

NonQM Investor Programs

Non-Owner Occupied Investment Properties, 1-4 Units only

Select DSCR - Ratio 1.25					Core DSCR - Ratio 1.0					DSCR Fusion - DSCR + Asset Utilization					Sub1 DSCR - Ratio ≥ .75 - < 1.0					No Ratio DSCR - Ratio < .75				
FICO to Max LTV/CLTV					FICO to Max LTV/CLTV					FICO to Max LTV/CLTV					FICO to Max LTV/CLTV					FICO to Max LTV/CLTV				
Loan Amount	Credit Score	Purchase	Rate/Term	Cash-Out	Loan Amount	Credit Score	Purchase	Rate/Term	Cash-Out	Loan Amount	Credit Score	Purchase	Rate/Term	Cash-Out	Loan Amount	Credit Score	Purchase	Rate/Term	Cash-Out	Loan Amount	Credit Score	Purchase	Rate/Term	Cash-Out
\$ 1,000,000	720+	75%	75%	70%	\$ 1,000,000	720+	85%	85%	75%	\$ 1,000,000	720+	80%	75%	70%	\$ 1,000,000	720+	75%	70%	65%	\$ 1,000,000	720+	70%	65%	60%
	700+	75%	75%	70%		700+	80%	80%	75%		700+	75%	75%	70%		700+	70%	70%	65%		700+	65%	65%	60%
	680+					680+	80%	80%	75%		680+	75%	75%	70%		680+	70%	70%	65%		680+			
	640+					640+	75%	75%	70%		640+					640+	70%	70%	65%		640+			
	620+					620+	70%	70%	65%		620+					620+					620+			
\$ 1,500,000	720+	75%	75%	70%	\$ 1,500,000	720+	85%	85%	75%	\$ 1,500,000	720+	70%	70%	65%	\$ 1,500,000	720+	65%	65%	60%	\$ 1,500,000	720+	65%	65%	55%
	700+	75%	75%	70%		700+	80%	80%	75%		700+	70%	70%	65%		700+	65%	65%	60%		700+	60%	60%	55%
	680+					680+	80%	80%	75%		680+	70%	70%	65%		680+	65%	65%	60%		680+			
	640+					640+	70%	70%	65%		640+					640+	65%	65%	60%		640+			
	620+					620+	65%	65%	60%		620+					620+					620+			
\$ 2,000,000	740+	75%	75%	70%	\$ 2,000,000	740+	80%	80%	75%	\$ 2,000,000	740+	65%	65%	60%	\$ 2,000,000	740+	60%	60%	55%	\$ 2,000,000	740+	60%	60%	55%
	720+	70%	70%	65%		720+	80%	80%	75%		720+	65%	65%	60%		720+	60%	60%	55%		720+	60%	60%	55%
	700+	70%	70%	65%		700+	75%	75%	70%		700+	65%	65%	60%		700+	60%	60%	55%		700+	55%	55%	50%
	680+					680+	75%	75%	70%		680+	65%	65%	60%		680+	60%	60%	55%		680+			
	640+					640+	70%	70%	65%		640+					640+	60%	60%	55%		640+			
\$ 2,500,000	740+	75%	75%	70%	\$ 2,500,000	740+	80%	80%	75%	\$ 2,500,000	740+	60%	60%	55%	\$ 2,500,000	740+	55%	55%	50%	\$ 2,500,000	740+	55%	55%	50%
	720+	70%	70%	65%		720+	80%	80%	75%		720+	60%	60%	55%		720+	55%	55%	50%		720+	55%	55%	50%
	700+	70%	70%	65%		700+	75%	75%	70%		700+	60%	60%	55%		700+	55%	55%	50%		700+	55%	55%	50%
	680+					680+	75%	75%	70%		680+	60%	60%	55%		680+	55%	55%	50%		680+			
	640+					640+	70%	70%	65%		640+					640+	55%	55%	50%		640+			
\$ 3,000,000	740+	65%	65%	60%	\$ 3,000,000	740+	75%	75%	70%	\$ 3,000,000	740+				\$ 3,000,000	740+	50%	50%	45%	\$ 3,000,000	740+	50%	50%	45%
	720+	60%	60%	55%		720+	75%	75%	70%		720+					720+	50%	50%	45%		720+	50%	50%	45%
	700+	60%	60%	55%		700+	70%	70%	65%		700+					700+	50%	50%	45%		700+	50%	50%	45%
	680+					680+	70%	70%	65%		680+					680+	50%	50%	45%		680+			
	640+					640+	65%	65%	60%		640+					640+	50%	50%	45%		640+			
\$ 3,500,000	740+				\$ 3,500,000	740+	65%	65%	60%	\$ 3,500,000	740+				\$ 3,500,000	740+				\$ 3,500,000	740+			
	720+					720+	65%	65%	60%		720+					720+					720+			
	680+					680+					680+					680+					680+			
	640+					640+					640+					640+					640+			
	620+					620+					620+					620+					620+			

	Select DSCR	Core DSCR	DSCR Fusion	Sub1 DSCR	No Ratio DSCR
Max LTV	Condo - 75% (FL Condo - 70%) NW Condo - NA 2-4 Unit - NA Rural - NA	Condo - 80% (FL Condo - 70%) NW Condo (Max \$3.0M) - 75% (FL Condo - 65%) 2-4 Unit - 80% Rural - 65%	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 2-4 Unit - 60% Rural - NA	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 2-4 Unit - 60% Rural - NA	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 2-4 Unit - 60% Rural - NA
Min Loan Amount	\$250,000	\$100,000	\$100,000	\$100,000	\$100,000
DSCR	1.25 min ratio	1.00 min ratio > 80% 1.20 min ratio	Initial DSCR w/out Asset Utilization: ≥ 0.75 - ≤ 0.99 ratio Final DSCR w/Asset Utilization: ≥ 1.15	0.75 min ratio	No min ratio
Interest Only (IO)	• Qualify on IO Payment ALL States • Reserves based on IO Payment • 640 min FICO • 80% max LTV				
Housing History	0 x 30 x 12	1 x 30 x 12 Inexperienced Investors: 0 x 30 x 12	0 x 30 x 12	0 x 30 x 12	0 x 30 x 12
Credit Event (BK,SS,FC,DIL,CC)	≥ 48 months	≥ 36 months - FC/CCC ≥ 12 months - BK Ch 13 w/pay history ≥ 24 months - SS/DIL/BK Ch 7	≥ 36 months	≥ 36 months	≥ 36 months
Short Term Rentals	Not allowed	• 5% reduction • 80% max LTV • 70% max LTV - C/O	Not allowed	Not allowed	Not allowed
Reserves	3 mos, cash-out cannot be utilized > \$2.0M LA = 6 mos, cash-out can be used to satisfy up to 50% of reserve requirement	> 65% LTV: 3 mos, cash-out can be utilized > \$2.0M LA = 6 mos* > \$3.0M LA = 12 mos* *Cash-out can be used to satisfy up to 50% of reserve requirement	6 mos, cash-out cannot be utilized > \$2.0M LA = 6 mos, cash-out can be used to satisfy up to 50% of reserve requirement	6 mos, cash-out cannot be utilized > \$2.0M LA = 6 mos, cash-out can be used to satisfy up to 50% of reserve requirement	6 mos, cash-out cannot be utilized
Recently Listed w/C/O (< 6 Mos Off Mkt)	Delisted ≥ 30 days and leased allowed Value is lower of lowest listing price w/in 180 days or appraised value 3 mos reserves (not from C/O), 1 yr min PPP required, 70% max LTV				
ITIN	Not Allowed	• 700 min FICO • \$1.5M max • 75% max LTV • 65% max LTV - C/O	Not Allowed	Not Allowed	Not Allowed
Foreign National	Not Allowed	• 700 min FICO • 75% max LTV • 65% max LTV - C/O • \$2.0M max LA • 12 mos min reserves required	Not Allowed	Not Allowed	Not Allowed
DACA	Not Allowed	• 80% max LTV • 75% max LTV - C/O	Not Allowed	Not Allowed	Not Allowed

DSCR LOAN PROGRAMS		DEBT SERVICE COVERAGE RATIO REQUIREMENTS		CASH IN HAND LIMIT - (Based on LTV & FICO)	
<p>Fixed</p> <ul style="list-style-type: none"> • 15 Year Fixed • 30 Year Fixed • 40 Year Fixed • Nonstandard Terms Available 		<p>Qualifying Ratio Gross Income + PITIA or ITIA, Qualify on cash flow of subject property (DSCR Fusion: Gross Income + Asset Utilization + PITIA or ITIA)</p> <p>Gross Income = Lower of estimated market rent from Form 1007 or monthly rent from existing lease with 2 mos proof of receipt (If current rents are more than markets rents, the lesser of actual rents or 125% of market rents used)</p>	<p>≤ 75% LTV & ≥ 700 FICO: \$1.5M max cash in hand* ≤ 70% LTV & < 700 FICO: \$1.0M max cash in hand* > 70% - ≤ 75% LTV & < 700 FICO: \$500k max cash in hand* > 75% LTV: \$500k max cash in hand (Free & Clear ineligible) Vacant Properties: \$750K max cash in hand *Free & Clear Properties: Must follow FICO requirements, 75% max LTV No Ratio: \$500,000 maximum cash in hand</p>		
<p>ARM</p> <ul style="list-style-type: none"> • 5/6 SOFR (2/1/5 Cap) • 7/6 SOFR (5/1/5 Cap) 					
<p>Interest Only (IO)</p> <ul style="list-style-type: none"> • 30 Year Fixed IO (120 mos IO + 240 mos Amortization) • 40 Year Fixed IO (120 mos IO + 360 mos Amortization) • 5/6 IO SOFR (2/1/5 Cap) • 7/6 IO SOFR (5/1/5 Cap) 					
Experienced / Inexperienced Investor					
<p>Experienced Investor:</p> <ul style="list-style-type: none"> • Borrower(s) with history of owning & managing NOO income-producing investment real estate for at least 1 yr within the last 3 yrs • Only 1 borrower has to meet the Experienced Investor definition • Living rent free allowed • Mortgage Tradelines reflected on credit report that have been paid off or sold in the last 12 mos can be used to meet the above requirements <p>NOTE: All properties to meet above definitions must be domiciled in the US (Foreign National excluded)</p>		<p>Inexperienced Investor:</p> <ul style="list-style-type: none"> • Borrower without history of owning & managing NOO income-producing investment real estate for at least 1 yr within the last 3 yrs • 80% Max LTV \$1,500,000 Max LA • 0x30x12 housing history (VOM/VOR) • Min 3 mos reserves, cash out cannot be utilized • 60% Max LTV & C/O not allowed for Sub 1 • No Ratio, DSCR Fusion, STR and 5-8 ineligible • All borrowers must meet inexperienced definition, FTHB and/or living rent free not allowed <p>NOTE: All properties to meet above definitions must be domiciled in the US (Foreign National excluded)</p>		<p>Vacant / Unleased Properties</p> <ul style="list-style-type: none"> • Purchase Transactions follow Program Max • Refinance Rate/Term: <ul style="list-style-type: none"> • Loan Balance ≤ \$1,000,000 – 70% Max LTV • Loan Balance ≤ \$2,000,000 – 65% Max LTV • Refinance Cash-Out: <ul style="list-style-type: none"> • Loan Balance ≤ \$1,500,000 – 60% Max LTV • LOE for cause of vacancy • No Ratio Ineligible (refinances only) 	
Additional Product Details					
<p>Appraisals</p> <p>≤ \$2,000,000 Loan Amount: CU ≤ 2.5 = No add'l requirements CU > 2.5 or no score = Enhanced desk review (ARR, CCA or CDA) required, 10% variance allowed</p> <p>> \$2,000,000 Loan Amount: 2 appraisals required Enhanced desk review (ARR, CCA or CDA) required on lower valued appraisal</p>		<p>Standard Tradeline Requirements</p> <ul style="list-style-type: none"> • 3 tradelines reporting 12 months with activity in last 12 months, or • 2 tradelines reporting for 24 months with activity in last 12 months, or • 1 revolving tradeline reporting for 60 months with activity in the last 12 months and a verified 12-month housing history 0x30, or • 1 installment tradeline reporting for 36 months with activity in the last 12 months and a verified 12-month housing history 0x30 <p>If each borrower has 3 credit scores, minimum tradeline requirement is met*</p> <ul style="list-style-type: none"> • Borrower with less than 3 credit scores must independently meet tradeline requirement. • Closing in an entity - if member with highest percentage of ownership has 3 credit scores, minimum tradeline requirement is met. If all members have equal ownership shares each borrower evaluated individually <p>*Not available for ITINs, must independently meet tradelines requirements</p> <p>NOTE: Borrower's credit scores primarily based on thin credit—such as authorized user accounts, self-reported accounts, or recently opened accounts with limited activity—must still meet one of the standard tradeline requirements</p> <p>Limited tradelines: If standard tradelines are not met and borrower has a valid credit score Max 70% LTV Not available on Select DSCR, Sub1 DSCR, No Ratio DSCR and DSCR Fusion Foreign National ineligible</p>		<p>Short Term Rentals</p> <ul style="list-style-type: none"> • Purchase or Refi (R/T & C/O) • 1 Unit SFR, 2-4 Unit, PUD and Condo eligible • Experienced investors only with 12+ mos STR rental history in last 3 yrs • If < 12 months STR rental history, 5% LTV reduction required • 20% Management Fee Reduction Applied to Income • Income documented with 1007/1025 supported by 12 mos history of payments OR AirDNA/Overview Report • Vacant allowed • Rural not allowed • DSCR Fusion and No Ratio ineligible 	
<p>Cash Out Restrictions</p>	LTV is the lower of max LTV based on FICO, loan amount, occupancy and property type or program specific max LTV as applicable				
<p>Declining Markets</p>	> 70% LTV: Areas designated declining value on the appraisal will take a 5% LTV reduction from program Max LTV				
<p>Delayed Financing</p>	> \$1.5M loan amount, 70% max LTV/CLTV Vacant/unleased > 3 mos must follow unleased property LTV/CLTV restrictions and Cash in Hand Limit - Vacant Properties				
<p>Financed Property Limits</p>	Unlimited financed properties OCMBC exposure - \$5.0M or 6 properties				
<p>First Time Home Buyer</p>	Not Allowed				
<p>Geographic Restrictions</p>	Georgia DSCR \$2,000,000 max loan amount All properties located in Essex County, NJ and Baltimore City, MD (and it's neighborhoods) are ineligible				
<p>Gift Funds</p>	• 100% allowed with 10% LTV reduction from program Max LTV (see above) • No LTV reduction required with min 5% buyer own funds • Gift of Equity not allowed for Select DSCR				
<p>Impound Waivers</p>	Allowed (see rate sheet)				
<p>Interested Party Contributions (IPC)</p>	≤ 80% LTV = 6% Max > 80% LTV = 4% Max				
<p>Minimum Square Footage</p>	SFR: 700 sq. ft. Condo: 500 sq. ft. 2-4 Units: 400 sq. ft. each				
<p>Occupancy</p>	Non-Owner Occupied, Investment Properties Only				
<p>Pre-Payment Penalty</p>	Eligible for investment properties only where permitted by applicable state law and regulations				
<p>Private Party VOR's</p>	LTV ≤ 80% & ≥ 660 FICO LTV ≤ 70% & ≥ 600 FICO				
<p>Seasoning</p>	Cash-Out: ≥ 6 months ownership, > 6 months since a prior Cash-Out, < 6 mos seasoning allowed when all borrowers on the original Note at acquisition must be on the current Note, LTV based off lesser of purchase price + documented improvements or appraised value ITIN: ≥ 12 months ownership for Cash-Out, ≥ 6 months ownership for Rate/Term				
<p>Temporary Buydowns</p>	Ineligible				

*All Adjustments on this matrix are cumulative, all LTV calculations start from the highest LTV allowed per product.