

MPower Non-QM | Jumbo Prime Matrix

Effective Date: 8/29/25

Program Max LTV / CLTV		Primary					Second Home			Investor			
		Fixed / ARM			Fixed IO			Fixed / ARM			Fixed / ARM		
Loan Amount	FICO	Reserves	Purch. & R/T	C/O	Reserves	Purch. & R/T	C/O	Reserves	Purch. & R/T	C/O	Reserves	Purch. & R/T	C/O
≤ \$1,000,000	740	6 mos	89.99%*	80%	12 mos	80%	N/A	6 mos 12 mos (LTV > 80 or C/O)	89.99%*	75%	12 mos	80%	75%
	700	0 11100	89.99%*	80%		75%	N/A		89.99%*	75%		80%	75%
	680	12 mos	89.99%*	80%		N/A	N/A		89.99%*	N/A		80%	75%
	660	(LTV > 80)	80%	N/A		N/A	N/A		80%	N/A		70%	N/A
	740	6 mos	89.99%*	80%	24 mos ——	75%	N/A	6 mos 12 mos (LTV > 80 or C/O)	89.99%*	75%	12 mos	80%	75%
	720		89.99%*	80%		75%	N/A		89.99%*	75%		80%	75%
≤ \$2,000,000	700	12 mos (LTV > 80)	89.99%*	80%		N/A	N/A		89.99%*	75%		80%	70%
	680		89.99%*	80%		N/A	N/A		89.99%*	N/A		80%	70%
	660]	80%	N/A		N/A	N/A	(70)	80%	N/A		70%	N/A
	760	12 mos	80%	80%	24 mos	75%	N/A	12 mos 18 mos (C/O)	80%	75%	12 mos	75%	N/A
≤ \$2,500,000	740		80%	80%		N/A	N/A		80%	75%		75%	N/A
	720		80%	N/A		N/A	N/A		80%	N/A		75%	N/A
≤ \$3,000,000	760	18 mos	80%	80%	24 mos	75%	N/A	- 18 mos	80%	75%		N/A	N/A
≥ φ ₃ ,000,000	740		80%	80%		N/A	N/A		80%	75%		N/A	N/A

Program Requirements					
Limits					
Minimum Loan Am	Agency Limit + \$1				
Maximum Loan An	\$3,000,000				
Maximum Cash O	\$500,000				
Mortgage History	0x30x24				
FC/DIL/SS Seasor	84 Months				
BK Seasoning (All	84 Months				
Standard Debt Ra	43%				
Products					
15Y Fixed 30Y Fixed 30Y Fixed-IO 5/6 ARM 7/6 ARM 10/6 ARM					
Property Type	LTV Max	Other			
Condominium	89.99%	-			
2-4 Unit	84.99%	LTV -5% vs Grid			
Rural	-				

*Greater than 80% LTV is limited to 30	Ovr Fixed Rate only
Greater trial 50 % LTV is inflited to 50	Jyi i ixeu ixale oiliy

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Income	Full Doc only - Refer to Safe Harbor Appendix Q standards		
Occupancy	Primary, Second Homes, Investment Properties		
Eligible Property Types	SFR, PUD, Townhome, 2-4 Units, Condos, Rural		
Ineligible Property Types	Non-Warrantable Condos, Leasehold Properties, Land Trusts, Hobby Farms, Manufactured Housing; Mixed-Use		
	Texas 50(a)(6) loans; Deed-restricted and resale-restricted properties; Escrow Holdbacks		
Appraisal Requirements	All appraisals must comply with applicable USPAP, FIRREA, AIR, and HVCC compliance regulations and standards		
	Properties zoned commercial, agricultural, or mixed use are ineligible		
Citizenship	US Citizens; Permanent Resident Aliens; Non-Permanent Resident Aliens (w/ US Credit)		
	Non-Perm Resident Aliens must have documented employment & income history covering prior two years (see guidelines for details)		
Income/Employment - Other (Self-Employed & 1099)	Pre-close VOE within 5 days of consummation required (all employment types)		
	Must provide signed & dated tax returns with all schedules plus P&L and balance sheet for most recent quarter for all businesses, and 3rd party verification or business existence; YTD P&L and balance sheet required on all self-employed businesses, regardless of if income was used to qualify		
Income/Employment - Other	Pre-close VOE within 5 days of consummation required (all employment types)		
(Wage Earner)	YTD paystub required, including self-employed borrowers paying themselves wage income		
Assets	Restricted stock units (RSUs) are ineligible; Cryptocurrency is ineligible for reserves and/or closing funds unless liquidated		
	Gifts of equity are ineligible; Business assets cannot be used for reserves		
Credit	Standard: 3 tradelines reporting for 12+ months or 2 tradelines reporting for 24+ months all with activity in the last 12 months; limited tradelines ineligible		
	Qualifying FICO: The middle score if 3 agency scores are provided or lower score when only 2 agency scores are provided		
	Representative score for the loan is the lowest qualifying FICO across all borrowers		
Compliance	Escrows required for HPML loans; Compliance with all applicable federal and state regulations; No Section 32 or state high cost allowed		
Prepayment Penalty	Not allowed		
Seller Concessions	Up to 6% towards closing for Primary & Second Homes; up to 2% for all Investment Properties		
Ineligible States	AK, NY, WV, HI - lava zones 1 & 2		

Interest-Only Terms					
IO Period	Amort Term	Final Maturity			
10 Years	20 Years	30 Years			
**Interest-only allowed on 30Y Fixed only					

Qualifying Rate				
Fixed = Note Rate				
ARM = Greater of Note Rate or Fully Indexed				

ARM Features				
Feature	Criteria			
Fixed Rate Period	5, 7, 10 years			
Floating Rate Index	30D SOFR Avg			
Adjustment Reset Period	6 months			
Lookback Period	45 days			
	5/6 ARM: 2%			
Initial Cap	7/6 ARM: 5%			
	10/6 ARM: 5%			
Subsequent Cap	1%			
Lifetime Cap	5%			
Interest Only	Ineligible			
Margin	2.75%			

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