


FICO	Loan Amount	Reserves	Purchase or Rate & Term	Cash-Out
680+	\$2,500,000	None	65%	65%

Products	Margin & Caps	I/O (Y/N)	Final Maturity	Residency	Property Restrictions	Max LTV		
5/6, 7/6 & 10/6 Adjustable Rate (ARM)	4.50	2/1/5	N	30 years	Condotels	Allowed		
30 Year Fixed	NA	NA	N	30 years	Non-Warrantable Condo	No Restriction		
Interest Only: 5/6, 7/6 & 10/6 Adj Rate (ARM)	4.50	2/1/5	Y	30 Years	Warrantable Condo	No Restriction		
Interest Only: 30 Year Fixed	NA	NA	Y	30 Years	Modular	No Restriction		
Interest Only: 40 Year Fixed	NA	NA	Y	40 Years	Florida Condo	No Restriction		
					Rural Properties	Not Allowed		
Guidelines Quick Reference								
ARM Index & Floor	Index: 30 day SOFR Floor = Note Rate			Impounds	Not required			
Qualifying Rate	Note Rate			Appraisal	<ul style="list-style-type: none"> No C5 or C6 2 appraisals >\$1.5MM 			
Qualifying Payment	Full Amortization: PITIA based on note rate IO: Initial ITIA based on note rate			Min Sq. footage	600 sq feet			
Assets	Sourced or seasoned 60 days (2 mos most recent bank statements req.)			Credit Score	<ul style="list-style-type: none"> Must have 1 valid score; Take the Mid score when all 3 agency scores provided; lower of 2 if only 2; Lowest of all borrowers Representative score 			
Credit	Mortgage only credit report with FICO required. * FTHB - 2 open and active trade lines seasoned for 24 months are required			Compliance	<ul style="list-style-type: none"> Points & Fees may not exceed 5% 			
Cash Out	Business purpose use ONLY			Hard Prepay Only	<ul style="list-style-type: none"> 0, 1, 2, 3, 4 & 5 year prepays available * Not allowed in AK, KS, MI, MN, MS, NM, OH & RI; Must buyout PPP 			
Prepayment Penalty	* 5% of the amount prepaid							
State Specific	*PA- Loan amounts ≥ \$278,205 can be vested as an Entity or as an Individual *PA- Loan amounts < \$278,205 must be vested in a Corp, LLC, Partnership or Trust & PrePay not allowed, must be bought out							
	<h3>What is a DSCR Loan? How do you qualify?</h3>							
	DSCR stands for Debt-Service-Coverage-Ratio. This means your loan is qualified based on the cash flow / market rents of the subject property. How do I qualify? Take your gross rents based off the lesser of market rents or lease agreement / by the PITIA (Full Am) or ITIA (Interest Only)							
	Interest Only Example: If your DSCR ≥ 1.00 you've got a "NONI". $\frac{\text{Gross Rents} = \$1500}{\text{ITIA} = \$1500} = 1.00 \text{ DSCR}$			Full Amortization Example: If your DSCR < 1.00 you still have a loan just at a different price. $\frac{\text{Gross Rents} = \$1500}{\text{PITIA} = \$2000} = 0.75 \text{ DSCR}$				
	<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; text-align: center;"> $\frac{\text{Gross Rents} = \\$1500}{\text{ITIA} = \\$1500} = 1.00 \text{ DSCR}$ </td> <td style="width: 50%; text-align: center;"> $\frac{\text{Gross Rents} = \\$1500}{\text{PITIA} = \\$2000} = 0.75 \text{ DSCR}$ </td> </tr> </table>						$\frac{\text{Gross Rents} = \$1500}{\text{ITIA} = \$1500} = 1.00 \text{ DSCR}$	$\frac{\text{Gross Rents} = \$1500}{\text{PITIA} = \$2000} = 0.75 \text{ DSCR}$
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	Additional Restrictions							
	Maximum Cash-Out			\$1,000,000.00				
	Assisted Living/Nursing Homes			Allowed, home must be residential in nature and have little to no alterations				
	1st Time Investor			No Restrictions				
	Max Acreage			2				
Unleased Property (Refinance only)			No Restrictions					
STR Experience			Not Required					
Max # of HEM Financed Properties			Committee review over 4					
Gift Funds			No Restrictions					
100% Gift Funds			Allowed					
NonArms Length Trans.			Not Eligible					
Minimum Loan Amount			\$150,000.00					
ACH			Required					
First Time Home Buyers			12 mo housing history					
			Living Rent Free - Not Allowed					
			Occupancy must make sense					
LLCs			All members must be individuals					
Cash-Out Seasoning			None					
Credit								
Maximum Housing Lates			0x60x12					
Credit Event seasoning restrictions:			24 months					
BK, Foreclosure, Deed in Lieu, Short Sale, 120 day mortgage lates			< 36 months - \$1.5M Max Loan Amount					