

| FICO & LTV/CLTV Grids | | PURCHASE & RATE / TERM REFINANCE | | | CASH-OUT REFINANCE | | |
|-----------------------|------------|----------------------------------|-------------|------------|--------------------|-------------|------------|
| | | Owner Occupied | Second Home | Investment | Owner Occupied | Second Home | Investment |
| FICO | Loan Size | | | | | | |
| 740 | <= \$1.0mm | 85 | 80 | 80 | 75 | 70 | 70 |
| | <= \$1.5mm | 80 | 75 | 75 | 70 | 65 | 65 |
| | <= \$2.0mm | 75 | N/A | N/A | N/A | N/A | N/A |
| 720 | <= \$1.0mm | 85 | 80 | 80 | 75 | 70 | 70 |
| | <= \$1.5mm | 80 | 75 | 75 | 70 | 65 | 65 |
| | <= \$2.0mm | 75 | N/A | N/A | N/A | N/A | N/A |
| 700 | <= \$1.0mm | 80 | 80 | 80 | 70 | 70 | 70 |
| | <= \$1.5mm | 75 | 75 | 75 | 70 | 65 | 65 |
| | <= \$2.0mm | 70 | N/A | N/A | N/A | N/A | N/A |
| 680 | <= \$1.0mm | 75 | 75 | 75 | 70 | 65 | 65 |
| | <= \$1.5mm | 75 | 70 | 70 | 65 | 65 | 65 |
| 660 | <= \$1.0mm | 75 | 75 | 75 | 65 | 65 | 65 |
| | <= \$1.5mm | 70 | 70 | 70 | 60 | N/A | N/A |

Income Qualifications

| Grid | Documentation Type | Income Requirements |
|----------|---------------------------------|--|
| Full Doc | Full Documentation | 2 Yrs. W2s or 1040 Tax Returns, YTD Paystub, VVOE or 2yrs 1099. For self-employed borrowers: 2 Yrs. Tax Returns (Business, Personal), K1s, YTD P&L or 1099 Qualification |
| | Streamlined Documentation | 1 Yr. W2s or 1040 Tax Returns, W2 Transcripts, YTD Paystub, VVOE or 1099 Qualification. For self-employed borrowers, 1 Yr. Tax Return (Business, Personal), K1s, YTD P&L |
| | Asset Depletion/Asset Qualifier | Not Permissible |
| Alt Doc | 12M/24M Bank Statement | Personal - 12/24 months consecutive bank statements Business - 3 options to qualify: Expense Ratio (Fixed), Expense Ratio (3rd party), 3rd Party Prepared P&L |
| | 12M P&L | Not Permissible |
| | WVOE | Not Permissible |

General Requirements

| | |
|-------------------------|---|
| Product Type | 3/6 ARM, 5/6 ARM, 7/6 ARM, 10/6 ARM, 15 Yr. Fixed, 30 Yr. Fixed |
| Loan Amount | \$2.0mm max; \$150k min |
| Occupancy | Owner Occupied, 2nd Home, Investment |
| Max LTV/Min FICO | 85%/ 660 |
| Max DTI | 45% |
| Payment History | 2x30x12, 1x60x24 |
| Housing Event Seasoning | 2+ Years |
| Interest Only | Not Permissible |

Borrower Eligibility

| | |
|------------------------------|---|
| First Time Homebuyer (FTHB) | No Interest Only (IO) |
| Non-Occupant Co-Borrower | 1 Unit, OO Only, Max 43% DTI, Max 75% LTV/CLTV, No Cash-Out |
| Permanent Resident Alien | Eligible, No Restrictions |
| Non Permanent Resident Alien | Max 75% LTV/CLTV, No Cash-Out |

Property Type

| | |
|----------------------------------|------------------|
| 2-4 Units | Max 75% LTV |
| Warrantable Condos/ Cooperatives | Max 75% LTV |
| Non-Warrantable Condos | Max 75% LTV |
| Declining Markets | 5% LTV Reduction |

ARM Information

| | |
|--------------------------|---------------------|
| ARM Margin | 4.50% |
| ARM Caps (3/6m), (5/6m) | 2/1/5 |
| ARM Caps (7/6m), (10/6m) | 5/1/5 |
| Reset Period | 6 Months |
| Index | 30 Day Average SOFR |
| ARM Floor | Floor = Margin |

Cash-Out Requirements

| | |
|-----------|-----------------------|
| LTV >60% | \$250k (Max Cash-Out) |
| LTV <=60% | Unlimited Cash-Out |

Reserve Requirements

| | |
|--------------------------------|---|
| \$150,000 – \$500,000 | 3 Months |
| \$500,001 – \$1,000,000 | 3 Months |
| \$1,000,001 – \$2,000,000 | 3 Months |
| Additional Financed Properties | (2) Months Incremental PITIA/ITIA Per Financed Property |
| Cash-Out Used as Reserves | Allowable |