected on the appraisal report.
Underwriting Requirements	
Appraisals	• 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

Non-Permanent Resident	• DSCR (Investment Only): Maximum LTV/CLTV 75%. • Non-occupant co-borrowers are not allowed. • Gift funds are not allowed.	
Credit Score	• Use representative credit score of the borrower/guarantor with the highest representative score.	
Assets	• Min of 30-days asset verification required.	
Gift Funds	• Not eligible	
Tradelines	• Min: 2 reporting 24-months w/activity in last 12- months or 3 reporting 12-months w/recent activity. • For each borrower/guarantor who has three (3) credit scores, the minimum tradeline requirement is waived (all borrowers/guarantors must be evaluated individually).	
Reserves	• 6-months of PITIA • Loan Amount > $1.5M: 9-months of PITIA • Loan Amount > $2.5M: 12-months of PITIA • Cash out may not be used to satisfy requirement	
Document Age	• 120-days	
Prepayment Penalty	• Acceptable structures include the following: o Fixed percentage of no less than 3% o Declining structures that do not exceed 5% and do not drop below 3% in the first 3 years. For example: (5%/4%/3%/3%/3%) or (5%/4%/3%/2%/1%)	• Prepayment periods up to 5-Years eligible, see rate sheet • Penalties not allowed on loans vested to individuals in IL and NJ • Penalties not allowed on loan amounts less than $319,777 in PA • Only declining PPP structures allowed in MS • Not allowed in OH
Escrows	• Escrows may be waived, guidelines – Escrow/Impounds for requirements	
Email: lockdesk@lendzfinancial.com **Lock hours: 9 am - 6 pm EST Monday - Friday** **Lock window: 10 am - 5 pm EST Monday - Friday**		

EQUAL HOUSING OPPORTUNITY

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Foreign National - Series 1

6/2/2026

Maximum LTV/CLTVs			DSCR - Investment Only		
DSCR	Minimum Credit Score	Maximum Loan Amount	Purchase	Rate/Term Refinance	Cash-Out Refinance
>=1.00	680	1,000,000	75	75	70
		1,500,000	75	75	65
		2,000,000	70	70	60
		2,500,000	65	NA	NA
	No Credit Score	1,000,000	75	75	70
		1,500,000	75	75	65
		2,000,000	70	70	60
		2,500,000	65	NA	NA
<1.00	680	1,000,000	70	70	65
		1,500,000	65	65	65
		2,000,000	60	60	60
	No Credit Score	1,000,000	70	70	65
		1,500,000	65	65	65
		2,000,000	60	60	60

Property Type

- Single Family: Attached, Detached
- 2-4 Unit, Condominium, Condo Hotel (Condotel): Max LTV/CLTV Purchase 70%, Rate/Term 70%, Cash-Out 65%
- Rural: Max LTV/CLTV Purchase 70%, Rate/Term 70%, Cash-Out 65%

Housing History	Credit Event Seasoning	First Time Homebuyer	Unleased Properties
0x30x12, if documented	BK/FC/SS/DIL/Mod: >= 36 Mo, See Series 1 guidelines for details	Allowed	Refinance: LTV Reduction not required

Long Term Rental - Vacant Refinance Only	LTV is lesser of 70% for refinance, or LTV based upon the DSCR/Credit Score/Loan Balance table
Short-term Rental - Refinance Only	LTV is lesser of 70% for refinance, or LTV based upon the DSCR/Credit Score/Loan Balance table

Geographic Restrictions and Overlays

- Venezuelan Borrowers are not eligible
- IL, NY: 2-4 Unit not eligible
- Ineligible locations: Puerto Rico, Guam, & the US Virgin Islands
- Investor Occupancy Loans in Baltimore City, MD are ineligible

- State Overlays for CT, IL, NJ, NY: Max LTV/CLTV limited to 70% for refinances only, max loan amount limited to $2.0MM for all transactions

Florida County Restrictions

- Lee County – 5% LTV Reduction

Additional Restrictions

- Philadelphia County - no investment property allowed
- Brooklyn, NY - Exception Required
- Investment Properties in Baltimore, MD are ineligible.

Declining Markets and State Overlays

If the appraisal report identifies the property in a declining market, max LTV/CLTV is limited to 70% for refinances and max loan amount $2.0MM for all transactions

General Requirements

Product Type	• Fixed Terms: 15, 30, 40 years	
Interest Only	• Eligible • 30 and 40-year total loan terms, qualification based upon the interest only payment	
Loan Amounts	• Min: 150,000 • Max: 2,500,000	
Loan Purpose	• Purchase, Rate/Term, and Cash Out • Non-arms length transaction not eligible	
Occupancy	• Investment for all eligible foreign citizens	
Vacant/Unleased	• 5% LTV Reduction	
Property Type	• Single Family: Attached, Detached • 2-4 Units and Condominiums: Max LTV/CLTV o Purchase – 70%, Refinance – 65% • Condo Hotel: Max LTV/CLTV: o Purchase – 70%, Refinance – 65% • Rural: Not Eligible	<u>State Condominium Requirements</u> • California: An inspection is required for projects with wood deck, balcony, stairway, walkway, or railing elevated more than 6 feet above the ground as evidenced on the condo questionnaire. Projects with an unacceptable or no inspection are ineligible. • Florida: An inspection is required for projects 3 stories or greater and over 30 years old (or 25 years if within 3 miles of the coast). Projects with an unacceptable or no inspection are ineligible.
Acreage	• Property up to 5-acres	
Cash-In-Hand	• $300,000 if LTV > 50% • $500,000 for LTV <= 50% • Total equity withdrawn cannot exceed above limits • Cash-In-Hand exceeding $500k eligible by exception	
Appraisals	• FNMA Form 1004, 1025, 1073 with interior/exterior inspection. Appraisal review product required unless 2nd appraisal obtained. • 2nd Appraisal required for loan > $2,000,000	

Income Requirements

Income	**Long-Term Rental Documentation and DSCR Calculation** • **Purchase Transactions:** o Refer to Guidelines and Overlay letter. • **Refinance Transactions:**o Required documentation: ▪ FNMA Form 1007 or 1025 reflecting long-term market rents, and lease agreement. ▪ Leases converted to month to month lease are allowed ▪ If lease agreement is not provided, LTV/CLTV is limited to lesser of 70% or the DSCR/FICO/loan balance matrix o A vacant or unleased property is allowed subject to: LTV/CLTV limits: Lesser of 70%, or the LTV/CLTV based upon the DSCR/FICO/Loan balance matrix
Income - Short-Term Rental (e.g., Airbnb, VRBO, FlipKey) Documentation and DSCR Calculation	Short-term rentals are properties which are leased on a nightly, weekly, monthly, or seasonal basis. • Short-Term Rental Income – Purchase and Refinance Transactions: o LTV is lesser of 70% for a refinance and 65% for a refinance, or the LTV based upon the DSCR/FICO/Loan balance. (Excludes Condo Hotel projects) • Any of the following methods may be used to determine gross monthly rental income: o A 1007 or 1025 Comparable Rent Schedule survey prepared by the appraiser reflecting long-term or short-term market rents. ▪ If long-term rent is utilized, 20% expense factor is not to be applied. o An alternative market rent analysis similar to FNMA Form 1007/1025 is allowed, subject to the following: ▪ Analysis must be completed pursuant to the lender's appraisal management process. ▪ Must be completed by a licensed appraiser. ▪ Must include daily rental rate and occupancy percentage. o The most recent 12-month rental history statement from the 3rd party rental/management service. ▪ The statement must identify the subject property/unit, rents collected for the previous 12-months, and all vendor management fees. The qualifying income must be net of all vendor or management fees. o The most recent 12-month bank statements from the borrower/guarantor evidencing short-term rental deposits. Borrower/guarantor must provide rental records for the subject property to support monthly deposits. o AIRDNA Rentalizer/Property Earning Potential Report accessed using the Explore Short-Term Rental data, must meet the following: ▪ Rentalizer (Property Earning Potential Report) ▪ Only allowed for purchase transaction ▪ Gross rents equal the revenue projection from the Property Earning Potential Report less the 20% extraordinary expense factor ▪ Forecast period must cover 12-months and dated 90-days within the Note date ▪ Maximum occupancy limited to 2 individuals per bedroom ▪ Must have three (3) comparable properties similar in size, room count, amenities, availability, and occupancy ▪ Market score must be 60 or greater as reflected on the Property Earning Potential Report.
Underwriting Requirements	
Florida Condominiums	**Florida Condos** 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	• Max 6 Bedroom allowed for SFR. Additional bedrooms allowed on exception basis. • Transferred appraisals require CDA
Gift Funds	• Allowed after min 10% borrower contribution
DTI Requirements	(DSCR – no DTI component)
Reserves	• Cashout may **not** be used to satisfy the reserve requirement • 6-months of PITIA
Prepayment Penalty - Investment Property Only	• Prepayment periods up to 5-Years eligible, see rate sheet • Penalties not allowed in AK, KS, MI, MN, NM, OH and RI • Penalties not allowed on loans vested to individuals in IL and NJ • Penalties not allowed on loan amounts less than $319,777 in PA • Only declining prepayment penalty structures allowed in MS
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EQUAL HOUSING OPPORTUNITY

LENDZ

Closed End Seconds - Series 1

10/29/2026

Loan Amount/Credit Score/CLTV Matrix				
Standard Doc				
Loan Amount	**Credit Score**	**Primary**	**Second Home**	**Investment**
$350,000	740	90	80	75
	700	85	80	65
	680	75	75	N/A
$500,000	740	85	75	75
	700	85	75	65
	680	75	70	N/A
$750,000 (Exception Only)	740	80	75	N/A
	700	80	70	N/A
	680	75	65	N/A
Bank Statement and 1099 - Maximum CLTV				
Loan Amount	**Credit Score**	**Primary**	**Second Home**	**Investment**
$350,000	740	85	75	70
	700	80	70	60
	680	75	65	N/A
$500,000	740	80	70	65
	700	75	65	60
	680	70	60	N/A
$750,000 (Exception Only)	740	75	65	N/A
	700	70	60	N/A
	680	65	55	N/A
WVOE and P&L Statement with 2 months Bank Statements - Maximum CLTV				
Loan Amount	**Credit Score**	**Primary**	**Second Home**	**Investment**
$350,000	740	80	70	70
	700	75	65	60
	680	70	60	N/A
$500,000	740	75	65	65
	700	70	60	60
	680	65	55	N/A
$750,000 (Exception Only)	740	70	60	N/A
	700	65	55	N/A
	680	60	50	N/A

Property Type

- Single Family: Attached, Detached
- 2-4 Unit: Max CLTV 75%
- Condominium: Max CLTV 80%
- Not Eligible: Rural, Condotel

Housing History	Credit Event Seasoning	Forbearance, Modification, or Deferral	First Time Homebuyer
0x30x12	BK/FC/SS/DIL: >= 48 Mo See Series 1 Seconds guidelines for details	See Series 1 Seconds guidelines for details	Not Allowed

Geographic Restrictions and Overlays

- Not Eligible: Texas and Territories of Puerto Rico, Guam, & the US Virgin Islands
- State Overlays for CT, IL, NJ, NY:
  - o Single Family, Condominiums: Max CLTV 80%, min credit score 720
  - o 2-4 Units: Max CLTV 75%, min credit score 720

Florida County Restrictions

- Lee County – 5% LTV Reduction

Florida Condominiums	• Any assesments 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.

Additional Restrictions
- Philadelphia County - no investment property allowed
- Brooklyn, NY - Exception Required
- Investment Properties in Baltimore, MD are ineligible.

Declining Market	
If the appraisal report identifies the property in a declining market, the maximum CLTV is limited to 80% for all transactions.	
General Requirements	
Product and Term	• Fixed Rate - Fully amortizing term of 15, 30 years. (Additional terms may be eligible by exception)
Interest Only	• Occupancy: Primary residence only • Max CLTV 80% • Terms: o 20 Year Fixed Rate Term: 3 year interest only with 17 year amortization o 30 Year Fixed Rate Term: 3 year interest only with 27 year amortization • Qualification based upon remaining term (amortized) after expiration of interest only period
Loan Amounts	• Min: $100,000 • Max: $750,000
Combined Loan Balance	• The CLTV of the combined loan balances are restricted as follows: o Combined loan balance > $2,000,000 – maximum 80% CLTV o Combined loan balance > $3,000,000 – maximum 75% CLTV • Maximum combined loan balance for all liens not to exceed $4,000,000
Loan Purpose	• Stand-Alone Cash Out (minimum ownership of 6 months required) • Simultaneous/Piggyback
Occupancy	• Primary, Second Home, Investment
Cash-Out	• Max cash-out: $500,000 ($750,000 by exception only)
Eligible Borrower	• U.S. Citizen • Permanent Resident Alien • Non-Permanent Resident Alien: Max 80% CLTV
Ineligible Loan Features	• Lien Free Properties – if the subject property is lien free, including delayed financing, ineligible. • Unseasoned cash-out – if the existing lien is a cash-out, measured within six (6) months of the note date to note date. • Frequent Refinances – Two (2) or more cash-out refinances in the past twelve (12) months. • All existing subordinate liens must be satisfied except for solar panels, see Solar Panels section of Series 1 Seconds guidelines. o All Solar Panel loans and leases with PACE/HERO financing must be paid off.
Income Requirements	
Standard Doc	• Wage/Salary: Paystubs, 1-year or 2-years W-2's, IRS Form 4506-C, Verbal VOE • Self-Employed: 1-year or 2-years of Personal and Business (If applicable) Tax Returns, YTD P&L, IRS Form 4506-C

Personal Bank Statements	• 12- or 24-months of personal and 2-months of business bank statements • Qualifying income is determined by the total eligible deposits from the 12- or 24-months of personal statements divided by the number of statements • The business bank statements must reflect business activity and transfers to the personal account
Business Bank Statements	• 12 or 24-months of business bank statements. Qualifying income is determined by one of the following analysis methods: o Fixed Expense Ratio (50%) o Expense ratio provided by a 3rd party (CPA, EA, or tax preparer) with min ratio of 10% o 3rd party prepared Profit & Loss Statement (CPA, EA, or tax preparer)
P&L Statement with Two Months Bank Statements	• 12- or 24-months CPA/EA/CTEC/Tax Attorney prepared Profit & Loss Statement • CPA/EA/CTEC/Tax Attorney must attest they have completed or filed the borrower's most recent business tax return • Two (2) months business bank statements for the most recent two (2) months reflected on the P&L Statement • Max CLTV 80%
IRS Form 1099	• 1-year or 2-years 1099 • Fixed Expense Ratio of 10% • YTD documentation to support continued receipt of income
WVOE	• FNMA Form 1005 • Two (2) most recent months of personal bank statements reflecting deposit(s) from employer on each of the statements • Max CLTV 80%
Underwriting Requirements	
Eligibility Criteria	• For criteria that is not referenced in this matrix, follow the Series 1 Seconds guidelines
First Lien	• First lien documentation requirements: o Copy of 1st lien Note; and ▪ Default interest rate on Note cannot exceed Note rate ▪ If Interest Only and/or ARM, terms of the Note to be reviewed (See DTI Requirements) o Copy of most recent monthly mortgage payment statement ▪ Utilized to determine if payment includes escrows (See DTI Requirements) • Ineligible First liens with high-risk features which can include, but are not limited to: o Forbearance, modifications, or deferrals (including COVID-19 related events) completed or reinstated within 12 months of the Note date o Loans in active forbearance or deferment o Negative amortization including loans with Paid-In-Kind (PIK) features o Balloon, if the balloon payment becomes due during the amortization period of the new 2nd lien o Reverse Mortgages o First liens for the subject property not reporting on credit report ▪ e.g., Private party mortgages including any loan not reporting on credit report o Loans secured by more than one underlying property, including cross collateralized loans or blanket mortgages o Home Equity Line of Credit o Note with default interest rate greater than the Note rate
Age of Documents	• Credit Documents: May not be over 120-days old at the time of closing. • Appraisals: May not be over 120-days old at time of closing. • AVM: 90 days
Gap Credit	• A Gap report within 10-days of closing or Debt monitoring report required.

Credit and Fraud	• Credit report • Gap credit report or Undisclosed Debt Monitoring (UDM) • Fraud report • OFAC
Qualifying Credit Score	• Use representative credit score of the borrower with the highest qualifying income
First Lien Payment Verification	• Verify the 1st lien P&I payment with all of the following: o Copy of 1st lien Note, and o Copy of most recent monthly mortgage payment statement
Tradelines	• Min: 2 reporting 24-months with/activity in the last 12-months or 3 reporting 12-months w/recent activity • If the primary borrower has three (3) credit score, the minimum tradeline requirement is waived
Reserves	• Simultaneous Purchase Transactions: Follow First lien requirements • Stand-Alone Cash-Out Transactions: None required
Assets	• Min of 30-day asset verification required if funds are needed to consummate the transaction
Gift Funds	• Simultaneous Purchase Transactions: Follow First lien requirements
DTI Requirements	• Maximum DTI ratio: o 50% DTI for CLTV less than or equal to 80% o 43% DTI for CLTV greater than 80% • Qualifying payment for first lien: o **Stand-alone**: Utilize senior lien mortgage payment from credit report o **Simultaneous**: Utilize 1st lien qualifying method ▪ Fixed rate: Note rate amortized over the total term ▪ ARMs: Qualifying rate is the higher of the fully indexed rate or note rate ▪ Interest Only (Fixed/ARM): Qualifying rate amortized over remaining term after expiration of the interest only period
Property Requirements	
Acreage	• Property up to 10 acres, not meeting the rural definition, eligible
Appraisal	• Max 6 Bedroom allowed for SFR. Additional bedrooms allowed on exception basis. • Transferred appraisals require CDA
Appraisal Requirements	• HPML loans that are not Qualified Mortgages require a full appraisal report with an interior inspection, regardless of loan balance • Any simultaneous transaction requires a full appraisal with an interior inspection • Transferred appraisals are eligible • Primary Valuation and Secondary Valuation are required for all loan files • Primary Valuation: o Primary Valuation - Loan Amount <=$400,000: See Non-Agency Seller Guide for requirements o Primary Valuation - Loan Amount >$400,000: Full appraisal report with an interior inspection is required, see Non-Agency Seller Guide for requirements

<table>
<tr><td>Appraisals - Secondary Valuation Product</td><td>• Secondary valuation product required in every file
• Acceptable review products include one of the following:
o The Seller may submit the appraisal report to Collateral Underwriter® (CU®) or Loan Collateral Advisor® (LCA). An eligible score is 2.5 or less. The file must include a copy of the Submission Summary Report (SSR). (Only one score required, if both scores (CU & LCA) provided, both required to be 2.5 or less). If the score exceeds 2.5, the file must include either an enhanced desk review, field review, or second appraisal; or
o An enhanced desk review product from one of the following choices:
▪ ARR from Stewart Valuation Intelligence FKA Pro Teck.
▪ CDA from Clear Capital.
▪ ARA from Computershare.
▪ CCA from Consolidated Analytics.
▪ VRR from Homegenius Real Estate
▪ Valreview Appraisal Review Value from Valligent (Veros Software Company)
o If the enhanced desk review or BPO product reflects a value more than 10% below the appraised value or cannot provide a validation, the file must include either a field review or a second appraisal. A field review or a second appraisal is acceptable. These may not be from the same appraiser or appraisal company as the original report.
o AVM within 90- days of Note date (If primary valuation based on an AVM, review must be a different vendor)
▪ If two AVMs are ordered, the AVM with the higher FSD (closest to zero) will be treated as the primary valuation product.
o The second AVM will be treated as the secondary valuation product and must support the primary AVM within 10%.
o If both AVMs have the same FSD, the lower of the two property values must be utilized for determining the CLTV.
o Broker Price Opinion (BPO)
▪ If two BPOs are ordered, the BPO with the lowest value will be treated as the primary valuation product.

o Broker Price Opinion (BPO)

▪ If two BPOs are ordered, the BPO with the lowest value will be treated as the primary valuation product.</td></tr>
<tr><td>AVM and FSD Score</td><td>The following AVM vendors are acceptable:<table><tr><th>AVM Vendor</th><th>Acceptable FSD Score</th></tr><tr><td>Clear Capital</td><td>0.00 to 0.13</td></tr><tr><td>Collateral Analytics</td><td>0.00 to 0.10</td></tr><tr><td>House Canary</td><td>0.00 to 0.10</td></tr><tr><td>Red Bell Real Estate (Homegenius)</td><td>0.00 to 0.10</td></tr></table></td></tr>
<tr><td>Property Condition Report</td><td>• When required, a Property Condition Report (i.e., Clear Capital Property Condition Inspection) should be obtained to include an exterior photo of the subject property along with a rating of the property’s physical condition and characteristics.</td></tr>
<tr><td>Recently Listed Properties</td><td>• Properties currently listed for sale or previously listed for sale within the past 6-months are not eligible</td></tr>
</table>

Title Insurance	**<u>Loan Amount <=$250,000, provide one of the following</u>** o Owner and Encumbrance Report (O&E) to include: ▪ Current Grantee / Owner ▪ How property was conveyed to current owner ▪ Liens (e.g., mortgage, UCC, other financing) ▪ Involuntary liens and judgements ▪ Property Tax Information with break-down of all taxes including special assessments ▪ Legal Description o ALTA Full Title Policy o ALTA Short Form Residential Limited Coverage Junior Loan Policy **<u>Loan Amount >$250,000, provide one of the following</u>** o ALTA Full Title Policy o ALTA Short Form Residential Limited Coverage Junior Loan Policy
Flood Certificate and Flood Insurance	• Flood determination required for every loan file • Properties within a flood zone require evidence of insurance coverage in accordance with the HFIAA o Loss payee clause must reflect seller as additional insured.
Escrows	• Escrows for taxes and hazard insurance not required
Hazard Insurance	• Hazard Insurance coverage must provide for claims to be settled on a replacement cost basis • Loss payee clause must reflect seller as additional insured

Prepayment Penalty - Investment Property Only

• Acceptable Structures include the following:
- o Fixed percentage of no less than 3%
- o Declining structures that do not exceed 5% and do not drop below 3% in the first 3 years.
  For example: (5%/4%/3%/3%/3%) or (5%/4%/3%/2%/1%)
- o Six (6) months of interest on prepayments that exceed 20% of the original principal balance in a given 12-month time period

• Prepayment periods up to 5-Years eligible, see rate sheet
• Penalties not allowed in AK, KS, MI, MN, NM, OH, RI, VA
• Penalties not allowed on loans vested to individuals in IL and NJ
• Penalties not allowed on loan amounts less than $319,777 in PA
• Only declining prepayment penalty structures allowed in MS
• Penalties not allowed on second liens less than $75,000 in MD

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