

Effective Date: 01/09/26 | Revised: 01/09/26

Eligibility Matrix <sup>3</sup>											Loan Programs	
Occupancy	Property <sup>1</sup>	Loan Amount	Purchase, Rate/Term Refi					Cash-out Refi				
			740+	720+	700+	680+	660+	740+	720+	700+	680+	660+
Primary Residence	SFR 1 Unit/PUD/Condo	\$ 1,000,000	80%	80%	80%	80%	80%	80%	80%	75%	75%	75%
		\$ 1,500,000	80%	80%	80%	80%	80%	80%	80%	70%	70%	55%
		\$ 2,000,000	80%	80%	75%	75%	65%	80%	80%	55%	55%	55%
		\$ 2,500,000	80%	80%								
		\$ 3,000,000	80%									
	2 Unit	\$ 1,000,000	80%	80%	80%	80%	80%	70%	70%	70%	70%	55%
		\$ 1,500,000	65%	65%	65%	65%	65%	55%	55%	55%	55%	
		\$ 2,000,000	60%	60%	60%	60%	60%					
Second Home	SFR/PUD/Condo	\$ 1,000,000	80%	80%	80%	80%	80%	75%	75%	75%		
		\$ 1,500,000	80%	80%	70%	70%		75%	65%	65%		
		\$ 2,000,000	80%	80%	55%			75%				
		\$ 2,500,000	80%	80%								
		\$ 3,000,000	80%									
Investment <sup>2</sup>	SFR/PUD/ 2-4 Unit/Condo	\$ 1,000,000	70%	70%	70%	70%		65%	65%	65%	65%	
		\$ 1,500,000	65%	65%	65%	65%		60%	60%			
<sup>1</sup> Declining Market: 5% LTV/CLTV reduction for LTV/CLTV's > 65%; No reduction for LTV/CLTV's ≤ 65%												
<sup>2</sup> Investment only: All properties located in Essex County, NJ and Baltimore City, MD (and it's neighborhoods) are ineligible												
<sup>3</sup> < 661 credit score ineligible in MA & NV												
Product Restrictions (Not Permitted)												
Borrowers												
• Blind Trusts • Foreign Nationals • Irrevocable Trusts • ITIN • Land Trusts • Less than 18 years old • LLCs, LLPs, Corporations • Life estates • Qualified Personal Residence Trusts • Real Estate Trusts • Trust Estates • With diplomatic immunity • Without a social security number												
Transactions												
• Bridge loans • Builder/Seller bailout • Escrow holdbacks • Foreclosure bailout • Illinois Land Trust • Income produced, or in relation to, cannabis, hemp • Interest only loan • Model home leaseback • Multiple property payment skimming • Non-QM loan • Payoff of Installment Land Contract • Property with a PACE loan • Refinancing of subsidized loan • Reverse 1031 exchange • Section 32 or High Cost Loan • Single closing construction to perm refinance • Straw borrowers												
Property Types												
• Agricultural zoned properties • Assisted living facilities • Barndominiums • Bed and Breakfast • Boarding homes • Container homes • Commercial • Condo hotels and condotels • Condominium conversions • Condos with HOAs in litigation • Co-Ops • Domes or geodesic domes • Dwelling w/more than 4 units • Earth or Berm homes • Factory built housing • Hawaii properties in lava zones 1 or 2 • Homes on Native American lands • Houseboats • Income producing properties • Leasehold properties • Log homes • Manufactured or mobile homes • Mixed use • Projects that offer unit rentals daily, weekly or monthly • Properties > 25 acres • Property not accessible by roads • Properties not suitable for year-round occupancy • Properties with PACE obligations • Properties with deed or resale restrictions (age-related allowed) • Properties with UCC filings • PUDtels • Row Homes in Baltimore City, MD • Unique properties • Vacant land or land development properties												
Details												
Purchase & R/T Refi: ≤ \$2MM: 1 Appsl & Secondary Valuation, > \$2MM: 2 Appsl Required C/O Refinance: ≤ \$1.5MM: 1 Appsl & Secondary Valuation, > \$1.5MM: 2 Appsl Required Secondary Valuation: CU ≤ 2.5, no secondary valuation required   CU > 2.5 or indeterminate: CCA within -10% or field review, 2nd full Appsl												
Appraisal												
Cash out Proceeds												
Compliance												
Credit Event (BK,SS,FC,DIL)												
Credit Event (Forbearance)												
Credit Scores												
Credit Tradelines												
DTI												
Eligible Borrowers												
First Time Homebuyer												
Geographic Restrictions												
Housing History												
Income and Employment												
Interested Party Contributions												
Max Financed Properties												
Minimum Loan Amount												
Property Type												
Recently Listed Properties												
Refinance - Cash-out												
Refinance - Delayed Financing												
Refinance - Rate/Term												
Reserves												
Secondary Financing												
Temporary Buydowns												
Underwriting												