



MPower Non-QM | Equity Advantage Elite

Effective Date:
8/29/25

Eligibility Matrix (Max CLTV)		Primary Residence		Second Homes & Investment	
Loan Amount	FICO	Rate/Term	Cash Out	Rate/Term	Cash Out
≤ \$500,000	740	90%	90%	75%	75%
	720	90%	90%	75%	75%
	700	85%	85%	70%	70%
	680	75%	75%	65%	65%
Mortgage History		0x30x24			
BK / FC / SS / DIL Seasoning		84 Months			

Program Parameters	
Limits	
Minimum Loan Amount	\$50,000
Maximum Loan Amount	\$500,000
Maximum Cash Out	\$500,000
Maximum DTI	50%
Products	
10Y Fixed	15Y Fixed
20Y Fixed	25Y Fixed
30Y Fixed	

Other	
Transaction Type	Standalone Second only
Occupancy	Primary, Second Homes & Investment Properties
Income	Full Documentation: 1 (or) 2 Yrs W-2s or Tax Returns
Property Types	Eligible: SFR, PUD, Townhome, 2-4 Units, Warrantable Condos Ineligible: Condotels, Commercial/Agricultural, Leasehold Properties, Land Trusts, Age-Restricted Communities, Hobby Farms, Non-Warrantable Condos, Modular, Land Contracts, Rural & Log Homes
Reserves	No Minimum Reserves
Cash Out Seasoning	Minimum 6 months ownership required (all occupancy types)
Citizenship	US Citizens; Permanent Resident Aliens; Non-Permanent Resident Aliens (w/ a SSN); Foreign Nationals & ITIN are ineligible; Borrowers w/o a valid SSN are ineligible.
Title Policy	Loan Amounts ≤ \$400,000 - Owner and Encumbrance Property Report Loan Amounts > \$400,000 - Full Title Policy
Interest Only	Not Allowed
Credit	Standard: 3 tradelines reporting for 12+ months or 2 tradelines reporting for 24+ months with activity in the last 12 months or 1 tradeline reporting for 36+ months with activity in the last 12 months (36+ month tradeline must be a mortgage or installment account). Acceptable tradelines must show 0x60 in most recent 12 months from application date Qualifying FICO: Mid score of primary wage earner
Assets	Sourced or seasoned for 30 days
Appraisal Requirements	For loan amounts ≤ \$400,000, <u>one</u> of: • AVM (see requirements below) + Property Condition Report (or) Full interior appraisal (Fannie Mae Form 1004, 1073 or 1025) For loan amounts > \$400,000: • Full interior appraisal (Fannie Mae Form 1004, 1073 or 1025); Other Requirements: • Appraisal Waivers are not acceptable • High Priced Mortgage Loans (HPML) require full interior appraisal
AVM Requirements	Acceptable Vendors: ClearCapital; Collateral Analytics; CoreLogic; HouseCanary; Homegenius; Quantarium; Veros Confidence Rating / FSD by Vendor: ClearCapital (≥ 90% / ≤ 0.10) Collateral Analytics (≥ 90% / ≤ 0.10) CoreLogic (≥ 90% / ≤ 0.10) Homegenius (≥ 90% / ≤ 0.10) HouseCanary (≥ 90% / ≤ 0.10) • If the AVM does not provide the required FSD score or confidence rating, the AVM is considered ineligible and an Exterior-Only or Full Interior Appraisal is required.
Listed Properties	Properties listed for sale in prior 6 months from application are ineligible
Escrows	Flood Insurance is required to be escrowed if the first mortgage does not contain and subject is in a flood zone
Declining Markets	If property is located in a declining market as indicated by the appraisal, Max LTV is reduced by 5%
Compliance	Compliance with all applicable federal and state regulations
Other	The presence of solar panels which will include a UCC filing associated with the property and/or which create an easement on title will make the subject property ineligible for financing Leasehold estates are not eligible
Hazard Coverage	100% replacement cost or updated coverage to cover both the 1st and 2nd lien required
State Limitations	TN - max 180 term; TX Cashout on Primary Residence Limited to 80% CLTV
Ineligible States	Delegated: Primary & Second Home - NY; All Occupancies: HI - lava zones 1 & 2 Non-Delegated: Primary & Second Home - NY; All Occupancies: HI - lava zones 1 & 2

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