



7/15/2025

MAMBA DSCR

LOAN AMOUNT	FICO	PURCHASE	RATE/TERM	CASH-OUT ¹
≤ \$1,500,000	≥ 780	85%	80%	75%
	760 - 779	85%	80%	75%
	740 - 759	85%	80%	75%
	720 - 739	85%	80%	75%
	700 - 719	80%	75%	75%
	680 - 699	80%	75%	75%
	660 - 679	80%	75%	75%
	640 - 659	75%	70%	70%
	620 - 639	65%	65%	65%
600 - 619	60%	60%	60%	
\$1,500,000 - \$2,000,000	≥ 780	75%	75%	75%
	760 - 779	75%	75%	75%
	740 - 759	75%	75%	75%
	720 - 739	75%	75%	75%
	700 - 719	75%	70%	70%
	680 - 699	75%	70%	70%
	660 - 679	75%	70%	65%
	640 - 659	75%	65%	65%
	620 - 639	65%	N/A	N/A
600 - 619	N/A	N/A	N/A	
\$2,000,001 - \$3,000,000	≥ 780	65%	65%	65%
	760 - 779	65%	65%	65%
	740 - 759	65%	65%	65%
	720 - 739	65%	65%	65%
	700 - 719	65%	65%	65%
	< 700	N/A	N/A	N/A

¹LTV > 65% Maximum cash-in-hand \$1,000,000 for loan amounts ≥ \$1,500,000. Maximum cash-in-hand \$500,000 for loan amounts < \$1,500,000

¹LTV < 65% unlimited cash-in-hand



INFORMATION / REQUIREMENTS

RESTRICTIONS	LTV > 80%: Minimum DSCR 1.20 and 6 Months PITIA reserves • Limited to SFR, Warrantable Condos outside of Florida, Townhome, PUD DSCR < 1.0: Maximum CLTV 75% (Purchase) / Maximum CLTV 65% (Rate & Term) / Maximum CLTV 65% (Cash out) / Minimum FICO 640
INTEREST ONLY	Interest Only Loan Amounts: Minimum Loan Amount: \$250,000 / Maximum Loan Amount: \$3,000,000 / Minimum FICO 640
LOAN AMOUNT	Maximum Loan Amount: \$3,000,000 If Loan Amount < \$200,000, Max CLTV 80% (Purchase) / Max CLTV 75% (Rate & Term and Cash out) / Minimum FICO 640 Loan Amount > \$2,000,000 must have 1.1 or greater DSCR
SELLER CONCESSION	Limited to 3% of the sales price
GIFT	Allowed with a minimum 10% contribution of own funds
NON-PERM RESIDENTS	Non-Permanent Resident: Must have an unexpired EAD or valid VISA Maximum Loan Amount: \$1,500,000
FOREIGN NATIONAL	Maximum CLTV 70% (Purchase) / Maximum CLTV 65% (Rate & Term and Cash out) Price Loan at 700 FICO
ITIN	Maximum Loan Amount: \$1,000,000 / Minimum FICO 640 FICO ≥ 700: Maximum CLTV 70% (Purchase) / Maximum CLTV 65% (Rate & Term and Cash out) FICO ≥ 660 - 699: Maximum CLTV 65% (Purchase) / Maximum CLTV 60% (Rate & Term and Cash out) FICO ≥ 640 - 659: Maximum CLTV 60% (Purchase) / Maximum CLTV 60% (Rate & Term and Cash out)
INELIGIBLE STATES	AK, ND, SD
DECLINING MARKET	Reduce CLTV by 5% from FICO/CLTV matrix
SHORT-TERM RENTAL	Maximum CLTV 75% (Purchase) / Maximum CLTV 70% (Rate & Term and Cash out) / Minimum FICO 640
VACANT PROPERTIES	Requires minimum 2 yrs PPP
RURAL / UNIQUE PROPERTY	Maximum Loan Amount: \$750,000 Maximum CLTV 75% (Purchase) / Maximum CLTV 70% (Rate & Term) / Maximum CLTV 65% (Cash out) Minimum FICO 680
ELIGIBLE PROPERTY TYPES	SFR, Townhome, PUD, Warrantable Condo, Non-Warrantable Condo, Condotel, 2-4 Units, Manufactured
NON-WARRANTABLE CONDO	Maximum CLTV 80% (Purchase) / Maximum CLTV 75% (Rate & Term and Cash out) Florida properties: Reduce CLTV by 5% from FICO/CLTV matrix
Condotel	Maximum CLTV 75% (Purchase) / Maximum CLTV 70% (Rate & Term) / Maximum CLTV 65% (Cash out) Florida properties: Reduce CLTV by 5% from FICO/CLTV matrix
2 - 4 Units	Maximum CLTV 80%
MANUFACTURED HOME	Maximum CLTV 65% (Purchase) / Maximum CLTV 60% (Rate & Term and Cash out)
TRADELINES	Applicants with scores from 3 repositories, acceptable with no tradeline overlay Applicants with 2 or fewer scores the following overlays apply: • 2 tradelines & 24 month history, acceptable with no tradeline overlay • 3 tradelines & 12 month history, acceptable with no tradeline overlay Applicants with 1 score: Maximum CLTV 65%
ESCROW WAIVER	Maximum Loan Amount: \$1,500,000 / Minimum FICO 700
PREPAYMENT PENALTY	Kansas: Buy-out 1-4 units Maryland: Buy-out loans Michigan: Buy-out 1-4 units Minnesota: Buy-out 1-4 units Pennsylvania: Buy-out loans closing in Individual and 1-2 units and loan amount < \$319,777 New Jersey: Buy-out loans closing in Individual New Mexico: Buy-out 1-4 units Ohio: Buy-out 1-2 units Rhode Island: Buy-out if a Purchase Virginia: Buy-out 1-4 units closed in individual Illinois: (1) Buy-out 1-4 if loan amount ≤ \$250,000 (2) Buy-out 1-4 units if to individual loan amount > \$250,000 and int rate is > 8%

BANKRUPTCY / FORECLOSURE

BANKRUPTCY / FORECLOSURE	≥ 36 Months	24 - 35 Months	12 - 23 Months
Max LTV/CLTV: Purchase	No restriction	80%	65%
Max LTV/CLTV: Refinance	No restriction	75%	65%
Max Loan Amt:	No restriction	No restriction	No restriction

SHORT SALE / DEED-IN-LIEU / MODIFICATION

SHORT SALE / DEED-IN-LIEU / MODIFICATION	≥ 24 Months	12 - 23 Months	< 12 Months
Max LTV/CLTV: Purchase	No restriction	80%	75%
Max LTV/CLTV: Refinance	No restriction	75%	70%
Max Loan Amt:	No restriction	No restriction	No restriction



TIGER CES DSCR

Maximum CLTV			
LOAN AMOUNT	FICO	RATE & TERM	CASH-OUT
≤ \$500,000	≥ 720	80%	80%
	700 - 719	75%	75%
	680 - 699	65%	65%

PROGRAM PARAMETERS	
Minimum Loan Amount	\$75,000
Maximum Loan Amount	\$500,000
Minimum DSCR	1.00
Mortgage History	0x30x12
BK / FC / SS / DIL Seasoning	48 Months

INFORMATION / REQUIREMENTS

TRANSACTION TYPE	Standalone Second only
OCCUPANCY	Business Purpose Investment Properties only
ELIGIBLE PROPERTY TYPE	SFR, PUD, Townhome, 2-4 Units
2-4 UNITS	Reduce CLTV 5%
INELIGIBLE PROPERTY TYPE	Condos, Rural, Condotels, Commercial/Agricultural, Leasehold, Land Trusts, Age-Restricted Communities, Hobby Farms, Modular, Log Homes
RESERVES	No Minimum Reserves
SHORT TERM RENTALS	Not allowed
INTEREST ONLY	Not allowed
DSCR	Minimum DSCR ratio 1.00
OWNERSHIP SEASONING	Minimum 6 months ownership required
LEASE / GROSS INCOME	Lesser of Estimated Market Rent from Form 1007 or monthly rent from existing lease - higher lease rent allowed with (3) months receipt Lease in place required for all subject properties; 2+ Unit properties: Maximum 1 vacant unit allowed
CITIZENSHIP	US Citizens, Permanent Resident Aliens, Non-Permanent Resident Alien (w/ US Credit)
PERSONAL GUARANTY	Required on all loans to Entity and LLC borrowers
APPRAISAL REQUIREMENTS	For loan amounts ≤ \$400,000, one of: <ul style="list-style-type: none"> • AVM (see requirements below) + Property Condition Report (or) Full interior appraisal (Fannie Mae Form 1004, 1073 or 1025) For loan amounts > \$400,000: <ul style="list-style-type: none"> • Full interior appraisal (Fannie Mae Form 1004, 1073 or 1025); Other Requirements: <ul style="list-style-type: none"> • Appraisal Waivers are not acceptable
AVM REQUIREMENTS	Acceptable Vendors: ClearCapital Confidence Rating / FSD by Vendor: ClearCapital (≥ 87% / ≤ 0.13) • If the AVM does not provide the required FSD score or confidence rating, the AVM is considered ineligible and an Exterior-Only or Full Interior Appraisal is required.
ELIGIBLE BORROWERS	Natural Persons / Corporations / LLC Entities LLC Borrowing Entities: Domestic LLC required; US Citizen / Perm Resident / Non-Perm guarantors allowed
CREDIT	Standard: 3 tradelines reporting for 12+ months or 2 tradelines reporting for 24+ months with activity in the last 12 months or 1 tradeline reporting for 36+ months with activity in the last 12 months (36+ month tradeline must be a mortgage or installment account). Acceptable tradelines must show 0x60 in most recent 12 months from application date Qualifying FICO: The higher middle score when 3 agency scores are provided or the lower score when only 2 agency scores are provided, for all.
TITLE POLICY	Loan Amounts ≤ \$400,000 - Owner and Encumbrance Property Report. Loan Amounts >\$400,000 - Full Title Policy
LISTED PROPERTIES	Properties listed for sale in prior 6 months from application are ineligible
ESCROWS	Sufficient flood ins coverage req'd - defined as lessor of 1st lien UPB + 2nd lien UPB or 250,000 - documentation of sufficient coverage required
COMPLIANCE	Compliance with all applicable federal and state regulations
DECLINING MARKETS	If property is located in a declining market as indicated by the appraisal, Max LTV is reduced by 5%
OTHER	The presence of solar panels which will include a UCC filing associated with the property and/or which create an easement on title will make the subject property ineligible for financing
HAZARD INSURANCE	100% replacement cost or updated coverage to cover both the 1st and 2nd lien required
STATE LIMITATIONS	TN - Max 180 term
INELIGIBLE STATES	HI - Lava zones 1 & 2



TIGER DSCR

ELIGIBILITY		DSCR ≥ 1.00		DSCR ≤ 1.00	
LOAN AMOUNT	FICO	Purchase / Rate & Term	Cash-out	Purchase / Rate & Term	Cash-out
\$100,000 - \$1,500,000	720	80%	80%	75%	70%
	700	80%	75%	75%	65%
	680	75%	75%	70%	65%
	640	70%	70%	N/A	N/A
	Foreign National	70%	60%	N/A	N/A
\$1,500,001 - \$2,000,000	700	80%	75%	70%	65%
	680	75%	75%	65%	65%
	660	65%	65%	N/A	N/A
\$2,000,001 - \$2,500,000	700	70%	70%	60%	60%
	660	65%	65%	N/A	N/A

PROGRAM PARAMETERS	
Minimum Loan Amount	\$100,000
Minimum Loan Amount (DSCR < 1.00)	\$200,000
Maximum Loan Amount	\$2,500,000
Maximum Cash Out (LTV ≤ 65%)	\$1,000,000
Maximum Cash Out (LTV > 65%)	\$500,000
Foreign National Maximum Loan Amount	\$1,500,000
Mortgage History	0x30x12
BK / FC / SS / DIL Seasoning	36 Months

INFORMATION / REQUIREMENTS

OCCUPANCY	Business Purpose Investment Properties only		
ELIGIBLE PROPERTY TYPE	SFR, PUD, Townhome, 2-4 Units, Warrantable Condos Rural Properties: Max 65% LTV / Purchase Only (Long Term Rent only & DSCR > 1.00)		
NON-WARRANTABLE CONDOS	Maximum CLTV 75%		
SHORT TERM RENTALS	Property Guard report req'd on all STR transactions Min DSCR 1.15x 5% LTV reduction vs matrix (75% Max) Min FICO 720 No First Time Investor / 2+ Unit / Rural / Unique Properties. Refinance eligible with documented 12mo history of short term rental income. Purchase - AirDNA to be used for monthly rental income. Min 60% Occ Rate. Property income for qualifying: 80% of annual revenue divided by 12. Must be able to document short term rental operator experience in last 12 months.		
RESERVES	3 Months PITIA (Loan Amount ≤ \$1mm) 6 Months PITIA (Loan Amount > \$1mm) DSCR < 1.00 - 6 Months PITIA Foreign Nationals - 6 Months PITIA		
CASH OUT	\$1,000,000 Max Cash-out; Max Cash-out not applicable on Delayed Financing Cash-Out may be used towards reserves		
INTEREST ONLY	Maximum LTV 80%; Minimum DSCR 1.00		
SUBORDINATE FINANCING	Not allowed		
DSCR	DSCR = Gross Rents / PITIA (fully amortizing) or Gross Rents / ITIA (interest only loans)		
DSCR < 1.00	Minimum DSCR 0.75 No Rural Properties		
LEASE / GROSS INCOME	On Refinance transactions, the qualifying rent figure will be the higher of the 1007 or the current lease. If lease is greater than the 1007, receipt of 3 months current rent is required Unleased Properties: Maximum LTV 70% on Refinances; no LTV reduction for Purchase transactions		
CITIZENSHIP	US Citizens; Permanent Resident Aliens; Non-Permanent Resident Aliens; Foreign Nationals Foreign Nationals: Minimum DSCR 1.00		
ASSETS	One (1) month bank statement required Gift funds allowed (See guidelines for detail)		
APPRAISAL REQUIREMENTS	One (1) full appraisal and a LCA/CU score of 2.5 or less. If score is greater than 2.5, appraisal waterfall to be followed. See guidelines for requirements Two (2) full appraisals required for loan amounts > \$1,500,000		
FIRST TIME INVESTOR	Long term rental only		
FIRST TIME HOMEBUYERS	Not eligible		
ELIGIBLE BORROWERS	Borrower/guarantor must currently own a primary residence for at least one (1) year LLC Borrowing Entities: Domestic LLC required; US Citizen / Perm Resident / Non-Perm / Foreign National guarantors allowed		
CREDIT	3 tradelines reporting for 12+ mos or 2 tradelines reporting for 24+ mos all with activity in the last 12 mos or one (1) mortgage or installment tradeline for 36+ mos with 12 mos activity in the last 12 mos. Acceptable tradelines must show 0x60 in most recent 12 mos from application date. Tradeline requirement is waived if the borrower's credit report reflects scores from all 3 bureaus Middle score when 3 scores are provided or the lower score when only 2 scores are provided If 2 or more borrowers, determine the mid score of each borrower, highest mid score of that result is the representative mid score		
COMPLIANCE	Compliance with all applicable federal and state regulations		
DECLINING MARKETS	If property is located in a declining market as indicated by the appraisal, Max LTV is reduced by 5%		
PREPAYMENT PENALTY	Standard prepayment penalty only. State restrictions apply		
SELLER CONCESSIONS	Up to 6% toward closing cost		
INELIGIBLE AREAS	Baltimore City, MD and Philadelphia, PA HI - Lava zones 1 & 2		
OWNERSHIP SEASONING / VALUATION	Rate / Term	0-6 Months: Lesser of purchase price or appraisal	> 6 Months: Appraised Value
	Cash Out	0-6 Months: Lesser of purchase price or appraisal	> 6 Months: Appraised Value



VIPER DSCR				
Maximum LTV/CLTV		≥ 1.00		
FICO	LOAN AMOUNT	PURCHASE	RATE/TERM	CASH-OUT
≥ 700	≤ \$1,000,000	80%	75%	75%
	\$1,000,001 - \$1,500,000	80%	75%	75%
	\$1,500,001 - \$2,000,000	75%	70%	70%
	\$2,000,001 - \$3,000,000	70%	65%	65%
	\$3,000,001 - \$3,500,000	70%	65%	N/A
660 - 699	≤ \$1,000,000	75%	75%	70%
	\$1,000,001 - \$1,500,000	75%	70%	70%
	\$1,500,001 - \$2,000,000	70%	65%	65%
	\$2,000,001 - \$2,500,000	70%	65%	65%
	\$2,500,001 - \$3,000,000	65%	N/A	N/A
640 - 659	≤ \$1,000,000	75%	70%	N/A
	\$1,000,001 - \$1,500,000	65%	65%	N/A
	\$1,500,001 - \$2,000,000	65%	N/A	N/A
	\$2,000,001 - \$3,000,000	60%	N/A	N/A
Maximum LTV/CLTV		< 1.00		
FICO	LOAN AMOUNT	PURCHASE	RATE/TERM	CASH-OUT
≥ 700	≤ \$1,000,000	75%	70%	70%
	\$1,000,001 - \$1,500,000	75%	70%	70%
	\$1,500,001 - \$2,000,000	70%	65%	65%
	\$2,000,001 - \$2,500,000	65%	N/A	N/A
	\$2,500,001 - \$3,000,000	60%	N/A	N/A
680 - 699	≤ \$1,000,000	70%	65%	N/A
	\$1,000,001 - \$1,500,000	70%	65%	N/A
	\$1,500,001 - \$2,000,000	65%	60%	N/A
	\$2,000,001 - \$3,000,000	60%	N/A	N/A
660 - 679	≤ \$1,000,000	65%	N/A	N/A

INFORMATION / REQUIREMENTS

CONTINUED ON THE FOLLOWING PAGES



INFORMATION / REQUIREMENTS	
PROPERTY TYPE	Single Family: Attached, Detached 2-4 Units and Condominiums: Maximum LTV/CLTV 75% Purchase / Maximum 70% Refinance Condotel: Maximum LTV/CLTV 75% Purchase / Maximum LTV/CLTV 65% Refinance / Maximum Loan Amount \$1,500,000 Rural: Maximum LTV/CLTV: 75% Purchase / Maximum LTV/CLTV: 70% Refinance
HOUSING HISTORY	1x30x12 – No reduction 0x60x12 – Maximum 70% LTV Purchase / Maximum 65% LTV R&T and Cash-out
CREDIT EVENT SEASONING	BK/FC/SS/DIL/PreFC/MC: <ul style="list-style-type: none"> • ≥ 36 Months No reduction • ≥ 24 Months – Maximum LTV/CLTV 75% Purchase / Maximum LTV/CLTV 70% R&T and Cash-out Forbearance, Modification, or Deferral: > 12 Months
INVESTOR EXPERIENCE	Experienced Investor: Borrower/guarantor must have a history of owning and managing commercial or non-owner occupied residential real estate for at least 1 year in last 3 years. First Time Investor: A borrower/guarantor that is purchasing an investment property for the first time, meaning they have not previously owned a property intended for rental income, resale, or other investment purposes. <ul style="list-style-type: none"> • First time investor eligible subject to the following restrictions: <ul style="list-style-type: none"> ◦ First time homebuyer not allowed ◦ Minimum credit score: 700 ◦ ≥ 36 Months seasoning from any credit event ◦ 1 Unit only ◦ DSCR > 1.00 ◦ Must own a primary residence
VACANT REFINANCE	LTV is lesser of 70% for refinance, or LTV based upon the DSCR/Credit Score/Loan Balance table.
STR - ALL TRANSACTIONS	LTV is lesser of 75% for purchase and 70% for refinance, or LTV based upon the DSCR/Credit Score/Loan Balance table.
STATE OVERLAYS	CT, FL, IL, NJ, NY: Maximum LTV/CLTV limited to 75% for purchase, 70% for rate/term and cash-out transactions, and max loan amount \$2,000,000 IL, NY: 2-4 Units not eligible
INELIGIBLE LOCATION	Baltimore City, MD and Philadelphia County, PA
DECLINING MARKET	If the appraisal identifies the property in a declining market, max LTV/CLTV is limited to 75% for purchase and 70% for R&T & cash-out and max loan amount of \$2MM
INTEREST ONLY	Minimum FICO 680 / Maximum LTV 75% Purchase / Maximum LTV 75% R&T / Maximum LTV 70% Cash-out / 40 yr term ARM eligible with IO feature
LOAN AMOUNT	Minimum Loan Amount: \$100,000; Maximum Loan Amount: \$3,500,000
LOAN AMOUNT < \$150,000	Maximum LTV 70% Purchase / Maximum LTV 65% Refinance (Min DSCR 1.25)
NON-PERM RESIDENT	Maximum LTV/CLTV 75%
ACREAGE	Maximum 5 acres
CASH-IN-HAND	LTV ≥ 65%: \$500,000 / LTV < 65%: \$1,000,000 No Limit on Delayed Financing
APPRAISALS	Appraisal review product required unless 2nd appraisal obtained 2nd Appraisal required for loans > \$2,000,000
INCOME	Long-Term Rental Documentation and DSCR Calculation <ul style="list-style-type: none"> • Purchase Transactions: <ul style="list-style-type: none"> ◦ Monthly Gross Rents are the monthly rents established on FNMA Form 1007 or 1025 reflecting long term market rents ◦ If the subject property is currently tenant occupied, the 1007 or 1025 must reflect the current monthly rent. Monthly gross rent is to be evaluated for each unit individually <ul style="list-style-type: none"> ▪ If using the lower of the actual lease amount or estimated market rent, nothing further is required ▪ If using a higher actual lease amount, evidence of 2-months of receipt is required, and the lease amount must be within 120% of the estimated market rent from the 1007/1025. If the actual rent exceeds the estimated market rent by more than 120%, the rents are capped at 120% ▪ If using a higher estimated market rent from 1007/1025, it must be within 120% of the lease amount. If the estimated market rent exceeds the lease amount by more than 120%, the estimated market rent is capped at 120% ◦ A vacant or unleased property is allowed without LTV restriction ◦ Unit subject to rent control or housing subsidy must utilize current contractual rent to calculate DSCR • Refinance Transactions: <ul style="list-style-type: none"> ◦ Required documentation: <ul style="list-style-type: none"> ▪ Original appraisal report reflecting tenant-occupied, and ▪ FNMA Form 1007 or 1025 reflecting long-term market rents, and ▪ Executed lease agreement <ul style="list-style-type: none"> ▫ Leases that have converted to month-to-month are allowed ▫ If lease agreement is not provided, LTV/CLTV is limited to lesser of 70% or per DSCR/FICO/Loan balance matrix ◦ A vacant property as indicated on the appraisal is allowed subject to the following: <ul style="list-style-type: none"> ▪ LTV/CLTV limits: Lesser of 70%, or the LTV/CLTV based upon the DSCR/FICO/Loan balance matrix ◦ Monthly Gross Rents are determined by using the actual lease amount or estimated market rent from 1007/1025. Monthly gross rent is to be evaluated for each unit individually. <ul style="list-style-type: none"> ▪ If using the lower of the actual lease amount or estimated market rent, nothing further is required ▪ If using a higher actual lease amount, evidence of 2-months of receipt is required, and the lease amount must be within 120% of the estimated market rent from the 1007/1025. If the actual rent exceeds the estimated market rent by more than 120%, the rents are capped at 120% ▪ If using a higher estimated market rent from 1007/1025, it must be within 120% of the lease amount. If the estimated market rent exceeds the lease amount by more than 120%, the estimated market rent is capped at 120%. ◦ Unit subject to rent control or housing subsidy must utilize current contractual rent to calculate DSCR • DSCR Calculation: <ul style="list-style-type: none"> ◦ Debt Service Coverage Ratio is the Monthly Gross Rents divided by the PITIA (or ITIA) of the subject property ◦ PITIA: Gross rents divided by PITIA = DSCR, ITIA: Gross rents divided by ITIA = DSCR



INCOME	<p>Short-Term Rental (e.g., Airbnb, VRBO, FlipKey) Documentation and DSCR Calculation Short-term rentals are properties which are leased on a nightly, weekly, monthly, or seasonal basis</p> <ul style="list-style-type: none"> • Short-Term Rental Income – Purchase and Refinance Transactions: <ul style="list-style-type: none"> ◦ LTV is lesser of 75% for purchase and 70% for refinance, or LTV based upon the DSCR/FICO/Loan balance. (Excludes condotels) ◦ DSCR Calculation: <ul style="list-style-type: none"> ▪ Monthly gross rents based upon a 12-month average to account for seasonality required ▪ Gross rents reduced by 20% to reflect extraordinary costs (i.e., advertising, furnishings, cleaning) associated with operating short-term rental property compared to non-short term property. If the rental documentation referenced below includes expenses, actual expenses should be compared to the 20% expense factor. If actual expenses are less than 20%, a minimum 20% expense factor is required to be utilized. If actual expense exceeds 20%, the actual expense factor should be used <ul style="list-style-type: none"> ▪ PITIA: (Gross Rents * .80) divided by PITIA = DSCR, ITIA: (Gross Rents * .80) divided by ITIA = DSCR • When short-term rental income is documented using multiple sources, the lowest source of monthly income is to be utilized for calculating DSCR • Any of the following methods may be used to determine gross monthly rental income: <ul style="list-style-type: none"> ◦ Short-term rental (STR) analysis form or 1007/1025 may be used. The analysis must include the following: <ul style="list-style-type: none"> ▪ Provide the source of the data used to complete the STR analysis ▪ Include comparable STR properties, focusing on room count, gross living area (GLA), location, and market appeal ▪ Include daily rental rate and occupancy percentage ▪ Factor seasonality and vacancy into the analysis ▪ Must be completed by a licensed appraiser ◦ The most recent 12-month rental history statement from the 3rd party rental/management service <ul style="list-style-type: none"> ▪ The statement must identify the subject property/unit, rents collected for the previous 12-months, and all vendor management fees. The qualifying income must be net of all vendor or management fees ◦ The most recent 12-month bank statements from the borrower/guarantor evidencing short-term rental deposits. Borrower/guarantor must provide rental records for the subject property to support monthly deposits ◦ AIRDNA Rentalizer/Property Earning Potential Report accessed using the Explore Short-Term Rental data, must meet the following: <ul style="list-style-type: none"> ▪ Rentalizer (Property Earning Potential Report) <ul style="list-style-type: none"> ◦ Only allowed for purchase transaction ◦ Gross rents equal the revenue projection from the Property Earning Potential Report less the 20% extraordinary expense factor ◦ Forecast period must cover 12-months and dated 90-days within the Note date ◦ Maximum occupancy limited to 2 individuals per bedroom ◦ Must have three (3) comparable properties similar in size, room count, amenities, availability, and occupancy ◦ Market Score or Sub-Market Score must be 60 or greater as reflected on the Property Earning Potential Report
CREDIT SCORE	Use representative credit score of the borrower/ guarantor with the highest representative score
ASSETS	Minimum of 30 Days asset verification required; any large deposit do not need to be sourced
GIFT FUNDS	Allowed after minimum 10% borrower contribution
TRADELINES	Minimum: 2 reporting 24 Months with activity in last 12 Months or 3 reporting 12 Months with recent activity If the primary borrower has three (3) credit scores, the minimum tradeline requirement is waived
RESERVES	2 Months PITIA Loan Amount > \$1,500,000: 6 Months of PITIA Loan Amount > \$2,500,000: 12 Months of PITIA Cash-out may be used to satisfy requirement
DOCUMENT AGE	120 Days
PREPAYMENT PENALTY (INVESTMENT PROPERTY ONLY)	Penalties not allowed in AK, KS, MI, MN, NM, OH and RI Penalties not allowed on loans vested to individuals in IL and NJ Penalties not allowed on loan amounts less than \$329,411 in PA Only declining prepayment penalty structures allowed in MS
ESCROWS	HPML loans require escrows for property taxes, hazard insurance, and flood insurance (if applicable)
LOAN PURPOSE	Purchase, Rate/Term and Cash-out Non-Arm's Length transaction are ineligible