

## DSCR Investor Advantage Program Summary

| Investment Property            |  |                  |                |          |
|--------------------------------|--|------------------|----------------|----------|
| Credit Score                   | Loan Amount  | >=1.00           |                |          |
|                                |  | Maximum LTV/CLTV |                |          |
|                                |  | Purchase         | Rate Term      | Cash-out |
| 700 +                          | <= \$1,000,000   | 80               | 75             | 75       |
|                                | \$1,000,001 – \$1,500,000  | 80               | 75             | 70       |
| 660 - 699                      | <= \$1,000,000   | 80               | 75             | 70       |
|                                | \$1,000,001 – \$1,500,000  | 75               | 75             | 70       |
| 620 - 659                      | <= \$1,000,000   | 75               | 70             | 65       |
|                                | \$1,000,001 – \$1,500,000  | 65               | 65             | N/A      |
| < 1.00                         |  |                  |                |          |
| Credit Score                   | Loan Amount  | Maximum LTV/CLTV |                |          |
|                                |  | Purchase         | Rate Term      | Cash-out |
|                                |  | 700 +            | <= \$1,000,000 | 75       |
| \$1,000,001 – \$1,500,000      | 75   |                  | 70             | 65       |
| 660 - 699                      | <= \$1,000,000   | 75               | 70             | 65       |
|                                | \$1,000,001 – \$1,500,000  | 70               | 70             | 65       |
| 640 - 659                      | <= \$1,000,000   | 70               | 65             | 60       |
| <b>Appraisal</b>               | 1 appraisal required   |                  |                |          |
| <b>Appraisal Review</b>        | A Clear Capital CDA (Collateral Desktop Analysis) or a second appraisal is required on all loans.  |                  |                |          |
| <b>Available Products</b>      | <ul style="list-style-type: none"> <li>• 30 Year Fixed</li> <li>• 15 Year Fixed</li> <li>• 30 Year Fixed I/O</li> <li>• 40 Year Fixed I/O</li> </ul>   |                  |                |          |
| <b>Credit Score</b>            | Middle of 3 scores or lower of 2   |                  |                |          |
| <b>Document Age</b>            | 90 days  |                  |                |          |
| <b>Eligible Property Types</b> | <ul style="list-style-type: none"> <li>• Single Family, Attached, Detached – No restrictions</li> <li>• 2-4, Condominium – 75% Max LTV for Purchase &amp; Rate / Term; 70% Max LTV for Cash-out</li> </ul>   |                  |                |          |
| <b>Escrows</b>                 | Escrow funds/impound accounts can be waived, with the exception of Flood Insurance Premium, for non-HPML loans or exempt business purpose loans when the following requirements are met: <ul style="list-style-type: none"> <li>• LTV less than 80%</li> <li>• Minimum decision credit score of 720</li> <li>• Minimum 12-months of reserves</li> <li>• Pricing adjustment may apply, see rate sheet.</li> </ul> |                  |                |          |
| <b>Gifts</b>                   | Gift funds permitted after a minimum 10% borrower contribution, documented per the Asset Documentation Section. Gift of Equity <b>NOT</b> allowed for the DSCR Investor Advantage product.<br>Not eligible for a Non-Permanent Resident Alien  |                  |                |          |
| <b>Housing History</b>         | <ul style="list-style-type: none"> <li>• 1x30x12 – No reduction</li> <li>• 0x60x12 – Max 70% LTV Purchase &amp; Max 65% LTV Rate/Term &amp; Cash-out</li> </ul>  |                  |                |          |
| <b>Housing Event Seasoning</b> | BK/FC/SS/DIL/Mod: <ul style="list-style-type: none"> <li>• &gt;=36 Mo – No reduction</li> <li>• &gt;=24 Mo – Max 75% LTV Purchase &amp; Max 70% LTV Rate/Term &amp; Cash-out</li> </ul>  |                  |                |          |
| <b>Income Requirements</b>     | Short term rental income permitted with the use of a 12-month look bac period to determine average monthly rents. Annual or monthly statements from Airbnb or similar service required.<br>5% reduction when using short term rents.   |                  |                |          |
| <b>Ineligible Borrowers</b>    | <ul style="list-style-type: none"> <li>• Irrevocable Trust</li> <li>• Land Trust</li> <li>• Blind Trust</li> <li>• Borrowers with diplomatic immunity or otherwise excluded from US jurisdiction</li> <li>• Not-for-profit entity</li> </ul>   |                  |                |          |

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|                            | <ul style="list-style-type: none"> <li>• First-Time Home-Buyers</li> <li>• Entity (Corporation, S-Corp, LLC, Partnership)</li> <li>• Any material parties (company or individual) to the transaction listed on HUD's Limited Denial of Participation (LDP) list, the federal General Services Administration (GSA) Excluded Party list, or any other exclusionary list.</li> </ul>  |
| Ineligible States          | AK, AR, HI, ID, KS, ME, MA, MS, MO, NE, NH, NY, RI, VT, VA, WV, WY  |
| Interest Only              | Minimum Credit Score – 660   Max LTV – 80%  |
| Investor Experience        | <p><b>Experienced Investor:</b> A borrower who has owned two (2) or more properties for at least twelve (12) months during the most recent thirty-six (36) month period. One (1) property must be an income producing property (residential or commercial).</p> <p><b>First Time Investor:</b> A borrower that does not meet the Experienced Investor criteria. First Time investors must have owned a property for twelve (12) months anytime during the past thirty-six (36) months.</p> <ul style="list-style-type: none"> <li>• Min Credit Score: 680</li> <li>• Max LTV: 75%</li> <li>• No mortgage late payments, &gt;= 36 Mo from any credit event</li> <li>• No cash-out</li> </ul> |
| Maximum Cash-out           | <ul style="list-style-type: none"> <li>• LTV/CLTV &gt;= 65% - \$500,000</li> <li>• LTV/CLTV &lt; 65% - \$1,000,000</li> <li>• Total equity withdrawn cannot exceed the above limits</li> <li>• Condos in FL max LTV – 70%</li> <li>• Properties located in CT, IL, NJ max LTV – 70%</li> </ul>  |
| Max Financed Properties    | <ul style="list-style-type: none"> <li>• Maximum exposure is \$5,000,000 or 10 financed properties with any single investor.</li> <li>• Unlimited financed properties outside of the concentration risk listed above.</li> </ul>  |
| Minimum Loan Amount        | <ul style="list-style-type: none"> <li>• \$100,000</li> <li>• &lt; \$150,000 any Refinance Max LTV – 65%</li> <li>• &lt; \$150,000 Purchase – Max LTV 70</li> </ul>   |
| Minimum FICO               | <ul style="list-style-type: none"> <li>• 620</li> <li>• I/O - 660</li> </ul>  |
| Minimum Square Footage     | <ul style="list-style-type: none"> <li>• SFR – 700 sq. feet</li> <li>• Condominium – 500 sq. feet</li> <li>• 2-4 units – 400 sq. feet per unit</li> </ul>   |
| Occupancy                  | Investment  |
| Power of Attorney          | <p>A limited Power of Attorney is acceptable when all the following are met:</p> <ul style="list-style-type: none"> <li>• It is specific to the transaction;</li> <li>• It is recorded with the Mortgage/Deed of Trust;</li> <li>• It contains an expiration date;</li> <li>• It is used to execute ONLY the final loan documents; and</li> <li>• The Borrower who executed the POA signed the initial 1003, and</li> <li>• An interested party to the transaction (such as seller, broker, loan officer, realtor, etc.) may not act as POA</li> <li>• Not eligible for cash-out transactions</li> </ul>  |
| Pre-Payment                | <ul style="list-style-type: none"> <li>• Prepayment periods up to 5 years eligible – Refer to rate sheet.</li> <li>• Penalties NOT allowed in MI, MN, NM, OH</li> <li>• Penalties NOT allowed to loans vested to individuals in IL and NJ</li> </ul>  |
| Properties Listed for Sale | <ul style="list-style-type: none"> <li>• Properties that were listed for sale must have been taken off the market on or before the Note Date as evidenced by a canceled real estate contract or MLS listing.</li> <li>• For all cash-out refinances, properties previously listed for sale must be seasoned at least six months from the listing contract expiration date to the loan application date. For investment properties, a listing expiration of less than six months is permitted with a prepayment penalty.</li> </ul>  |
| Property Restrictions      | 2-4 Units & Condo: Max LTV/CLTV 75% Purchase & R/T, 70% Cash-out; Max 2-acres   |
| Reserves                   | <ul style="list-style-type: none"> <li>• 2 months PITIA</li> <li>• <b>DSCR &lt; 1.00 requires an additional 6 months reserves on the subject property</b></li> <li>• Loan Amount &gt; \$1,500,000 – 6 months</li> <li>• Cash-out may be used to satisfy the reserve requirement</li> </ul>  |
| Seller Contributions       | 3%  |
| State Restrictions         | Max LTV: 75% Purchase, 70% all refinances - CT, IL, NJ  |

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| <b>Tradelines</b>          | Minimum: 2 reporting 24 months with activity in the last 12 months OR 3 reporting with 12 months with recent activity |
| <b>Unleased Properties</b> | All refinances: 5% LTV reduction if appraisal reflects any unit vacant  |