

Full Doc & Alt Doc Closed End Second Matrix

											Effective Date: 8/18/25 Revised: 8/18/25									
Concurrent Close & Standalone Eligibility Matrix ⁴												Loan Programs								
		Property ^{2,3}	Cash-Out Refi Purchase, Rate/Term & Cash-Out Refi Select Full Doc Alt Doc & DSCR										ı							
	Occupancy		FICO to Max CLTV ¹	Core Full Doc										Fix	Fixed				ixed (120 Months) ixed (240 Months)	
Loan Amount			720+ 700+ 680+	740+	720+	700+	680+		740+	720+	700+	0+ 680+	660+	Fully An	Fully Amortized				60 Months)	
\$ 350,000 \$ 500,000	Primary	SFR/PUD/ 2-4 Unit/Condo	80% 80% 75% 75%	85% 80%	85% 80%	85% 80%	80% 75%	75% 70%	85% 75%	85% 70%	80% 70%	75% 65%	70% 60%							
\$ 750,000	Residence	STITTODY 2 4 OTHER CONDU	70%	80%	8070	80%	7370	70%	75/0	7070	70%	03/0	0070							
\$ 350,000 \$ 500,000	Investment ⁵	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%			Pro	ogram Codes 8	& Descripti	ions	
\$ 350,000	Second Home	CED/DUD/Condo	SER/PLID/Condo						65%	60%										
\$ 500,000		3FR/POD/Collub	5FR/PUD/Condo 70% 70%						70% 65% 60% 65% 65% 60% 55% 50%							c & Core Full, Al			DSCR	
15% CLTV reduction for 275% max CLTV ≤ \$500,		> \$500,000 on 2-4 Unit										Non-QM/TRID = 30 Yr Fixed = Concurrent Non-QM/Business = 30 Yr Fixed = Conc Non-QM/TRID = 30 Yr Fixed = Standalone Non-QM/Business = 30 Yr Fixed = Standalone								
32-4 Unit ineligible on Se	elect Full Doc		t Full Doc, concurrent transaction ineligible													20 Yr Fixed - Co	ncurrent	ent Non-QM/Business – 20 Yr Fixed – Concurre		
): All properties located in Essex County, NJ and Baltimore City, MD (and It's neighborhoods) are ineligible													Non-QM/TRID = 20 Yr Fixed = Standa Non-QM/TRID = 10 Yr Fixed = Concu				
Details		Concurrent Close Standalone Close														10 Yr Fixed – Sta		Non-QM	/Business = 10 Yr Fixed = Standalone	
Max LTV/CLTV/HCLTV			of 1st lien program or Eligibilit						Refer to Eli								Due due t			
Property Type CLTV Restrictions			1 Unit - 75% max CLTV ≤ \$500,0 table & non-warrantable) - 75%									ax CLTV					Product F	eatures		
CLIV RESTRICTIONS		Condo (warrantable & non-warrantable) - 75% max CLTV, All FL Condos: Purchase & R/T Refi - 70% max CLTV, C/O Refi - 65% max CLTV • Full Doc - Select and Core										1		Fixed term loan Fully disbursed at closing, no draw feature						
Income T	Tuner	• Alt	 Alt Doc - Bank Statements, P&L w/3 mos Bank Stmt, One Yr Self-Employment, 1099, WVOE only, Asset Utilization 										Closed En	d Second	Eligible as 2nd lien only					
		DSCR 5% CLTV reduction											(CES)		Must subordinate to OCMBC 1st mortgag Qualifying rate is note rate			when concurrent close		
Alt Doc - One Yr SE, WVOE, 1099						Select in										Qualifying rate is note rate Qualifying payment is fully amortized payment				
ITIN DACA						Select in										Draduct Postrictions (Not Pormitted)				
Foreign National				00 min FICO,			elect inelig							Product Restrictions (Not Permitted)						
Eligible 1s	st liens	Refer to Product F	Restrictions 1st Liens - Concur	rent Close			Refer to	Product	Restriction	s 1st Lien:	s - Standalo	one Close					Borrow	vers		
Minimum Loa	an Amount		\$75,000											Blind 1	Trusts		• Land Tr		Non-Permanent Resident	
		\$2.0MM: > 80% - 85%	6 CLTV \$2.5MM: > 70% - 809								lo max lim	it: ≤ 50%	CLTV		gn Nationals ((Select only)		an 18 years	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												cable Trusts select only)		old	tatos	Party to a lawsuit With diplomatic immunity		
Max Combined Liens		• < 80%: More restric												-11114(3	lelect Offiy)					
DTI		> 80%: More restrictive of 1st lien requirement or 45% max DTI -> 80%: 45% max DTI														Transac	tions			
Full Doc -			Paystub, 2 yrs W-2s, W-2 transc											• Assum	able loans		• Escrow	Escrow holdbacks Income produced by		
Full Doc - Alt Doc - Bank S		wage Earners: Pay	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 other than OCMBC			High Co	High Cost Loans Income produced, or in relation to,		
Alt Doc - P&L +			P&L + 3 months business statements • Self-Employed only																	
Alt Doc - One Year	Self-Employed		• 12 months b					lf-Employ	red only					Other	CHAIT OCIVIDO			cannabis, hemp the last 6 months(refi		
Alt Doc - V							rner only													
Alt Doc -Asset		• Amo	ortized liquid assets for income			source of		income •	100% LIH	lization (w	/out DTI)			4			1st Liens - Conc	urrent Close		
DSCI			e of 1st lien requirement or ≥ 1		ncome o	i biendet	u w/otilei	income -		00 DSCR	/out Dilly			t						
Vacant/Unleas	sed (DSCR)		Ineligible (refis only)											First lien with lender other than FHA, VA						
STR (DS	SCR)	* 5% CLTV reduction • Experienced investors only, must also have ≥ 12 mos STR rental history in last 3 years • 48 months (Core Full Doc, Alt Doc & DSCR only (Select ineligible) 84 months - Select Full Doc 48 months - Core Full Doc, Alt Doc & DSCR												OCMB • Agence	C y and Non-Ag	gency fixed	mortga • High-L1	ges V Refinance	 HomeReady with Reduced Mortgage Insurance Option 	
Credit Event (B	K,SS,FC,DIL)												DSCR	rate and ARMs with initial			HomeC)ne	HomeStyle	
Housing H	History	Multiple credit events not allowed 0 X 30 X 12 (Core Full Doc, Alt Doc & DSCR only (Select ineligible) 0 X 30 X 12 (Core Full Doc, Alt Doc & DSCR only (Select ineligible) 0 X 30 X 12 - Select Full Doc 0 X 30 X 12 - Core Full Doc, Alt Doc & DSCR										fixed t	erm < 5 year	S	HomeP	ath				
		Max cash-out cannot exceed second lien amount (Includes both 1st and 2nd loan proceeds on concurrent close refinance)																		
Cash-Out & Seasoning		Select only - No more than 1 cash-out refinance w/in last 12 mos, max of 2 allowed with ≤ 75% CLTV on current transaction												1st Liens - Stand						
First Lien Seasoning		Seasoning not required					6 mos seasoning required on existing first mortgage							 All Affordable Purch, Refi & DPA programs (HomeStyle, FHA, Refi 			 Cross collateralized loans 		 Negative amortization Private Mortgages 	
											Now, I	HomeReady,	etc.)	Home equity line of		Renovation loans				
Recently Listed Properties		Properties listed for sale ≤ 6 mos ineligible (refis only)									ARMs (Select only) Balloon notes or features			credit (HEL • Land Trusts		Resident Transition Loans (RTL)				
Appraisal				Full appraisal required								Construction loans			bearance	Reverse mortgages				
Арріаі	1501	Transferred appraisals allowed (Select ineligible) Transferred appraisals allowed (Select ineligible)																		
Secondary V	/aluation	Required on all loans, acceptable product options: • ≤ 2.5 CU, or • AVM w/ ≥ .90 Score & FSD ≤ .10, or • Desk Review, or • Field Review, or • Exterior-only Appraisal, or • Full Appraisal														Property	Types			
			oints and fees not to exceed th											1						
Compliance			 Higher Priced Mortgage Loans 	s (HPML) allo	wed, mu	ust comp	ly with all	applicable	regulatory	requirem						(Select only) • Houseboats			Properties not	
			DSCR Business I					Restrictio	ons & Rule:	5				 Agricultural zoned properties Barndominiums 			Log homes			
Qualifying Payme	ent - Sr Liens		• A	RMs: Greate		Note rat		te rate							Bed and Breakfast Boarding houses			Manufactured or year-round occupancy mobile homes Properties w/PACE oblig		
		<u> </u>		I/O: Fully ar										Boardi Church			Non-warrar		Properties w/PACE obligations Properties w/private transfer	
Reserv	ves	Follow	1st lien program requirements			Non	ne, unless s	pecifically	noted as i	equired in	guidelines	(e.g. FTHE	3, etc.)		ercial and m hotels and c		condos (Sel) fees • Properties w/zoning violations	
Title	e	Full Ti	itle policy covering both liens				• ≤ \$2		& E Prope			e Policy		Contai	iner homes	.o.,uoteis	unit rentals	daily,	Row Homes in Baltimore City, MD	
Lindon	ritina		fact the construction of t	ak a stalaka sa		Felley	Fallow Cal			: Full Title P		na avridalia		• Co-Op			weekly or m • Properties >	,	Rural properties Solar Panels that affect first	
Underwi	. rulig	More restrictive of 1st lien requirements or product guidelines Follow Select, Core Full Doc, Alt Doc & DSCR program guidelines Additional Product Details										only)			 Properties of 	offering	lien position			
		Additional Product Details US Citizens Permanent Resident Aliens - Select, Core Full Doc, Alt Doc & DSCR											s or geodesic ng w/more t		individuals room leases (Single Room		Stilt homes Unique properties			
		Non-Permanent Resident Ali	iens ITIN Foreign Nationals	First time Ho	mebuyer									 Fractional ownership 			Occupancy	Occupancy (SRO), • Vacant land or land		
		Select Full Doc - All borrower separation (Purchases exclude	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)										nd legal	Hawai zones	i properties i 1 or 2	n iava	PadSplits, 6	dSplits, etc.) development properties • Working farms & ranches		
		Core Full Doc, Alt Doc & DSC	Core Full Doc, Alt Doc & DSCR - At least one borrower on 1st lien note must be on new loan and on title at application. Any additional borrowers on new loan												or motel con	versions				
		must be on title at application. (Purchases excluded)											I							
Geographic Restriction	ons	US Territories & following states ineligible: MI, NJ, NY, TN, TX, WV												DSCR - Ex	xperienced/Ine	xperienced	Investor			
General Property Rec	quirements	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 - Core Full Doc, Alt Doc & DSCR																		
Licensing		Full/Alt Doc loans: May only	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									1					•Inexperienced Investor: Borrowers without			
Licensing		DSCR (Business Purpose) loa	DSCR (Business Purpose) loans: Refer to Business Purpose Broker License Requirements											• Experienced Investor: Borrower(s) with history of				history of owning & managing NOO occupied income-producing investment RE for ≥ 1 yr w/in		
Payment Shock		New combined payment not to exceed 200% of current housing payment, waived when DTI is ≤ 36%										owning & managing NOO income-producing investment RE for ≥ 1 year within the last 3 years			the last 3 yrs					
Residual Income		Min \$2,500 required waived	d when DTI is < 36%															Allowe	d with the following: 80% Max CLTV	
Journality		92,500 required, walvet	n \$2,500 required, waived when DTI is ≤ 36%									borrower had definition	s to meet the E	xperienced	0x30x12 housing history (VOM/VOR)					
												Min 3 mos. reserves, cash out cannot be us STR ineligible								