1662 Hillhurst Avenue, Suite B
Los Angeles, CA 90027
lockdesk@realtpo.com
Rev. 06/01/26
Lock Desk hours : 9AM - 4PM PST

JUNGLE Portfolio

5/6 ARM	
RATE	**YSP**
6.125	0.250
6.250	0.125
6.375	0.000
6.500	(0.125)
6.625	(0.250)
7/6 ARM	
RATE	**YSP**
6.375	0.250
6.500	0.125
6.625	0.000
6.750	(0.125)
6.875	(0.250)
RATE ADJUSTMENT (Adjustment to the RATE)	
LOAN AMOUNT ≥ $3MM	0.250
LOAN AMOUNT ≥ $4MM	0.375
PURCHASE ≤ 60% LTV and < $4MM	(0.250)
CASH OUT LTV > 50% LTV	0.375
CASH OUT LTV ≤ 50% LTV	0.125
2 - 4 UNITS	0.250
CONDO > 60% LTV	0.125
FICO < 700	0.375
SECOND HOME / INVESTMENT PROPERTY	0.250
FOREIGN NATIONAL	0.250
PRICE ADJUSTMENT	
ESCROW WAIVER	0.125
NOTES	
***** REDUCE LTV BY 5% IF FICO < 700; Minimum 680 FICO *****	

NOTES
AVAILABLE in CA, NV, TX
MAX DTI ≤ 43%
LOCK EXTENSION: 7 DAYS - 0.125
MARGIN: 3.000% / INDEX: 30 DAY SOFR

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JUNGLE Portfolio

Purchase and Rate and Term for the following CA Counties Only:
Los Angeles County, Orange County, Santa Barbara County, Sant Clara County, San Diego County, San Francisco County, San Mateo County, and Ventura County

PURCHASE and RATE & TERM		
PRIMARY & SECOND HOME	**LOAN LIMITS**	**LTV / CLTV**
SFR / PUD / 2 - 4 UNITS	≤ $2,000,000	75%
	$2,000,001 - $3,000,000	70%
	$3,000,001 - $4,000,000	65%
	$4,000,001 - $5,000,000	60%
CONDO	≤ $2,000,000	70%
	$2,000,001 - $2,500 000	65%
INVESTMENT	**LOAN LIMITS**	**LTV / CLTV**
SFR / PUD / 2 - 4 UNITS	≤ $2,000,000	70%
	$2,000,001 - $2,500 000	65%
CONDO	≤ $2,000,000	65%
	$2,000,001 - $2,500 000	60%
FOREIGN NATIONAL (Second Home Only)	**LOAN LIMITS**	**LTV / CLTV**
SFR / PUD / 2 - 4 UNITS	≤ $2,000,000	65%
	$2,000,001 - $3,000,000	60%
	$3,000,001 - $4,000,000	55%
	$4,000,001 - $5,000,000	50%
CONDO	≤ $1,500,000	65%
	$1,500,001 - $2,000 000	60%
***** REDUCE LTV BY 5% IF FICO < 700; Minimum 680 FICO *****		
CASH OUT		
PRIMARY & SECOND HOME	**LOAN LIMITS**	**LTV / CLTV**
SFR / PUD / 2 - 4 UNITS	≤ $2,000,000	75%
	$2,000,001 - $3,000,000	70%
	$3,000,001 - $4,000,000	65%
CONDO	≤ $2,000,000	70%
	$2,000,001 - $2,500 000	65%
INVESTMENT	**LOAN LIMITS**	**LTV / CLTV**
SFR / PUD / 2 - 4 UNITS	≤ $1,500,000	65%
	$1,500,001 - $2,000 000	60%
CONDO	≤ $1,500,000	60%
	$1,500,001 - $2,000 000	55%
***** REDUCE LTV BY 5% IF FICO < 700; Minimum 680 FICO *****		

Purchase and Rate and Term CA, NV, TX
(Excluding CA Counties Listed Above)

PURCHASE and RATE & TERM		
PRIMARY & SECOND HOME	**LOAN LIMITS**	**LTV / CLTV**
SFR / PUD / 2 - 4 UNITS	≤ $1,500,000	70%
	$1,500,001 - $2,000 000	65%
CONDO	≤ $1,500,000	65%
	$1,500,001 - $2,000 000	60%
INVESTMENT	**LOAN LIMITS**	**LTV / CLTV**
SFR / PUD / 2 - 4 UNITS	≤ $1,500,000	65%
	$1,500,001 - $2,000 000	60%
CONDO	≤ $1,500,000	60%
	$1,500,001 - $2,000 000	55%
FOREIGN NATIONAL (Second Home and Investment)	**LOAN LIMITS**	**LTV / CLTV**
SFR / PUD / 2 - 4 UNITS	≤ $1,500,000	60%
	$1,500,001 - $2,000 000	55%
CONDO	≤ $1,500,000	60%
	$1,500,001 - $2,000 000	55%
CASH OUT		
SFR / PUD / 2 - 4 UNITS	≤ $1,500,000	65%
	$1,500,001 - $2,000 000	60%
CONDO	≤ $1,500,000	60%
	$1,500,001 - $2,000 000	55%
INVESTMENT	**LOAN LIMITS**	**LTV / CLTV**
SFR / PUD / 2 - 4 UNITS	≤ $1,500,000	60%
	$1,500,001 - $2,000 000	55%
CONDO	≤ $1,500,000	55%
	$1,500,001 - $2,000 000	60%
FOREIGN NATIONAL	**LOAN LIMITS**	**LTV / CLTV**
ALL PROPERTIES	N/A	N/A
***** REDUCE LTV BY 5% IF FICO < 700; Minimum 680 FICO *****		

ALL WHOLESALE REAL TPO ALL THE TIME

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JUNGLE Portfolio

INFORMATION / REQUIREMENTS

QUALIFYING RATIO	DTI ≤ 43%
MINIMUM FICO	680 with price and LTV adjustment. Minimum 2 scores required. Lower of the 2 or middle of 3 scores for each borrower.
TRADELINES	Two (2) tradelines in good standing seasonded for at least 12 months.
ADVERSE CREDIT EVENT	Foreclosure - 4 years
	Charge off of a mortgage account or Short Sale - 2 years
	Bankruptcy - 4 years
	Judgements, Collections, Charge offs - Seasoning not required but must be paid prior to or at closing if amount is greater than $250
APPRAISAL REQUIREMENT	Loan amount ≤ $1.5MM: One (1) full appraisal and one automated valuation model (AVM) or desk review.
	Loan amount > $1.5MM: Two (2) full appraisal reports required
	AVM/CDA must support value within 10% of the appraisaed value
	Rural: Maximum 10 acres
	Transferred appraisal not acceptable
ASSET DOCUMENTS	One (1) month Bank Statement
	Large deposits must be sourced if greater than 50% of qualifying monthly income
	Large deposits from business account that are not normal to daily business activity must be documented and verified
	When using business assets for closing cost, only the corresponding ownership percentage of the assets may be used.
	IRA/401K: May use up to 70%
	VOD (Verification of Deposit) may be used in lieu of bank statement. Average balance from the VOD must be used.
RATE & TERM REFINANCE	Subject property cannot be listed for sale and listing must be withdrawn prior to the application date.
	Cash back to be the lesser of $2000 or 2% of the loan amount
	No seasoning required for appraised value
	At least one borrower on the new loan must currently be on title of the subject property at the time of initial application.
CASH-OUT REFINANCE	Existing first mortgage being paid off through the transaction must be seasoned for 12 months of the note date.
	One borrower must have been on title for at least 6 months prior to disbusement of the new loan
	Subject property cannot be listed for sale and listing must be withdrawn prior to the application date.
	Ownership must be transferred out of an LLC or other entity and into the name of the individual borrower(s) prior to initial application
	If subject property is vested as an entity, 6 months title seasoning may be satisfied if the borrower is majority shareholder/owner of the entity.
GIFT	Gift is not allowed for investment and Foreign National borrowers
	Acceptable donor: Spouse, Child, Parent, Sibling, Grandparent, Aunt, Uncle, Cousin, Domestic Partner, Fiancee, Fiance.
	Gift from a trust account is not acceptable
	If gift is received to the borrower's account, proof of wire transfer/copy of check and deposit confirmation is required
HOUSING HISTORY	0X30X12; OR 2X30X24; OR 1X60X24
CREDIT HISTORY	Installment/Revolving (Open accounts only): 3X30X12; OR 4X30X24; OR 1X60X24
SALARIED BORROWERS	All applicants must have two years of verified employment. If the applicant has not been at their current job for 2 years, verification of previous employment must be obtained to cover a full 2 year period
	WVOE (FNMA Form 1005) must contain Dates of Employment, Position, Prospect of continued employment, Pay type, amount and frequency.
	Verbal Verification of Employment within 10 days of closing
SELF-EMPLOYED BORROWERS	Business License covering 2 years of operations
	Self prepared P&L (Profit & Loss) statement • If the nature of business does not require a business license, borrower LOE explaining nature of business + CPA prepared P&L can be provided in lieu of business license
	Schedule C and 1099 SE borrowers can utilize third party verifiable licenses (e.g. realtor, insurance agent, broker, etc)
	Current YTD Profit & Loss statement required for applications after July 1st.
	CPA letter to include the following • Must be prepared by a CPA, EA or CTEC • Verifying business ownership the past 2 years • Business name and address • If business funds are used, CPA or tax preparer must state "use of business funds will not have a negatvie impact on the business".
PREPAYMENT PENALTY	None
QUALIFYING RATE	Introductory or fully indexed interest rate (index + margin) whichever is higher
	• Index: 30 Day SOFR
RESERVES	Primary: 3 Months PITIA if < $2MM; 6 Months PITIA if ≥ $2MM
	Second Home / Investment: 6 Months PITIA
FOREIGN NATIONAL	Copy of unexpired passport, valid VISA or proof of ESTA Approval (for borrowers on VISA Waiver Program)
	F1/F2 Visas are not eligible
	Borrower must have a U.S. address on application
	Foreign assets (downpayment, closing costs, and reserves) must be transferred to a U.S. account prior to approval.
	Credit Report to be pulled to check if there are any negative credit history. Fico score not required
	Reserves: 12 Months PITIA (1% above note rate for 5/6) and Maximum DTI Ratio: 38%
	Self-employed business and Foreign CPA license are to be independently verified (Via business search, Google, government or State issue document)
	All documents must be translated by a certified translator
	ACH required
	Asset verification (must be in U.S. banking institutions)
ELIGIBLE STATES	CA, TX, NV