Single Family Residential Express Mortgage Program

Product Matrices

Effective Date: August 10, 2026

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1 FULL DOC EXPRESS

Overlays		
Loan Amount	Minimum Loan Amount	$125,000
	Maximum Loan Amount	$3,000,000
	< $150,000	Max 80% LTV
	> $1.5mm - $2.0mm	Max 85% LTV
	> $2.0mm - $2.5mm	Max 80% LTV
	> $2.5mm	Max 75% LTV
	> $2.0mm	Min FICO 680
Reserve Requirement	< $1mm	3 months
	$1.0mm - $1.5mm	6 months
	> $1.5mm	9 months
Rate/Term Refinance	<= 65% LTV	No Minimum Reserves
I/O	Min FICO	660
	<= $2.0mm	Max 80% LTV
	> $2.0mm - $2.5mm	Max 75% LTV
	>= $2.5mm	Max 70% LTV
Cash Out	Max Cash out on LTV > 65%	$1,000,000
	Max Cash out on LTV <= 65%	Unlimited
	Max LTV	80%
	Minimum FICO	660
	I/O	Allowed
DTI	Maximum DTI	50%
	FTHB Max DTI	45%
	DTI > 45%	Max 80% LTV
Investment Properties	Maximum LTV	80%
	> 75% LTV Min FICO	700
	Baltimore, MD / Philadelphia, PA	Not Permitted
Second Home	Maximum LTV	80%
Credit	Credit Event Seasoning	36 months
	Credit Event/Mtg DQ Max LTV	80%
	Mortgage Delinquency	1x30x12
Property Type Max LTV Limits	Condo (Warrantable)	Max 85% LTV
	2-4 Unit	Max 80% LTV
Residual Income		$1,500

FICO / LTV Eligibility		
FICO	**Purchase & Rate/Term**	**Cash Out**
760+	85%	80%
740-759	85%	80%
720-739	85%	80%
700-719	80%	80%
680-699	80%	75%
660-679	70%	70%

Income Qualifications	
Income Type	**Documentation Requirements**
Wage Earner – 12 months	• 2 most recent paystubs • 1 year W-2
Wage Earner – 24 months	• 2 most recent paystubs • 2 years W-2s
Self-Employed – 12 months	• 1 year tax returns (business, personal) • YTD P&L • 1 year K-1
Self-Employed – 24 months	• 2 years tax returns (business, personal) • YTD P&L • 2 years K-1s

DECLINING MARKETS			
Required to be applied for LTVs > 65%			
Property Value	**Demand**	**Market Time**	**Reduction to LTV**
Declining	Any	Any	5%

2 ALT DOC EXPRESS

Overlays		
Loan Amount	Min/Max Loan Amount	$125,000 / $3,000,000
	< $150,000	Max 80% LTV
	> $1.5mm - $2.00mm	Max 85% LTV
	> $2.0mm - $2.5mm	Max 80% LTV
	>$2.5mm	Max 75% LTV
	> $2.0mm	Min FICO 680
Reserve Requirement	< $1mm	3 months
	$1.0mm - $1.5mm	6 months
	> $1.5mm	9 months
Rate/Term Refinance	<= 65% LTV	No Minimum Reserves
I/O	Min FICO	660
	<= $2.0mm	Max 80% LTV
	> $2.0mm - $2.5mm	Max 75% LTV
	> $2.5mm	Max 70% LTV
Cash Out	Max Cash out on LTV > 65%	$1,000,000
	Max Cash out on LTV <= 65%	Unlimited
	Maximum LTV	80%
	Minimum FICO	660
	I/O	Allowed
DTI	Maximum DTI	50%
	FTHB Max DTI	45%
	DTI > 45%	Max 80% LTV
Investment Properties	Maximum LTV	80%
	> 75% LTV Min FICO	700
	Baltimore, MD / Philadelphia, PA	Not Permitted
Second Home	Maximum LTV	80%
Asset Utilization	Maximum LTV	80%
Asset Depletion	Maximum LTV	80%
Credit	Credit Event Seasoning	36 months
	Credit Event/Mtg DQ Max LTV	80%
	Mortgage Delinquency	1x30x12
	WVOE Mtg Delinquency	0x30x24
Property Type Max LTV Limits	Condo (Warrantable)	Max 85% LTV
	2-4 Unit	Max 80% LTV
WVOE	Occupancy	Primary Only
	Minimum FICO	680
	Maximum LTV >= 720 FICO	80% P/R&T, 70% CO/FTHB
	Maximum LTV < 720 FICO	75% P/R&T, 70% CO/FTHB
	Assets	No Gift Funds Allowed
P&L Only	FICO < 720 Maximum LTV	75%
	FICO ≥ 720 Maximum LTV	80%
Residual Income		$1,500

FICO / LTV Eligibility		
FICO	**Purchase & Rate/Term**	**Cash Out**
760+	85%	80%
740-759	85%	80%
720-739	85%	80%
700-719	80%	80%
680-699	80%	75%
660-679	70%	70%

Income Qualifications	
Income Type	**Documentation Requirements**
12/24 Month Bank Statements	**Personal** • 12/24 months consecutive bank statements **Business (3 options to qualify)** • Expense Ratio (fixed) • Expense Ratio (3rd Party) • 3rd Party Prepared P&L
P&L Only	• CPA Prepared 12 or 24 Month P&L
WVOE	• FNMA Form 1005 or online provider (ie The Work Number)
1099 Reduced Doc	• One-year 1099, Recent Proof of Receipt, WVOE
Asset Depletion	• Qualifying Assets amortized over 84 months
Asset Utilization	• Sufficient post-closing liquid assets > sum of Loan Amount, 60x all Liabilities, Qualifying Payment (PITIA), and Reserves

DECLINING MARKETS			
Required to be applied for LTVs > 65%			
Property Value	**Demand**	**Market Time**	**Reduction to LTV**
Declining	Any	Any	5%

3 DSCR EXPRESS

Overlays		
Loan Amount	Minimum Loan Amount	$100,000
	Maximum Loan Amount	$3,000,000
	< $150,000	Max 75% LTV
	> $1.5mm	Max 75% LTV Min FICO 700
	> $2.0mm	Max 70% LTV Min FICO 700
Reserve Requirement	< $1mm	3 months
	$1.0mm - $1.5mm	6 months
	> $1.5mm	9 months Max 75% LTV
Rate/Term Refinance	<= 65% LTV	No Minimum Reserves
I/O	Min FICO	700
	Maximum Loan Amount	$3,000,000
	Maximum LTV	80%
Cash Out	Max Cash out on LTV > 65%	$1,000,000
	Max Cash out on LTV <= 65%	Unlimited
	Loan amount > $1.5mm	Max 65% LTV
	Min FICO	700
	I/O	Allowed
DSCR < 1.00	Minimum DSCR	0.80
	Minimum FICO	720
	Maximum LTV	75%
	Maximum LTV Cash out	70%
	Maximum Loan Amount	$1,500,000
	I/O	Not Permitted
Credit	Credit Event Seasoning	36 months
	Credit Event/Mtg DQ Max LTV	75%
	Mortgage Delinquency	1x30x12
Property Type Max LTV Limits	Condo (Warrantable)	Max 80% LTV
	2-4 Unit	Max 80% LTV
First Time Investor	Maximum LTV	75%
	Minimum Reserves	12 months
	Minimum DSCR	1.00
Short Term Rental	DSCR calc'd using STR	Reduce Max LTV by 5%
Geographic Restriction	Baltimore, MD / Philadelphia, PA	Not Permitted

FICO / LTV Eligibility		
FICO	**Purchase & Rate/Term**	**Cash Out**
760+	80%	75%
740-759	80%	75%
720-739	80%	75%
700-719	80%	75%
680-699	70%	N/A

Income Qualifications	
Income Type	**Documentation Requirements**
DSCR	Higher of the Market Rent per the 1007 up to a max 20% difference or the Current Lease Agreement

DECLINING MARKETS			
Required to be applied for LTVs > 65%			
Property Value	**Demand**	**Market Time**	**Reduction to LTV**
Declining	Any	Any	5%

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