



Ameritrust Diamond • DSCR 1-4 <1.00 / No Ratio

Single Investment Property				
Maximum LTV/CLTV				< 1.00
Minimum Credit Score	Maximum Loan Amount	Purchase	Rate/Term Refinance	Cash-Out Refinance
700	1,000,000	75	70	70
	1,500,000	75	70	70
	2,000,000	70	70	65
	2,500,000	65	NA	NA
	3,000,000	60	NA	NA
680	1,000,000	70	65	NA
	1,500,000	70	65	NA
	2,000,000	65	60	NA
	3,000,000	60	NA	NA
660	1,000,000	65	NA	NA

Housing History

- 1x30x12: No reduction

Housing Event Seasoning

- Bankruptcy, Short Sale, Deed-in-Lieu, Charge-Off Mortgage and/or Foreclosure: 36 Months
- COVID Forbearance must be released and fully current.
- Non-COVID deferred payments would need to meet the following:
 - Mortgage Loan Modifications are acceptable with 36-months seasoning, Min 720 FICO, and no additional credit events after modification. Examples of loan modifications are:
 - Principal and/or Interest Forgiveness on either the first or second mortgage.
 - Principal Curtailment by or on behalf of the investor to simulate principal forgiveness.
 - Conversion of any part of the original mortgage debt from secured to unsecured debt.

Credit Event Seasoning

BK/FC/SS/DIL:

- >=36 Mo: No reduction
- >=24 Mo: Max 75% LTV Purchase | Max 70% LTV Rate/Term and Cash-Out

Unleased Properties

All long-term rental refinances: A vacant or unleased property is allowed subject to max LTV of 70% for Refinance.

Not applicable for short-term rental: See *income* section for specific criteria on full guidelines.

Investor Experience

Experienced Investor:

The borrower must have a history of owning and managing commercial or non-owner occupied residential real estate for at least one (1) year in the last three (3) years.

First-Time Investor:

First-Time Investor is a borrower not meeting the Experienced Investor definition.

- Not Allowed

First-Time Homebuyer:

- Not Allowed



Declining Market – State Overlays

State Overlays for CT, FL, IL, NJ and NY are as follows:

Purchase Max LTV/CLTV 70%, Min 720 FICO | Refi Max LTV/CLTV 65%, Min 720 FICO

DECLINING MARKETS

Required to be applied for LTVs > 65%

Property Value	Demand	Market Time	Reduction to LTV
Declining	Any	Any	5%

Ineligible locations: Puerto Rico, Guam, and the U.S. Virgin Islands.

General Requirements

Product Type	<ul style="list-style-type: none"> Fixed Rate Terms: 30 or 40-YR fixed; 5/6 ARM, 7/6 ARM – 30-YR Full AM.
Interest Only	<ul style="list-style-type: none"> Not Permitted
Loan Amounts	<ul style="list-style-type: none"> Min: \$100,000 Max: \$3.0MM
Loan Amounts < 150K	<ul style="list-style-type: none"> Not Permitted. The following is eligible for exception review: <ul style="list-style-type: none"> ➤ Max LTV/CLTV: Purchase 70% Any Refinances 65% ➤ MUST HAVE MIN 0.80 DSCR RATIO ➤ Min FICO 720 (All borrower(s)/guarantor(s)). ➤ Condotel: Not Permitted
Loan Purpose	<ul style="list-style-type: none"> Purchase, Rate/Term, and Cash-Out
Occupancy	<ul style="list-style-type: none"> Investment
Property Type	<ul style="list-style-type: none"> Single Family: Attached, Detached SFR + ADU Modular 2-4 Units and Condominiums: Max LTV/CLTV Purchase 75% Refinance 70% Condo Hotel: Max LTV/CLTV Purchase 75% Rate/Term or Cash-Out 65% (Max Loan Amount \$1.5MM Min Loan Amount \$150,000. Rural: Up to 20 Acres, Min 700 FICO, Min DSCR 0.80 <u>Florida Condominiums:</u> <ul style="list-style-type: none"> A structural inspection is required for projects greater than 5 stories; and over 30 years old (or 25 years if within 3 miles of the coast) Projects with unacceptable or no inspection are ineligible
Acreage	<ul style="list-style-type: none"> Property up to 20 Acres, Min 700 FICO, Min DSCR 0.80
Cash-In-Hand	<ul style="list-style-type: none"> LTV > 65% - \$1MM LTV <= 65% - Unlimited Total equity withdrawn cannot exceed these limits (Not applicable to Delayed Financing transactions).
Appraisals	<ul style="list-style-type: none"> FNMA Form 1004, 1025, 1073 with interior/exterior inspection. Appraisal review product required unless 2nd appraisal obtained. 2nd Appraisal required for Loan Amounts > \$2.0MM



Income Requirements

Long-Term Rental Documentation and DSCR Calculation

Purchase Transactions:

- 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.
- A vacant or unleased property is allowed without LTV restrictions.

Refinance Transactions:

Required documentation:

- FNMA Form 1007 or 1025 reflecting long-term market rents, and lease agreement.
- If the lease has converted to month-to-month, then provide most recent two (2) months proof of receipt to evidence continuance of lease. If unable to provide evidence of receipt, the unit will be treated as vacant and subject to the following: Max LTV: Refinance 70%.
- Monthly Gross Rents are determined by using the actual least amount or estimated market rent from 1007/1025 as follows:
 - If using the lower of the actual lease amount or estimated market rent, nothing further required.
 - If using a higher actual lease amount, evidence of 3-months of receipts required and the lease amount must be within 120%, the rents are capped at 120%.
 - If using a higher estimated market rent from 1007/1025, it must be within 120% of the least 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 subject to the following: Max LTV 70%

DSCR Calculation:

- Debt Service Coverage Ratio (DSCR) is the Monthly Gross Rents divided by the PITIA of the subject property. Gross rents divided by PITIA = DSCR. *See this matrix for required DSCR ratios.*

Short-Term Rental (e.g., Airbnb, VRBO, FlipKey) Documentation and DSCR Calculation

Short-term rental are properties which are leased on a nightly, weekly, monthly, or seasonal basis.

Short-Term Rental Income – Purchase and Refinance Transactions:

- LTV is lesser of 75% for a purchase and 70% for a refinance, or the LTV based upon the DSCR/FICO/Loan balance. (Excludes Condo Hotel projects)
- DSCR Calculation:
 - Monthly gross rents based upon a 12-month average to account for seasonality required.
 - Gross rents reduced by 20% to reflect extraordinary costs (e.g., 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 of 20% expense factor is required to be utilized. If actual expense exceeds 20%, the actual expense factor should be used.
- $(\text{Gross Rents} \times .80) \text{ divided by PITIA} = \text{DSCR}$.
- 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 income:

- A 1007 or 1025 Comparable Rent Schedule survey prepared by the appraiser reflecting long-term or short-term market rents.
- If long-term rent is utilized, 20% expense factor is not to be applied.
- An Alternative market rent analysis similar to FNMA Form 1007/1025 is allowed, subject to the following:
 - Analysis must be completed pursuant to the lender's appraisal management process.
- Must be completed by a licensed appraiser.
- Must include daily rental rate and occupancy percentage.
- The most recent 12-month rental history statement from the 3rd party rental/management service.
 - 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-months 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: Rentalizer (Property Earning Potential Report):
 - Only allowed for Purchases.
 - Gross rents equal the revenue projection from the Property Earning Report, less the 20% extraordinary expenses factor.
 - Forecast period must cover 12-months and dated within 90-days of the Note date.
 - Maximum occupancy limited to two (2) individuals per bedroom.
 - Must have three (3) comparable properties similar to size, room count, amenities, availability, and occupancy.
 - Market score must be 60 or greater as reflected on the Property Earning Potential Report.



Underwriting Requirements	
Credit Score	<ul style="list-style-type: none"> • Use highest decision score amongst all borrower(s)/guarantor(s). • Middle of 3 scores or lower of 2
Assets	<ul style="list-style-type: none"> • Min of 30-days asset verification required.
Reserves	<ul style="list-style-type: none"> • 3-months of PITIA • Loan Amount > \$1.5MM: 6-months of PITIA • Loan Amount > \$2.5MM: 12-months of PITIA • Cash out may be used to satisfy requirement
Gift Fund	<ul style="list-style-type: none"> • Allowed after Min 10% borrower contribution
Document Age	<ul style="list-style-type: none"> • 90-days
Escrows	<ul style="list-style-type: none"> • Escrows for hazard insurance and taxes are required for HPML loans. • Escrow accounts may be waived for loans meeting the following requirements: <ul style="list-style-type: none"> • LTV less than or equal to 80% • Min Fico score of 720 • Min 12-months reserve • Escrow waiver is subject to a loan level pricing adjustment, <i>refer to rate sheet</i>
Tradelines	<ul style="list-style-type: none"> • If borrower/guarantor has three (3) credit scores, the minimum tradeline requirement is waived. • Min: 2 reporting 24-months with activity in last 12-months or 3 reporting 12-months with recent activity.
Prepayment Penalty Investment Property Only	<ul style="list-style-type: none"> • Declining structures that do not exceed 5% and do not drop below 3% in the first three (3) years: <i>Refer to Prepayment Penalty Matrices for all details.</i> • Fixed percentage of no less than 3% • For all state restrictions, <i>refer to Prepayment Penalty Matrices.</i>