DSCR1						
DSCR >=1.00						
Property Type	Max Loan Amount	Max LTV			Min FICO	Reserves [Subject P&I]
		Purchase	Rate & Term	Cash Out		
SFR & PUD	$1,000,000	80	75	75	700	2
	$1,500,000	80	75	75		6
	$2,000,000	75	75	70		6
	$3,000,000	70	70	65		12
	$3,500,000	70	65	NA		12
2-4 Units & Condo	$1,000,000	75	70	70		2
	$1,500,000	75	70	70		6
	$2,000,000	75	70	70		6
	$3,000,000	70	70	65		12
	$3,500,000	70	65	NA		12
SFR & PUD	$1,000,000	75	75	75	660	2
	$1,500,000	75	75	70		6
	$2,500,000	70	65	65		12
	$3,000,000	65	NA	NA		12
2-4 Units & Condo	$1,000,000	75	75	75		2
	$1,500,000	75	70	70		6
	$2,500,000	70	65	65		12
	$3,000,000	65	NA	NA		12
SFR & PUD	$1,000,000	75	75	70	620	2
	$1,500,000	65	65	65		6
	$2,000,000	65	NA	NA		6
	$3,000,000	60	NA	NA		12
2-4 Units & Condo	$1,000,000	75	70	70		2
	$1,500,000	65	65	65		6
	$2,000,000	65	NA	NA		6
	$3,000,000	60	NA	NA		12

DSCR1						
0=<DSCR <1.00						
Property Type	Max Loan Amount	Max LTV			Min FICO	Reserves [Subject P&I]
		Purchase	Rate & Term	Cash Out		
SFR & PUD	$1,000,000	75	70	70	700	2
	$1,500,000	75	65	65		6
	$2,000,000	70	60	60		6
	$2,500,000	65	NA	NA		12
	$3,000,000	60	NA	NA		12
2-4 Units & Condo	$1,000,000	75	70	70		2
	$1,500,000	75	65	65		6
	$2,000,000	70	60	60		6
	$2,500,000	65	NA	NA		12
	$3,000,000	60	NA	NA		12
SFR & PUD	$1,500,000	70	65	65	660	6
	$1,500,000	70	65	65		6
	$2,000,000	65	60	60		6
	$3,000,000	60	NA	NA		12
2-4 Units & Condo	$1,500,000	70	65	65		6
	$1,500,000	70	65	65		6
	$2,000,000	65	60	60		6
	$3,000,000	60	NA	NA		12

**** Interest Only: Min Credit Score of 660 is required***
**** Minimum Loan Amount: $100,000***
**** Max Cash-In-Hand: $500,000 is maximum when LTV>=65% & $1,000,000 is maximum when LTV <65%***
**** Max LTV is 70% for Purchase & 65% for Refinance Transcations if the Loan Amount is <= $150,000 (Min DSCR 1.25)***
**** 2 months P&I required for eachREO other than the subject***

DSCR2				
Purchase & Rate/Term Refinance				
Property Type	Max Loan Amount	Min Credit Score	MAX LTV/CLTV	Min DSCR
1-4 Units	$1,000,000	720	80%	1.00
		700	75%	1.00
		680	70%	1.20
	$1,500,000	720	80%	1.00
		700	75%	1.00
	$2,000,000	720	80%	1.00
Cash-Out Refinance				
Property Type	Max Loan Amount	Min Credit Score	MAX LTV/CLTV	Min DSCR
1-4 Units	$1,000,000	720	75%	1.10
		700	70%	1.10
	$1,500,000	720	75%	1.10
		700	70%	1.10
	$2,000,000	720	75%	1.10

DSCR3				
Purchase & Rate/Term Refinance				
Property Type	Max Loan Amount	Min Credit Score	MAX LTV/CLTV	Min DSCR
1-4 Units * Maximum LTV 75% for Warrantable Condominium and 2-4 Unit properties. * Minimum Loan amount is $125,000	$1,000,000	720	80%	1.00
		700	75%	0.75
		680	75%	1.00
		660	70%	1.00
		680	65%	0.75
	$1,500,000	700	75%	1.00
		700	70%	0.75
		680	70%	1.00
		660	65%	1.00
	$2,000,000	720	75%	1.00
		700	70%	1.00
		700	65%	0.75
		680	65%	1.00
		660	60%	1.00

DSCR3				
Cash-Out Refinance				
Property Type	Max Loan Amount	Min Credit Score	MAX LTV/CLTV	Min DSCR
1-4 Units * Maximum LTV 75% for Warrantable Condominium and 2-4 Unit properties. * Minimum Loan amount is $125,000	$1,000,000	720	75%	1.10
		720	70%	0.75
		700	70%	1.00
		700	65%	0.75
		660	65%	1.00
		680	60%	0.75
	$1,500,000	700	70%	1.00
		700	65%	0.75
		660	60%	1.00
	$2,000,000	700	60%	1.00

DSCR4				
Purchase & Rate/Term Refinance				
Property Type	Max Loan Amount	Min Credit Score	MAX LTV/CLTV	Min DSCR
1-4 Units	$1,000,000	660	80%	1.15
	$1,500,000	660	80%	1.15
	$2,000,000	660	80%	1.15
	$1,000,000	680	70%	0.75
		660	60%	0.75
	$1,500,000	680	70%	0.75
Cash-Out Refinance				
Property Type	Max Loan Amount	Min Credit Score	MAX LTV/CLTV	Min DSCR
1-4 Units	$1,000,000	660	75%	1.15
	$1,500,000	660	75%	1.15
	$2,000,000	660	75%	1.15
	$1,000,000	680	65%	0.75
		660	55%	0.75
	$1,500,000	680	65%	0.75

Mortgage Mac
LENDER YOU CAN TRUST

DSCR / INVESTOR PROGRAM

Category	DSCR1	DSCR2	DSCR3	DSCR4
Lending Guide	All loans must be manually underwritten to the standards contained within this matrix and the Lending Guide. Any guidance published on this matrix supersedes any guidance referenced within the Lending Guide. If guidance is not provided on this matrix or within the Lending Guide, please refer to the FNMA Seller Guide.			
Qualifying Payment	**7/6 ARM** : Qualify at higher of Start Rate or Fully Indexed Rate amortized over 30-year term **30 Year Fixed**: Qualify at Note Rate **Interest Only**: Qualify at higher of Start Rate or Fully Indexed Rate amortized over 30-year term; 10 Year Interest-Only Period followed by 20 Year Amortization	**30 Year Fixed**: Qualify at Note Rate	**10/6 ARM, 7/6 ARM and 5/6 ARM :** Qualify at higher of Start Rate or Fully Indexed Rate amortized over 30-year term. The fully indexed rate is the sum of the index and the margin. **30 Year Fixed**: Qualify at Note Rate	**10/6 ARM, 7/6 ARM and 5/6 ARM** : Qualify at higher of Start Rate or Fully Indexed Rate amortized over 30-year term. The fully indexed rate is the sum of the index and the margin. **30 Year Fixed**: Qualify at Note Rate
Minimum DSCR	0.00	1.00	0.75	0.75
Minimum loan amount	$100,000			
Maximum cash out amount	Cash-Out Proceed is limited to the 50% of property value	$500,000		
Eligible Borrower	U.S. Citizens Permanent Resident Aliens Non-permanent Resident Aliens Non-Arms Length Transaction is not allowed Non-occupant co-borrower is not allowed Foreign National not allowed			
	Experienced Investor: A borrower who has owned 2+ properties within the most recent twelve (12) months (Primary residence can be included), with one (1) having: - Two (2) mortgage trade lines on the credit report, reflecting 0x30x12 history, or - Copy of the most recent lease with 2-months proof of receipt **First time investor:** A borrower that does not meet the Experienced Investor criteria; - First Time Investors must currently own a residence for a minimum of the most recent twelve (12) months - First Time Investors are eligible with a 5% LTV reduction & Min FICO:680 **First-Time Homebuyers:** allowed only if the borrower has a history of owning and managing commercial or residential investment real estate for a period of at least 12 months	Must have a minimum of 12months ownership and management of income-producing residential or commercial real estate. First-Time Homebuyers are not permitted. Non Permanet Resident Aliens are not eligible for cash out refinance.		

Power of Attorney	Power of Attorney is not allowed		
Income Analysis	DSCR: Monthly Gross Income divided by the PITIA of the subject		
Income(DSCR)	**Purchase:** ● Form 1007 from appraiser **Refinance:** ● Existing Lease Agreement or Form 1007. Gross Income is the lower of the actual monthly rent on the lease agreement and the monthly market rent (Form 1007 or Form 1025) from the subject property appraisal. If the lease agreement reflects higher rents than the 1007, the lease amount may be used for gross rent if two months proof of receipt is verified ● If new lease, must include copy of lease along with proof of receipt of security deposit and first month's rent ● If subject property leased on a short-term basis utilizing an on-line service such as Airbnb; gross monthly rents can be determined by using a 12-month look back period; and either 12-monthly statements, or an annual statement provided by the on-line service to document receipt of rental income. If documentation can't be provided covering a 12-mo period, property will be considered unleased.	Gross Income is the lower of the actual monthly rent on the lease agreement and the monthly market rent (Form 1007 or Form 1025) from the subject property appraisal. ● For refinances, a current lease must be supported with two most recent bank statements showing consecutive rental payments.	• **Tenant Occupied**: Use the lower of the executed lease agreement or market rent from appraisal. • **Non-Tenant Occupied:** market rent from the appraisal may be used solely.
Age of documents	Max age of 90 days for credit documents		
Assets	Most recent 1 month bank statement is required. Source of large deposit is not required. Gift is not allowed.	Most recent two (2) months bank statements including all pages are required. Large deposits that cannot be sourced may be subtracted from asset amount. Gift is not allowed. Large deposits are defined as deposits to a single deposit that exceeds 5% of the loan amount	

Reserves	Loan Amount <=$1,000,000: 2 Months P&I Loan Amount <=$1,500,000: 6 Months P&I Loan Amount <=$3,000,000: 12 Months P&I *2 months P&I required for each REO other than the subject	Loan Amount <=$1,000,000: 3 Months subject PITI Loan Amount >$1,000,000 and <=$2,000,000: 6 months subject PITI *Cash out proceeds may be used to cover reserves (DSCR 2 & 3 only)	9 Months PITIA
Credit (Minimum Trade Line Requirements)	• Min: 2 reporting 24-months w/activity in last 12- months or 3 reporting 12-months w/recent activity • If any one of the borrowers has three (3) credit scores, the minimum tradeline requirement is waived Authorized user tradelines are not eligible for any portion of the credit requirement	Borrowers must have a minimum of 2 trade lines including: - One trade line must be open for 24 months and active within the most recent 6 months, and - One trade line must be rated for 12 months and may be open or closed.	Borrowers must have a minimum of 3 trade lines reported for 24 months or more. At least one of these must be open and active for the last 12 months.
Credit (Housing Payment History)	*Mortgage/Rental History: 0*30 during the past 12 months *VOM required for borrowers that are homeowners and mortgage payment history is not reflected on credit report. *VOR required when borrowers are renting to verify housing payment and history. If Private Lender or Private Landlord, 12 months cancelled checks or 12 months bank statements must be provided to document mortgage or rents. *Without verifiable housing history, including borrowers who live rent free, borrower must add additional four months of reserves	*12-month housing history on the primary residence and all financed properties. All payment histories must reflect 0X30. Borrowers with rent free living situation are ineligible *For rental verification a standard VOR completed by a professional management company or 12 months bank statements or canceled checks are required. *If a borrower is refinancing a privately held mortgage, the privately held mortgage payments must be verified with either cancelled checks or bank statements	*12-month housing history on the primary residence and all financed properties. All payment histories must reflect 0X30. Borrowers with rent free living situation are ineligible *For rental verification a standard VOR completed by a professional management company or 12 months bank statements or canceled checks are required. *If a borrower is refinancing a privately held mortgage, the privately held mortgage payments must be verified with either cancelled checks or bank statements
Derogatory Event Seasoning	Collection/Charge off accounts do not need to be paid off if the balance of an individual account is less than $250 or the total balance of all account is $1000 or less. **Waiting periods:** 3 years for bankruptcy, Deed-in-Lieu/short sales and Foreclosure 2 years for Loan Modification	Collection accounts or charged-off accounts do not need to be paid off if the balance of an individual account is less than $1,000 or if there are multiple accounts the total balance of all accounts cannot exceed $2,500. **Waiting periods:** 4 years for bankruptcy, Deed-in-Lieu/short sales, Foreclosure and Loan Modification. If there are multiple events, at least seven (7) years must have elapsed since the last event.	Charged-off accounts and judgments do not required to be paid off if the sum total of all derogatory accounts is $5,000 or less. When total exceeds $5,000, all must be paid in their entirety and all past due accounts brought current. **Waiting periods:** 4 years for bankruptcy, Deed-in-Lieu/ short sales, Foreclosure and Loan Modification. If there are multiple events, at least seven (7) years must have elapsed since the last event.

Appraisal	●Two appraisals required for all loans > $2,000,000 ● Transferred appraisal not allowed ● Desk Review required ● Properties owned < 12 mo must use lesser of original purchase price or new appraised value for LTV purposes	● Two appraisals required for all loans > $1,500,000 ● Transferred appraisal not allowed ● Desk Review required ● Declining Market:Reduce maximum LTV/CLTV by 10%
Ineligible properties	● Manufactured or mobile homes ● Co-ops ● Factory built housing ● Condo hotels ● Log homes ● Non-warrantable condos ● Timeshare units ● Unique Properties/properties that do not confirm to zoning ordinances ● Mixes use properties ● Working Farms ● Commercial properties ● Rural zoned properties and agriculturally zoned properties ● Any property located in lava zones 1 or 2 on the island of Hawaii. ● Properties with more than 10 acres ● Properties held as leasehold. ● Properties, other than condominiums, with less than seven-hundred fifty (750) square feet ● Condominiums with less than four hundred (400) square feet ● Properties located in Puerto Rico, Guam, America Samoa, Northern Mariana Islands and US Virgin Islands. ● Lot Loans ● Properties with deed/resale restrictions ● Assisted living facilities ● Properties which appraisal indicates condition ratings of C5 or C6 or a quality rating of Q6 ● Properties used for cultivation, distribution, manufacture or sale of marijuana	
Continuity of obligation	Cashout: 6 months title seasoning	All Refinances: 6 months title/mortgage seasoning required
Solar Panels	Follow FNMA guidelines	Ineligible
HPML/HPCT	High-cost loans (Section 32) as defined by applicable state and/or local regulations are NOT permitted 5% QM Points and Fees audit must pass Escrows/Impounds are required for property taxes and insurance All federal and state guidelines are met	

Prepayment Penalty	●Declining structures that do not exceed 5% and do not drop below 1% in the five years. For example: (5%/4%/3%/2%/1%) - The prepayment charge will be equal to the percentage in effect and applied to any curtailment or the entire outstanding principal balance during the prepay ●The prepayment charge will be charged in effect to a full Payment or one or more partial Payments, and the total of all such Prepayment in any 12-month period exceeds twenty percent (20%) of the original Principal amount of the loan. ●Prepayment charge amount will be in an amount equal to: - Five (5) percent of the portion of such prepayment if paid during the first year from the execution date of the Note - Four (4) percent of the portion of such prepayment if paid during the second year from the execution date of the Note - Three (3) percent of the portion of such prepay ment if paid during the third year from the execution date of the Note - Two (2) percent of the portion of such prepayment if paid during the fourth year from the execution date of the Note - One (1) percent of the portion of such prepayment if paid during the fifth year from the execution date of the Note	●Declining structures that do not exceed 5% and do not drop below 3% in the five years. For example: (5%/4%/3%/3%/3%) - The prepayment charge will be equal to the percentage in effect and applied to any curtailment or the entire outstanding principal balance during the prepay period. The charge applies to loans that pay off due to sale and refinance. ●The prepayment charge will be charged in effect to a full Payment or one or more par. al Payments, and the total of all such Prepayment in any 12-month period exceeds twenty percent (20%) of the original Principal amount of the loan. ● Prepayment charge amount will be in an amount equal to: - Five (5) percent of the portion of such prepayment if paid during the first year from the execution date of the Note - Four (4) percent of the portion of such prepayment if paid during the second year from the execution date of the Note Three (3) percent of the portion of such prepayment if paid during the third - fitfh year from the execution date of the Note ● State Restrictions: SC: Not Eligible
	●The following state restric. on apply: - b2ú 9fÛÞÛõfÊY 59Σ 5 / Σ D ! Σ L[Σ a 5Σ a LΣ a bΣ bWΣ ² ± - / h ⅎ ¢ · Y / l·ãK hdzú y2ú LJŜNYλúúŜŘΣ a l·ÈλYdzY NI·úŜ мf̂ ̂ - I LY ! w a λã y2ú LJŜNYλúúŜŘ - [! Y o ¸N a l·È - t ! Y C2N / l·fŜyŘl·N ¸Ŝl·N нлнпΣ aλyλYdzY [2l·y ! Y2dzyú ÞомнΣмсл - b / Y aλyλYdzY f2l·y l·Y2dzyúY ÞоллΣллл - { / Y aλyλYdzY f2l·y l·Y2dzyúY ÞнплΣллм - ± ! Y aλyλYdzY f2l·y l·Y2dzyúY ÞтрΣллл	

Business Vesting Requirements	● Allowed company type: LLC, Partnership, or Corporation ● Company Purpose: Must be ownership and management of Real Estate ● Company Ownership: All members having ownership must be on the loan (maximum 4 owners) ● Company Restriction: U.S based LLC, Partnership, or Corporation ● Required Documentation: - Article of Organization, Partnership, and Operating Agreement (if applicable); AND - Evidence of Good Standing; AND - EIN/TAX Identification Number form; AND - Corporate Resolution/Authorization for the person executing documents on behalf of the entity; AND - Entity documents that include a list of members/managers and ownership percentage (e.g., organization structure) ● Additional Documentation requirements for specific business type: - Corporations: (1) By-Laws and all Amendments (2) Receipt of current year franchise tax payment, clear search, or evidence the state does not require a franchise tax payment. - Partnerships: (1) Partnership Agreement and all amendments (2) Limited partner consents (Where required by partnership agreement)