### HighTechLending

# **EXPANDED PRIME MATRIX**

#### **EFFECTIVE DATE: 8/5/22**

Proc	Program Max LTVs			Primary and Second Homes			Investment			
110			Full Doc		Alternative Doc		Full Doc		Alternative Doc	
Loan Amount	Reserves	FICO	Purch. & R/T	C/O	Purch. & R/T	C/O	Purch. & R/T	C/O	Purch. & R/T	C/O
		740	90%	80%	90%	80%	80%	75%	80%	75%
		720	90%	80%	90%	80%	80%	75%	80%	75%
≤ \$1,500,000	6 Months	700	85%	80%	85%	80%	80%	75%	80%	75%
		680	85%	80%	85%	80%	80%	75%	80%	75%
		660	80%	75%	80%	75%	75%	70%	75%	70%
		740	80%	75%	80%	75%	75%	70%	75%	70%
		720	80%	75%	80%	75%	75%	70%	75%	70%
≤ \$3,000,000	12 Months	700	75%	65%	75%	65%	70%	65%	70%	65%
		680	75%	65%	75%	65%	70%	65%	70%	65%
		660	75%	65%	75%	65%	70%	65%	70%	65%

Other				
	Overlays			
Interest-Only:	Max 85% LT	V		
Second Homes		Max 80% LTV (Purch & R/T) Max 75% LTV (Cash-Out)		
Full Doc - 12M Qualify off Full Doc grids Max 90% LTV				
12M Bank Stm	,	Qualify off Alt Doc grids Max 90% LTV		
12M 1099s	lt Doc grids ℃			
Investment No cash out in Texas No subordinate financing Prepayment restrictions may apply				
Interest Only Features				
IO Period	Amort	Maturity		
10 Years	30 Years	40 Years		

r rogram Kequirements						
	Limi	ts				
Minimum Loan Am	nount		\$100,000			
Maximum Loan Ar	nount		\$3,000,000			
Maximum Cash O	ut		\$500,000			
Maximum Cash O	ut, NOO		\$500,000			
Mortgage History			1x30x12			
FC/DIL/SS Seasor	FC/DIL/SS Seasoning					
Chapter 13 BK Se	asoning		48 Months			
Chapter 7 & 11 Bk	Chapter 7 & 11 BK Seasoning					
Residual Income	Residual Income					
Standard Debt Rat	tio		50%			
Enhanced Debt Ra	atio		N/A			
	Produ	icts				
30Y Fixed 40Y F	ixed-IO	5/6 AR	M 5/6 ARM-IO			
Property Type	LTV N	lax	Other			
Condominium	90%	6	-			
Non-Warrantabl	80%	6	-			
2-4 Unit	80%	6	-			
Rural	80%	6	-			

**Program Requirements** 

Income			
Full Documentation 2 Yrs W-2s or Tax Returns			
	1 Yr W-2s or Tax Returns (Full Doc - 12M)		
Asset Utilization	Max 80% LTV (Full Doc Matrix); Purchase & Rate/Term Only		
Alternative Documentation	12 (or) 24 Months Personal (or) Business Bank Statements		
(Must be S/E for 2 yrs)	12 (or) 24 Months 1099 Income		

Other	
Occupancy	Primary, Second Homes, Investment Properties
Property Types	SFR, PUD, Townhome, 2-4 Units, Condos, Non-Warrantable Condos, Rural
Cash Out	Max Cash-Out = \$500,000
	Cash-Out Proceeds may be used for reserve requirements
Citizenship	US Citizens; Permanent Resident Aliens; Non-Permanent Resident Aliens (w/ US Credit)
Appraisal Review Product	Clear Capital CDA or Field Review required for the following transactions: (i) LTV > 80% (ii) Loan Amount \$1M-\$1.5M (iii) Non-Arms Length
	Full 2nd Appraisal required for the following transactions: (i) Loan Amount > \$2M
Assets	Sourced or seasoned for 60 days
Credit	Standard: 3 tradelines reporting for 12+ months or 2 tradelines reporting for 24+ months all with activity in the last 12 months; Max 0x60x12 reporting on acceptable tradelines
	Qualifying FICO: The middle score if 3 agency scores are provided or lower score when only 2 agency scores are provided, of primary wage earner
Compliance	Escrows required for HPML loans; Compliance with all applicable federal and state regulations
	No Section 32 or state high cost
Prepayment Penalty	Investment Only; Unless noted below, standard prepay is (6) months interest on the amount prepaid (see seller guide for details and further clarification). Standard term = 3 years
	State Overlays: IL(note rate ≤ 8%); MI(1% of amount prepaid); OH(1% of original loan amount, loan amounts ≥ \$98,619); PA(loan amonts > \$278,204). Not allowed: AK, IA, KS, MD, MN, MS, NJ, NM, RI & VT.
Seller Concessions	Up to 6% towards closing for Primary & Second Homes; up to 2% for all Investment Properties
Ineligible States	Delegated: AK, NY, WV, HI - lava zones 1 & 2 Non-Delegated: AK, MO, NY, WV, HI

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## **NON-PRIME MATRIX**

### **EFFECTIVE DATE: 8/5/22**

Program Max LTVs				Primary Residence			Second Homes & Investment	
			Standard		Recent Event			
Loan Amount	Reserves	FICO	Purch & R/T	Cash Out	Purch & R/T	Cash Out	Purchase & R/T	Cash Out
		700	85%	75%	75%	65%	80%	70%
≤ \$1,500,000	3 Months	660	80%	70%	75%	N/A	75%	65%
		620	75%	65%	70%	N/A	65%	60%
Mortgage History		0x6	0x12	1x12	20x12	0x6	)x12	
FC / SS / DIL Seasoning		24 Months Settled		24 Months				
Chapter 13 Seasoning		Discharged Discharged		arged	Discharged			
Chapter 7 & 11 Se	easoning		24 M	lonths	Disch	arged	24 Months	

Program Requirements						
Limits						
Minimum Loan Amount	\$100,000					
Maximum Loan Amount	\$1,500,000					
Maximum Cash Out	\$500,000					
Residual Income	\$1,500					
Standard Max DTI	50%					
Products						
30Y Fixed 40Y Fixed-IO 5/6 AF	30Y Fixed 40Y Fixed-IO 5/6 ARM 5/6 ARM-IO					

Interest Only Features					
IO Period Amort Maturity					
10 Years 30 Years 40 Years					

Income		In	terest Only Feat	ures
Full Documentation	1 (or) 2 Yrs W-2s or Tax Returns	IO Period	Amort	Maturity
Alternative	12 (or) 24 Months Personal (or) Business Bank Statements	10 Years	30 Years	40 Years
Documentation (Must be S/E for 2 yrs)	12 (or) 24 Months 1099 Income			

Other	
Occupancy	Primary, Second Homes, Investment Properties
Property Types	SFR, PUD, Townhome, 2-4 Units, Condos, Rural
	Rural, 2-4 Units, & Non-Warrantable Condos - Max LTV 80%
Appraisal Review Product	Clear Capital CDA or Field Review required for the following transactions: (i) LTV > 80% (ii) Loan Amount \$1M-\$1.5M (iii) Non-Arms Length
Cash Out	Maximum Cash Out = \$500,000; Cash Out may be used for reserve requirements
Residual Income	\$1,500 plus an additional \$150 per dependent
Subordinate Financing	Max CLTV = Grid Max LTV (Institutional seconds only)
Citizenship	US Citizen, Permanent Resident Alien & Non-Permanent Resident Alien (w/ US Credit)
	ITIN: Standard Eligibility only (no Recent Event); Primary & Second Homes only; Max LTV 80%
Assets	Sourced or seasoned for 60 days; Gift Funds allowed - See Guidelines for details
Credit	Standard: 3 tradelines reporting for 12+ months or 2 tradelines reporting for 24+ months all with activity in the last 12 months
	Limited: No minimum tradeline requirements
	Qualifying FICO: The middle score if 3 agency scores are provided or lower score when only 2 agency scores are provided, of primary wage earner
Compliance	Escrows required for HPML loans; Compliance with all applicable federal and state regulations
	No Section 32 or state high cost
Seller Concessions	Up to 6% towards closing for Primary Homes
Prepayment Penalty	Investment Only; Unless noted below, standard prepay is (6) months interest on the amount prepaid (see Seller Guide for details and further clarification)
	State Overlays: IL (note rate ≤ 8%); MI (1% of amount prepaid); OH (1% of original loan amount, loan amounts ≥ \$98,619); PA (loan amonts > \$278,204)
	Standard Term = 3 years; Not allowed: AK, IA, KS, MD, MN, MS, NJ, NM, RI & VT
Ineligible States	Delegated: AK, NY, WV, HI - lava zones 1 & 2 Non-Delegated: AK, MO, NY, WV, HI

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### HighTechLending

## **DSCR MATRIX**

#### EFFECTIVE DATE: 8/5/22

Eligibility N	Eligibility Matrix		≥ 1.00	DSCR < 1.00			
Loan Amount	FICO	Purchase & R/T Cash Out		Purchase & R/T	Cash Out		
	700	80%	75%	75%	70%		
< ¢1 000 000	660	75%	70%	70%	65%		
≤ \$1,000,000	640	70%	60%	65%	60%		
	Foreign National	70%	60%	N/A	N/A		
< \$2,000,000	700	70%	65%	65%	60%		
≤ \$2,000,000	680	65%	60%	N/A	N/A		
Minimum DSCR		1.0	0x	0.75x			
Mortgage History		1x30x12					
FC / SS / DIL Seasoning			36 N	onths			
Chapter 7/11/13 BK S	easoning		36 N	lonths			

Program Parameters						
Limits						
Minimum Loan Amount	\$100,000					
Maximum Loan Amount	\$2,000,000					
Maximum Cash Out	\$500,000					
Products						
5/6 ARM 5/6 ARM-IO 30Y Fixed	30Y Fixed-IO					

Interest Only Features			
Product	IO Period	Amort	Maturity
5/6 ARM-IO	10 Years	20 Years	30 Years
30Y Fixed-IO	10 Years	20 Years	30 Years

Other		
Occupancy	Investment Properties only	
Property Types	SFR, PUD, Townhome, 2-4 Units, Condos	
	Non-Warrantable Condos - Max LTV 75%	
Reserves	Standard: 6 Months PITI	
	DSCR < 1.00x - 12 Months PITI	
	Foreign Nationals - 12 Months; Assets held in a foreign account can be used for reserves.	
Cash Out	\$500,000 Max Cash-Out; Cash-Out may be used towards reserves	
Interest Only	Max LTV 80%	
Subordinate Financing	Not Allowed	
DSCR	Min DSCR = 0.75x; Min DSCR Foreign National = 1.00x	
	DSCR = Gross Rents / PITIA (fully amortizing) or Gross Rents / ITIA (interest only loans)	
Lease / Gross Income	Lesser of Estimated Market Rent from Form 1007 or monthly rent from existing lease - higher lease rent allowed with (3) months receipt	
	Unleased Properties (Refinance only) - Max LTV 70%	
Citizenship	US Citizens; Permanent Resident Aliens; Non-Permanent Resident Aliens (w/ US Credit)	
	Foreign Nationals: See guidelines for details	
Assets	Sourced or seasoned for 60 days; Foreign Nationals: Assets must be in a U.S. FDIC insured bank for minimum of 30 days	
Appraisal Requirements	One (1) full appraisal and a CDA is required on all properties; If CDA variance is > 10%, a second full appraisal is required; Properties with a condition rating of C5 or C6 are not acceptable	
Eligible Borrowers	Standard: Defined as borrowers with 12-month history of investment property ownership in the most recent 12 months	
	First-Time Investors Allowed - Max 70% LTV. First-Time Home buyers not allowed.	
Credit	Standard: 3 tradelines reporting for 12+ months or 2 tradelines reporting for 24+ months all with activity in the last 12 months	
	Acceptable tradelines must show 0x60 in most recent 12 months from application date	
	Qualifying FICO: The lowest middle score when 3 agency scores are provided or the lower score when only 2 agency scores are provided, of all borrowers	
Compliance	Compliance with all applicable federal and state regulations	
Prepayment Penalty	Unless noted below, standard prepay is (6) months interest on the amount prepaid (see Seller Guide for details and further clarification); Standard Term = 3 years	
	State Overlays: IL(note rate ≤ 8%); MI(1% of amount prepaid); OH(1% of original loan amount, loan amounts ≥ \$98,619); PA(loan amonts > \$278,204). Not allowed: AK, IA, KS, MD, MN, MS, NJ, NM, RI & VT.	
Seller Concessions	Up to 2% towards closing	
Ineligible States	Delegated: AK, WV, HI - lava zones 1 & 2 Non-Delegated: AK, MO, NY, WV, HI	

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