

## Full Doc & Alt Doc Closed End Second Matrix

	Concurrent Close & Standalone Eligibility Matrix <sup>4</sup>													Effective Date: 2/14/25   Revised: 2/14/25  Loan Programs				
	, ,																	
			Cash-Out Refi Purchase, Rate/Term & Cash-Out Refi															
	Occupancy	Property <sup>2,3</sup>	Select Full Doc <sup>4</sup> FICO to Max CLTV <sup>1</sup>		Standard Full Doc FICO to Max CLTV <sup>1</sup>							Doc & Doc to Max C			Fixed	10-Year Fixed (120 Months)     20-Year Fixed (240 Months)		
Loan Amount	:		720+	700+ 680+	740+	720+	700+	680+	660+	740+	720+	700+	680+	660+	Fully Amortized		Year Fixed (2 Year Fixed (3	
\$ 350,000 \$ 500,000	Primary	SFR/PUD/ 2-4 Unit/Condo	80% 75%	80% 75%	85% 80%	85% 80%	85% 80%	80% 75%	75% 70%	85% 75%	85% 70%	80% 70%	75% 65%	70% 60%				
\$ 750,000	Residence		70%															
\$ 350,000 \$ 500,000	Investment	SFR/PUD/ 2-4 Unit/Condo			80% 75%	80% 75%	80% 70%	75% 65%	70% 60%	75% 65%	75% 65%	70% 60%	65% 55%	60% 50%		Program Codes	& Descript	ions
\$ 350,000	Second Home	SFR/PUD/Condo			80%	80%	80%	75%	60%	75%	75%	70%	65%	60%				
\$ 500,000 15% CLTV reduction for de	declining market				70%	70%	70%	65%	60%	65%	65%	60%	55%	50%	Select Full Doc & Stan Non-QM/TRID – 30 Yr F		Non-QM	DSCR /Business – 30 Yr Fixed – Concurrent
75% max CLTV ≤ \$500,01	000, 65% max CLTV	> \$500,000 on 2-4 Unit													Non-QM/TRID – 30 Yr F Non-QM/TRID – 20 Yr F			/Business = 30 Yr Fixed = Standalone /Business = 20 Yr Fixed = Concurrent
2-4 Unit ineligible on Sele Standalone close transac		t Full Doc, concurrent transaction i	ineligible												Non-QM/TRID = 20 Yr F	Fixed – Standalone	Non-QM	/Business – 20 Yr Fixed – Standalone
Details		Concurrent Close Standalone Close											Non-QM/TRID – 10 Yr F Non-QM/TRID – 10 Yr F			/Business – 10 Yr Fixed – Concurrent /Business – 10 Yr Fixed – Standalone		
Max LTV/CLT\	TV/HCLTV		More restrictive of 1st lien program or Eligibility Matrix Refer to Eligibility Matrix											Dun dun h				
Property 1 CLTV Restric				max CLTV < \$500, -warrantable) - 759									x CLTV			Product I	eatures	
CET VICE CITY	rictions				• Full	Doc - Sele	ect and Sta	ndard								ed term loan y disbursed at closing, no d	raw feature	
Income Types  Alt Doc - One Yr SE, WVOE, 1099		• Alt	<ul> <li>Alt Doc - Bank Statements, P&amp;L w/3 mos Bank Stmt, One Yr Self-Employment, 1099, WVOE only, Asset Utilization</li> <li>DSCR</li> </ul>												Closed End Second • Eligible as 2nd lien only			
						5% CLTV	reduction									(CES)  • Must subordinate to OCMBC 1st mortgage when concurrent close • Qualifying rate is note rate		
Alt Doc - One Yr SE,					75% m	nax CLTV (	Select ineli	igible)							• Qua	alifying payment is fully am	ortized paymer	nt
DACA					75% m	nax CLTV (	Select ineli	igible)							Product Restrictions (Not Permitted)			
Foreign National Eligible 1st liens		Defends Dead of	Doctor: **		00 min FICO	, 70% max	cCLTV (Sel			Restrictions	4 a h 1 ***	Stor 4-7	no Clo		- 100			
Minimum Loar		Refer to Product R	nestrictions	150 LIBUS - CONCUI	rent close	\$75	,000	kerer to	roduct l	nestrictions	1st Liens	- standalo	iie Ciose			Borro	wers	
		\$2.0MM: > 80% - 85%	K (ITV   62	5MM: > 700/ 00	% (ITV ! ć~			CITY 14	S ONANA	50% - 60%	CLTV I NI-	may limit	< 50% C**	TV	Blind Trusts	• Land T		Non-Permanent Resident
Max Combined Liens DTI		\$2.0MM: > 80% - 85%	Cor	mbined loans amou	ints over \$2.5	MM: Prin	mary Resid	ences onl	y, min 700	FICO requi	ired	max iimit:	: 5 50% CL	IV	Foreign Nationals (Select only)     Irrevocable Trusts		an 18 years	Aliens (Select only)  • Party to a lawsuit
			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											ITIN (Select only)	• Life e	tates	With diplomatic immunity	
		• ≤ 80%: More restric								• ≤ 80%: 50						Transa	tions	
Full Doc - Select		No%: More restrictive of 1st lien requirement or 45% max DTI     Wage Earners: Paystub, 2 yrs W-2s, W-2 transcripts    Self-Employed: 2 yrs personal and business ( if applicable) tax returns, tax transcripts																
Full Doc - Standard		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  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										S	Assumable loans		holdbacks	Income produced by short		
Alt Doc - Bank Statements		<ul> <li>12 months personal</li> <li>12 months business</li> <li>Self-Employed only</li> <li>P&amp;L + 3 months business statements</li> <li>Self-Employed only</li> </ul>											<ul> <li>Community Seconds</li> <li>Concurrent close with a le</li> </ul>	High C nder Incom	st Loans term rentals (excludes DSCR) produced, • Lien free properties			
Alt Doc - P&L + 3 Mos Bank  Alt Doc - One Year Self-Employed				• P&L +											other than OCMBC		elation to, ois, hemp	
Alt Doc - One Year S				12 months			Wage Earn		Limploye	.u omy						Callilai	ois, nemp	the last 6 months(rens only)
Alt Doc -1							ource of in									1st Liens - Con	current Close	
Alt Doc -Asset L DSCR				d assets for income requirement or ≥ 1		income o	r blended v	w/other ir	ncome •	100% Utiliz		ut DTI)						
Vacant/Unlease		• More restrictive	e or 1st lien	requirement of 2 1		Ineligible (	(refis only)			• 21.0	D D3CK				First lien with lender other	than • FHA, V	A or USDA	HomePossible
STR (DSCR)  Credit Event (BK,SS,FC,DIL)		• 5% CLTV reduction • Experienced investors only, must also have ≥ 12 mos STR rental history in last 3 years															HomeReady with Reduced     Mostgage Incurence Option	
		48 months (Standard Full Doc, Alt Doc & DSCR only (Select ineligible)     84 months - Select Full Doc   48 months - Standard Full Doc, Alt Doc & DSCR											k DSCR					
Housing Hi		Multiple credit events not allowed  0 X 30 X 12 (Standard Full Doc, Alt Doc & DSCR only (Select ineligible)  0 X 30 X 12 (Standard Full Doc, Alt Doc & DSCR only (Select ineligible)  0 X 30 X 12 (Standard Full Doc, Alt Doc & DSCR only (Select ineligible))																
				ot exceed second										Dock				
Cash-Out & Se	Seasoning			re than 1 cash-out												1st Liens - Star		
First Lien Sea	easoning		Seasoning r	ot required				6 mc	os seasonii	ng required	on existing	first mort	tgage		<ul> <li>All Affordable Purch, Refi &amp; programs (HomeStyle, FHA</li> </ul>		teralized	<ul> <li>Negative amortization</li> <li>Private Mortgages</li> </ul>
											Now, HomeReady, etc.)  • ARMs (Select only)	Home equi credit (HEI		Renovation loans     Resident Transition Loans				
Recently Listed Properties		Properties listed for sale ≤ 6 mos ineligible (refis only)										Balloon notes or features     Land Trusts     (RTL)			(RTL)			
Appraisal Secondary Valuation		• 1st lien appraisal used  • Full appraisal required											Construction loans					
		Transferred appraisals allowed (Select ineligible)     Transferred appraisals allowed (Select ineligible)																
		• ≤ 2.5 CU, or	r • AVM w/	Re : 90 Score & FSD. ≤	quired on all 10, or • De					ior-only App	oraisal, or	Full Appr	aisal			Property	Types	
				ees not to exceed t														
Complian	ance			ced Mortgage Loar • DSCR Business	ns (HPML) alle	owed, mu	st comply	with all a	pplicable r	regulatory r					<ul> <li>2-4 Units properties (Selection</li> <li>Agricultural zoned properties</li> </ul>		red or	<ul> <li>Properties not suitable for year-round occupancy</li> </ul>
				- Daciv pusitiess			Note rate	any QIVI	esuILLIOI	⇒ α nules					Bed and Breakfast     Boarding houses	mobile hor	nes	Properties w/PACE obligations     Properties w/private transfer
Qualifying Payme	ent - Sr Liens			• /	ARMs: Great			te or Not	e rate						Churches	condos (Se		fees
					I/O: Fully a	mort payr									<ul> <li>Commercial and mixed-us</li> <li>Condo hotels and condote</li> </ul>			<ul> <li>Properties w/zoning violations</li> <li>Rural properties</li> </ul>
Reserve		Follow 1	1st lien pro	gram requirements			None			noted as re				etc.)	• Co-Ops	weekly or r	nonthly	Solar Panels that affect first
Title	e	Full Ti	itle policy co	overing both liens				• ≤ \$2		& E Proper \$250,000:			ruilty		<ul> <li>Domes or geodesic domes</li> <li>Dwelling w/more than 4 u</li> </ul>	nits • Properties	offering	lien position • Stilt homes
Underwri	riting	More restrictive of	1st lien rec	uirements or produ	uct guidelines		Foll	low Select	t, Standard	d Full Doc, A	Alt Doc & D	SCR progr	am guidelii	nes	Fractional ownership     Hawaii properties in lava			Unique properties     Vacant land or land
				Additional	Product D	etails									zones 1 or 2	(SRO), Pac	Splits, etc.)	development properties
		US Citizens   Permanent Resid													<ul><li>Hotel or motel conversion:</li><li>Houseboats</li></ul>	Properties accessible by		Working farms & ranches
													vorce and	legal	<ul> <li>Leasehold properties</li> </ul>			
Eligible Borsones		Non-Permanent Resident Alie			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 separation (Purchases excluded)													
Eligible Borrowers		Non-Permanent Resident Alie Select Full Doc - All borrowers separation (Purchases exclude	s on 1st lien led)	note must be on n		ite must h	e on now.	nan and n										
Eligible Borrowers		Non-Permanent Resident Alie Select Full Doc - All borrowers	s on 1st lien led) DSCR - At li	note must be on n		te must b	e on new l	oan and o	on title at a	application.	Any additi	onal borro	wers on ne					
	ons	Non-Permanent Resident Alie Select Full Doc - All borrowers separation (Purchases exclude Standard Full Doc, Alt Doc & E	s on 1st lien led) DSCR - At le n. (Purchase	note must be on n east one borrower of es excluded)	on 1st lien no	te must b	e on new l	oan and o	on title at a	application.	Any additi	onal borro	wers on ne			SCR - Experienced/In	experiencec	I Investor
Geographic Restriction		Non-Permanent Resident Alie Select Full Doc - All borrowers separation (Purchases exclude Standard Full Doc, Alt Doc & E must be on title at application	s on 1st lien led) DSCR - At li n. (Purchase ites ineligibl	note must be on n east one borrower es excluded) e: MI, NJ, NY, TN,	on 1st lien no										C	SCR - Experienced/In		
Geographic Restrictior General Property Requ		Non-Permanent Resident Alie Select Full Doc - All borrowers separation (Purchases exclude Standard Full Doc, Alt Doc & E must be on title at application US Territories & following stat	s on 1st lien led) DSCR - At li n. (Purchase ites ineligible 500 min sq	note must be on n east one borrower es excluded) e: MI, NJ, NY, TN, ft   2-4 Unit: 400 r	on 1st lien no TX, VT, WV nin sq ft  10	acres max	x - Select o	nly, 25 ac	cres max -	Standard Fi	ıll Doc, Alt	Doc & DS					•Inexper	ienced Investor: Borrowers without f owning & managing NOO occupied
Geographic Restrictior General Property Requ		Non-Permanent Resident Alie Select Full Doc - All borrowers separation (Purchase exclud Standard Full Doc, Alt Doc & t must be on title at application US Territories & following stat SFR: 600 min sq ft   Condo: 5 Full/Alt Doc loans: May only I DSCR (Business Purpose) loan	s on 1st lien led) DSCR - At lien n. (Purchase ites ineligibl 500 min sq be originate ns:	note must be on n east one borrower of sexcluded) e: MI, NJ, NY, TN, ft   2-4 Unit: 400 r ed by a Broker and/ Refer to Business F	on 1st lien no TX, VT, WV min sq ft  10 or Loan Offic turpose Broke	acres max er that is	x - Select a licensed in Requireme	nly, 25 ac the state ents	cres max -	Standard Fi	ıll Doc, Alt	Doc & DS			• Experienced Investor: Bo owning & managing NOO in	rrower(s) with history of come-producing	•Inexper history o income-p	ienced Investor: Borrowers without f owning & managing NOO occupied oroducing investment RE for ≥ 1 yr w/in
Geographic Restriction General Property Requ Licensing		Non-Permanent Resident Alie Select Full Doc - All borrowers separation (Purchase sexulud Standard Full Doc, Alt Doc & I must be on title at application US Territories & following stal SFR: 600 min sq ft   Condo: 5 Full/Alt Doc loans: May only I	s on 1st lien led) DSCR - At lien n. (Purchase ites ineligibl 500 min sq be originate ns:	note must be on n east one borrower of sexcluded) e: MI, NJ, NY, TN, ft   2-4 Unit: 400 r ed by a Broker and/ Refer to Business F	on 1st lien no TX, VT, WV min sq ft  10 or Loan Offic turpose Broke	acres max er that is	x - Select a licensed in Requireme	nly, 25 ac the state ents	cres max -	Standard Fi	ıll Doc, Alt	Doc & DS			• Experienced Investor: Bo	rrower(s) with history of come-producing	•Inexper history o income-p the last 3	ienced Investor: Borrowers without f owning & managing MOO occupied oroducing investment RE for ≥ 1 yr w/in t yrs
Eligible Borrowers  Geographic Restrictior General Property Requ Licensing Payment Shock Residual Income		Non-Permanent Resident Alie Select Full Doc - All borrowers separation (Purchase exclud Standard Full Doc, Alt Doc & t must be on title at application US Territories & following stat SFR: 600 min sq ft   Condo: 5 Full/Alt Doc loans: May only I DSCR (Business Purpose) loan	s on 1st lien led) DSCR - At lien n. (Purchase ites ineligible 500 min sq be originate ns: to exceed 2	note must be on n east one borrower is s excluded) e: MI, NJ, NY, TN, ft   2-4 Unit: 400 r ed by a Broker and/ Refer to Business F	on 1st lien no TX, VT, WV min sq ft  10 or Loan Offic turpose Broke	acres max er that is	x - Select a licensed in Requireme	nly, 25 ac the state ents	cres max -	Standard Fi	ıll Doc, Alt	Doc & DS			Experienced Investor: Bo owning & managing NOO in investment RE for ≥ 1 year v     Only 1 borrower has to me	rrower(s) with history of come-producing within the last 3 years	•Inexper history o income-p the last 3	ienced Investor: Borrowers without f owning & managing NOO occupied oroducing investment RE for ≥ 1 yr w/in
Geographic Restriction General Property Requ Licensing Payment Shock		Non-Permanent Resident Alie Select Full Doc - All borrowers separation (Purchases exclud Standard Full Doc, Alt Doc & It must be on title at application: US Territories & following stat SFR: 600 min sq ft   Condo: 5 Full/Alt Doc loans: May only I DSCR (Business Purpose) loan New combined payment not to	s on 1st lien led) DSCR - At lien n. (Purchase ites ineligible 500 min sq be originate ns: to exceed 2	note must be on n east one borrower is s excluded) e: MI, NJ, NY, TN, ft   2-4 Unit: 400 r ed by a Broker and/ Refer to Business F	on 1st lien no TX, VT, WV min sq ft  10 or Loan Offic turpose Broke	acres max er that is	x - Select a licensed in Requireme	nly, 25 ac the state ents	cres max -	Standard Fi	ıll Doc, Alt	Doc & DS			• Experienced Investor: Bo owning & managing NOO in investment RE for ≥ 1 year v	rrower(s) with history of come-producing within the last 3 years	•Inexper history o income-p the last 3 • Allower 0x30x1	ienced Investor: Borrowers without fowning & managing NOO occupied oroducing investment RE for $\approx 1$ yr w/in yrs d with the following: 80% Max CLTV   2 housing history (VOM/VOR)   nos. reserves, cash out cannot be used