

Forward Lending Full Doc & Alt Doc Closed End Second Matrix

Effective Date: 12/04/24 | Revised: 12/04/24

Concurrent Close & Standalone Eligibility Matrix Cash-Out Refi Purchase, Rate/Term & Cash-Out Refi Select Full Doc4 Property^{2,3} • 10-Year Fixed (120 Months) Occupance Fixed FICO to Max CLTV¹ FICO to Max CLTV¹ FICO to Max CLTV 20-Year Fixed (240 Months)
30-Year Fixed (360 Months) Fully Amortized 660+ Loan Amou 700+ 680+ 740+ 700+ 720+ 680+ 75% 350,000 500,000 750.000 75% 80% 80% 80% 75% 70% 75% 70% 70% 65% 60% Residence 350,000 80% 70% 75% 60% SFR/PUD/ 2-4 Unit/Condo **Program Codes & Descriptions** Investment SFR/PUD/Condo 500,000 Select Full Doc & Standard Full, Alt Doc DSCR % CLTV reduction for declining market Non-QM/Business - 30 Yr Fixed - Concurrent Non-QM/Business – 30 Yr Fixed – Standalone Non-QM/Business – 20 Yr Fixed – Concurrent Non-QM/Business – 20 Yr Fixed – Concurrent Non-QM/Business – 20 Yr Fixed – Standalone Non-OM/TRID = 30 Yr Fixed = Standalone 75% max CLTV ≤ \$500.000, 65% max CLTV > \$500.000 on 2-4 Unit 2-4 Unit ineligible on Select Full Doc Non-QM/TRID - 10 Yr Fixed - Concurrent Non-QM/Business - 10 Yr Fixed - Concurrent Details Concurrent Close Standalone Close Non-QM/TRID - 10 Yr Fixed - Standalone Non-QM/Business – 10 Yr Fixed – Standalone More restrictive of 1st lien program or Eligibility Matrix Max LTV/CLTV/HCLTV 2-4 Unit - 75% max CLTV < \$500,000 & 65% max CLTV > \$500,000 (Second Home and Select Full Doc ineligible) Property Type Condo (warrantable & non-warrantable) - 75% max CLTV, All FL Condos: Purchase & R/T Refi - 70% max CLTV, C/O Refi - 65% max CLTV Fixed term loan Fully disbursed at closing, no draw feature Alt Doc - Bank Statements, P&L w/3 mos Bank Stmt, One Yr Self-Employment, 1099, WVOE only, Asset Utilization Closed End Second . Eligible as 2nd lien only • DSCR Must subordinate to OCMBC 1st mortgage when concurrent close Qualifying rate is note rate
 Qualifying payment is fully amortized payment 5% CLTV reduction Alt Doc - One Yr SE, WVOE, 1099 75% max CLTV (Select ineligible) ITIN 75% max CLTV (Select ineligible) DACA **Product Restrictions (Not Permitted)** 700 min FICO, 70% max CLTV (Select ineligible) Foreign National Refer to Product Restrictions 1st Liens - Concurrent Close Refer to Product Restrictions 1st Liens - Standalone Close Eligible 1st liens Borrowers Minimum Loan Amount Blind Trusts Land Trusts Non-Permanent Resident \$2.0MM: > 80% - 85% CLTV | \$2.5MM: > 70% - 80% CLTV | \$3.5MM: > 60% - 70% CLTV | \$5.0MM: > 50% - 60% CLTV | No max limit: ≤ 50% CLTV Foreign Nationals (Select only)
 Irrevocable Trusts
 ITIN (Select only) Less than 18 years old
 Life estates Aliens (Select only) Combined loans amounts over \$2.5MM: Primary Residences only, min 700 FICO required All existing subordinate/junior liens (except solar liens/leases/UCC filings) must be satisfied Party to a lawsuit
 With diplomatic immunity Max Combined Liens < < 80%: More restrictive of 1st lien requirement or 50% may DTI DTI Transactions Wage Earners: Paystub, 2 yrs W-2s, W-2 transcripts Self-Employed: 2 yrs personal and business (if applicable) tax returns, tax transcripts Assumable loans Escrow holdbacks Income produced by short • Wage Earners: Paystub, 1-2 yrs W-2s, W-2 transcripts • Self-Employed: 1-2 yrs personal and business (if applicable) tax returns, tax transcripts Community Seconds
 Concurrent close with a lender High Cost Loans term rentals

Lien free properties • 12 months personal • 12 months business • 3+ months business + P&L statement • Self-Employed only Alt Doc - Bank Statements · Income produced, other than OCMBC or in relation to. · Property listed for sale within • 12 months banks statements and prior year W2 • Self-Employed only Alt Doc - One Year Self-Employed the last 6 months(refis only) cannabis, hemp Written VOE • Wage Earner only Alt Doc - WVOE • 1099(s) only source of income Alt Doc -1099 • Amortized liquid assets for income - May be all income or blended w/other income • 100% Utilization (w/out DTI) Alt Doc -Asset Utilization More restrictive of 1st lien requirement or ≥ 1.00 DSCR • ≥ 1.00 DSCR Vacant/Unleased (DSCR) Ineligible (refis only) First lien with lender other than • FHA, VA or USDA HomePossible HomeReady with Reduced Mortgage Insurance Option
 HomeStyle OCMBC mortgages
• High-LTV Refinance STR (DSCR) • 5% CLTV reduction • Experienced investors only, must also have ≥ 12 mos STR rental history in last 3 years Agency and Non-Agency fixed rate and ARMs with initial 48 months (Standard Full Doc, Alt Doc & DSCR only (Select ineligible)
 84 months - Select Full Doc | 48 months - Standard Full Doc, Alt Doc & DSCR Credit Event (BK,SS,FC,DIL) Multiple credit events not allowed fixed term < 5 years HomePath 0 X 30 X 12 (Standard Full Doc, Alt Doc & DSCR only (Select ineligible) 0x30x24 - Select Full Doc | 0 X 30 X 12 - Standard Full Doc, Alt Doc & DSCR Housing History . Max cash-out cannot exceed second lien amount (Includes both 1st and 2nd loan proceeds on concurrent close refinance) Cash-Out & Seasoning 1st Liens - Standalone Close • Select only - No more than 1 cash-out refinance w/in last 12 mos, max of 2 allowed with ≤ 75% CLTV on current transaction All Affordable Purch, Refi & DPA Cross collateralized Negative amortization 6 mos seasoning required on existing first mortgage First Lien Seasoning Seasoning not required programs (HomeStyle, FHA, Refi Now, HomeReady, etc.) Private Mortgages
 Renovation loans credit (HELOC) ARMs (Select only) Resident Transition Loans Recently Listed Properties Properties listed for sale ≤ 6 mos ineligible (refis only) Balloon notes or features Land Trusts (RTL) Construction loans Loans in forbearance Reverse mortgages 1st lien appraisal used Full appraisal required Appraisal • Transferred appraisals allowed (Select ineligible) Required on all loans, acceptable product options: Secondary Valuation **Property Types** $\bullet \le 2.5$ CU, or \bullet AVM w/ $\ge .90$ Score & FSD $\le .10$, or \bullet Desk Review, or \bullet Field Review, or \bullet Exterior-only Appraisal, or \bullet Full Appraisal Allowable points and fees not to exceed the more restrictive of state law or 5.000%, State and Federal High-Cost loans not allowed • 2-4 Units properties (Select only) Log homes Properties not suitable for Compliance Higher Priced Mortgage Loans (HPML) allowed, must comply with all applicable regulatory requirements
 DSCR Business Purpose Loans are exempt from ATR/QM Restrictions & Rules Manufactured or Agricultural zoned properties year-round occupancy Bed and Breakfast Properties w/PACE obligations mobile homes Fixed: Note rate
 ARMs: Greater of fully indexed rate or Note rate
 I/O: Fully amort payment over term after IO Boarding houses
 Churches
 Commercial and mixed-use Non-warrantable • Properties w/private transfer condos (Select only)

• Projects that offer Qualifying Payment - Sr Liens Condo hotels and condotels unit rentals daily, · Rural properties Follow 1st lien program requirements • Co-Ops weekly or monthly · Solar Panels that affect first Domes or geodesic domes
 Dwelling w/more than 4 units Properties >25 acres
 Properties offering lien position
• Stilt homes • ≤ \$250,000: O & E Property Report or Full Title Policy Title > \$250,000: Full Title Policy Unique properties Fractional ownership
Hawaii properties in lava individuals room leases Underwriting More restrictive of 1st lien requirements or product guidelines Follow Select: Standard Full Doc. Alt Doc & DSCR program guidelines (Single Room Occupancy Vacant land or land development properties

• Working farms & ranches zones 1 or 2 (SRO), PadSplits, etc.) Additional Product Details Properties not accessible by roads US Citizens | Permanent Resident Aliens - Select, Standard Full Doc, Alt Doc & DSCR Non-Permanent Resident Aliens | ITIN | Foreign Nationals | First time Homebuyers - Standard Full Doc, Alt Doc & DSCR only (Select ineligible) Leasehold properties Select Full Doc - All borrowers on 1st lien note must be on new loan and on title at application with exceptions allowed for death of borrower, divorce and legal Eligible Borrowers separation (Purchases excluded) expension (in clinates excluded)

Standard Full Do, Alt Do, & DSCR - At least one borrower on 1st lien note must be on new loan and on title at application. Any additional borrowers on new loar must be on title at application. (Purchases excluded) SFR: 600 min sq ft | Condo: 500 min sq ft | 2-4 Unit: 400 min sq ft | 10 acres max - Select only, 25 acres max - Standard Full Doc, Alt Doc & DSCR eneral Property Requirements Full/Alt Doc loans: May only be originated by a Broker and/or Loan Officer that is licensed in the state where the subject property is located icensing DSCR (Business Purpose) loans: Refer to Business Purpose Broker License Requirements Payment Shock New combined payment not to exceed 200% of current housing payment, waived when DTI is ≤ 36% Min \$2,500 required, waived when DTI is ≤ 36% Residual Income