



Garnet DSCR Investment

Non-Owner Occupied Investment Properties, 1-4 Units Only

Premier Garnet DSCR – Ratio 1.25					Garnet DSCR – Ratio 1.0					Garnet Sub1 DSCR – Ratio 0.75 - 0.99				
FICO to Max LTV/CLTV					FICO to Max LTV/CLTV					FICO to Max LTV/CLTV				
Loan Amount	Credit Score	Purchase	Rate/Term	Cash-Out	Loan Amount	Credit Score	Purchase	Rate/Term	Cash-Out	Loan Amount	Credit Score	Purchase	Rate/Term	Cash-Out
\$ 1,000,000	720+	75%	75%	70%	\$ 1,000,000	720+	80%	80%	75%	\$ 1,000,000	720+	75%	70%	65%
	700+	75%	75%	70%		700+	80%	80%	75%		700+	70%	70%	65%
	680+	NA	NA	NA		680+	80%	80%	75%		680+	70%	70%	65%
	640+	NA	NA	NA		640+	75%	75%	70%		640+	70%	70%	65%
	620+	NA	NA	NA		620+	70%	70%	65%		620+	NA	NA	NA
\$ 1,500,000	720+	75%	75%	70%	\$ 1,500,000	720+	80%	80%	75%	\$ 1,500,000	720+	65%	65%	60%
	700+	75%	75%	70%		700+	80%	80%	75%		700+	65%	65%	60%
	680+	NA	NA	NA		680+	80%	80%	75%		680+	65%	65%	60%
	640+	NA	NA	NA		640+	70%	70%	65%		640+	65%	65%	60%
	620+	NA	NA	NA		620+	65%	65%	60%		620+	NA	NA	NA
\$ 2,000,000	740+	75%	75%	70%	\$ 2,000,000	740+	80%	80%	75%	\$ 2,000,000	740+	60%	60%	55%
	720+	70%	70%	65%		720+	80%	80%	75%		720+	60%	60%	55%
	700+	70%	70%	65%		700+	75%	75%	70%		700+	60%	60%	55%
	680+	NA	NA	NA		680+	75%	75%	70%		680+	60%	60%	55%
	640+	NA	NA	NA		640+	70%	70%	65%		640+	60%	60%	55%
\$ 2,500,000	720+	70%	70%	65%	\$ 2,500,000	720+	80%	80%	75%	\$ 2,500,000	720+	55%	55%	50%
	700+	70%	70%	65%		700+	80%	80%	75%		700+	55%	55%	50%
	680+	NA	NA	NA		680+	75%	75%	70%		680+	55%	55%	50%
	640+	NA	NA	NA		640+	70%	70%	65%		640+	55%	55%	50%
	620+	NA	NA	NA		620+	60%	60%	55%		620+	NA	NA	NA
\$ 3,000,000	740+	65%	65%	60%	\$ 3,000,000	740+	75%	75%	70%	\$ 3,000,000	740+	50%	50%	45%
	720+	60%	60%	55%		720+	75%	75%	70%		720+	50%	50%	45%
	700+	60%	60%	55%		700+	70%	70%	65%		700+	50%	50%	45%
	680+	NA	NA	NA		680+	70%	70%	65%		680+	50%	50%	45%
	640+	NA	NA	NA		640+	65%	65%	60%		640+	50%	50%	45%
\$ 3,500,000	620+	NA	NA	NA	\$ 3,500,000	620+	55%	55%	50%	\$ 3,500,000	620+	NA	NA	NA
	740+	NA	NA	NA		740+	65%	65%	60%		740+	NA	NA	NA
	720+	NA	NA	NA		720+	65%	65%	60%		720+	NA	NA	NA



	Premier Garnet DSCR	Garnet DSCR	Garnet Sub1 DSCR
Max LTV	<ul style="list-style-type: none"> Condo – 75% (FL Condo – 70%) Non-Warrantable Condo – NA 2-4 Unit – NA Rural – NA 	<ul style="list-style-type: none"> Condo – 80% (FL Condo – 70%) Non-Warrantable Condo (Max \$3.0M) – 75% (FL Condo – 65%) 2-4 Unit – 80% Rural – 65% 	<ul style="list-style-type: none"> Condo – 60% (FL Condo – 50%) Non-Warrantable Condo – 60% (FL Condo – 50%) 2-4 Unit – 60% Rural – NA
Min Loan Amount	\$250,000	\$100,000	\$100,000
DSCR	1.25 min ratio	1.00 min ratio > 80% 1.20 min ratio	0.75 min ratio
Interest Only (IO)		<ul style="list-style-type: none"> Qualify on IO Payment ALL States Reserves based on IO Payment 640 min FICO 80% max LTV 	
Housing History	0 x 30 x 12	<ul style="list-style-type: none"> 1 x 30 x 12 Inexperienced Investors: 0 x 30 x 12 	0 x 30 x 12
Credit Event (BK, SS, FC, DIL, CCC)	≥ 48 months	<ul style="list-style-type: none"> ≥ 36 months – FC/CCC ≥ 12 months – BK Ch 13 w/pay history ≥ 24 months – SS/DIL/BK Ch 7 	≥ 36 months
Short Term Rentals	Not Allowed	<ul style="list-style-type: none"> 5% reduction 80% max LTV 70% max LTV – C/O 	Not Allowed
Reserves	<ul style="list-style-type: none"> 3 mos, cash-out cannot be utilized > \$2.0M LA = 6 mos, cash-out can be used to satisfy up to 50% of reserve requirement 	<ul style="list-style-type: none"> >65% LTV: 3 mos, cash-out can be utilized > \$2.0M LA = 6 mos* > \$3.0M LA = 12 mos* Cash-out can be used to satisfy up to 50% of reserve requirement 	<ul style="list-style-type: none"> 6 mos, cash-out cannot be utilized > \$2.0M LA = 6 mos, cash-out can be used to satisfy up to 50% of reserve requirement
	Additional financed properties – Not applicable	Additional financed properties – Not applicable	Additional financed properties – Not applicable
Recently Listed w/C/O (< 6 Mos Off Mkt)	<ul style="list-style-type: none"> Delisted ≥ 30 days and leased allowed Value is lower of lowest listing price w/in 180 days or appraised value 3 mos reserves (not from C/O), 3 yr min PPP required, states where PPP is prohibited are ineligible, 70% max LTV 		Not Allowed
ITIN	Not Allowed	<ul style="list-style-type: none"> 700 min FICO \$1.5M max 75% max LTV 65% max LTV – C/O 	Not Allowed
Foreign National	Not Allowed	Not Allowed	Not Allowed
DACA	Not Allowed	<ul style="list-style-type: none"> 80% max LTV 75% max LTV – C/O 	Not Allowed

LOAN PROGRAMS		DEBT SERVICE COVERAGE RATIO REQUIREMENTS
Fixed	<ul style="list-style-type: none"> 15 Year Fixed 30 Year Fixed 40 Year Fixed 	Qualifying Ratio
ARM	<ul style="list-style-type: none"> 5/6 SOFR (2/1/5 Cap) 7/6 SOFR (5/1/5 Cap) 	<ul style="list-style-type: none"> Gross Income ÷ PITIA or ITIA, Qualify on cash flow of subject property
Interest Only (IO)	<ul style="list-style-type: none"> 30 Year Fixed IO (120 mos IO + 240 mos Amortization) 40 Year Fixed IO (120 mos IO + 360 mos Amortization) 5/6 IO SOFR (2/1/5 Cap) 7/6 IO SOFR (5/1/5 Cap) 	<ul style="list-style-type: none"> Gross Income = Lower of estimated market rent from Form 1007 or monthly rent from existing lease documented with 2 mos proof of receipt (If current rents are more than markets rents, the lesser of actual rent or 125% of market rent used)



Experienced / Inexperienced Investor

Experienced Investor:

- Borrower(s) with history of owning & managing NOO income-producing investment real estate for at least 1 yr within the last 3 yrs
 - Only 1 borrower has to meet the Experienced Investor definition
 - Living rent free allowed
- Mortgages Tradelines reflected on credit report that have been paid off or sold in the last 12 mos can be used to meet the above requirements

NOTE: All properties to meet above definitions must be domiciled in the US (Foreign National excluded)

Inexperienced Investor:

- Borrower without history of owning & managing NOO income-producing investment real estate for at least 1 yr within the last 3 yrs
- 80% Max LTV | \$1.5M Max LA | 0 x 30 x 12 housing history | (VOM/VOR) | Min 3 mos reserves, cash out cannot be utilized
60% Max LTV & C/O not allowed for Sub 1
STR and 5-8 ineligible
- All borrowers must meet inexperienced definition, FTHB and/or living rent free not allowed

NOTE: All properties to meet above definitions must be domiciled in the US (Foreign National excluded)

Additional Product Details

Appraisals

< \$2.0M Loan Amount:

- CU \leq 2.5 = No additional requirements
- CU > 2.5 or no score = Enhanced desk review (ARR, CCA or CDA) required, 10% variance allowed

> \$2.0M Loan Amount:

- 2 appraisals required
- Enhanced desk review (ARR, CCA or CDA) required on lower valued appraisal

Standard Tradeline Requirements

- 3 tradelines reporting 12 months with activity in last 12 months, or
- 2 tradelines reporting for 24 months with activity in last 12 months, or
- 1 revolving tradeline reporting for 60 months with activity in the last 12 months and a verified 12-month housing history 0x30, or
- 1 installment tradeline reporting for 36 months with activity in the last 12 months and a verified 12-month housing history 0x30

If each borrower has 3 credit scores, minimum tradeline requirement is met

- Borrower with less than 3 credit scores must independently meet tradeline requirement.
- Closing in an entity - if member with highest percentage of ownership has 3 credit scores, minimum tradeline requirement is met. If all members have equal ownership shares each borrower evaluated individually

Limited tradelines: If standard tradelines are not met and borrower has a valid credit score
Max 70% LTV | Not available on Premier DSCR or Sub1 DSCR | Foreign National ineligible

Vacant / Unleased Properties

- Purchase Transactions follow Program Max
 - Refinance Rate/Term:
 - Loan Balance \leq \$1.0M – 70% Max LTV
 - Loan Balance \leq \$2.0M – 65% Max LTV
- Refinance Cash-Out: Loan Balance \leq \$1.5M – 60% Max LTV
 - LOE for cause of vacancy

Short Term Rentals

- Purchase or Refinance (R/T & C/O)
- 1 Unit SFR, 2-4 Unit, PUD and Condo eligible
- Experienced investors only, must also have at least 12 mos STR rental history in last 3 yrs
- 20% Management Fee Reduction Applied to Income
- Income documented with 1007/1025 supported by 12 mos history of payments OR AirDNA/Overview report
- Vacant allowed
- Rural ineligible
- **DSCR < 1.0 not allowed**

Cash In Hand Limit (Based on LTV & FICO)

- \leq 75% LTV & \geq 700 FICO: \$1.5M max cash in hand*
- \leq 70% LTV & $<$ 700 FICO: \$1.0M max cash in hand*
- \geq 70% - \leq 75% LTV & $<$ 700 FICO: \$500k max cash in hand*
- $>$ 75% LTV: \$500k max cash in hand (Free & Clear ineligible)

Vacant Properties: \$750k max cash in hand

*Free & Clear Properties: Must follow FICO requirements, **75%** max LTV



Additional Product Details - Continued

Cash Out Restrictions	LTV is the lower of max LTV based on FICO, loan amount, occupancy and property type or program specific max LTV as applicable.
Declining Markets	>70% LTV: Areas designated declining value on the appraisal will take a 5% LTV reduction from program Max LTV
Delayed Financing	>\$1.5M LA – 70% max LTV/CLTV Vacant/unleased > 3 mos must follow unleased property LTV/CLTV restrictions and Cash In Hand Limit – Vacant Properties
First Time Home Buyer	Not Allowed
Gift Funds	<ul style="list-style-type: none"> • 100% allowed with 10% LTV reduction from program Max LTV (see above) • No LTV reduction required with min 5% buyer own funds • Gift of Equity not allowed for Premier DSCR
Impound Waivers	Allowed (see rate sheet)
Interested Party Contributions (IPC)	≤ 80% LTV = 6% Max > 80% LTV = 4% Max
Minimum Square Footage	SFR: 700 sq. ft. Condo: 500 sq. ft. 2-4 Units: 400 sq. ft. each
Occupancy	Non-Owner Occupied, Investment Properties Only
Pre-Payment Penalty	Eligible for investment properties only where permitted by applicable state law and regulations
Private Party VOR's	LTV \leq 80% & \geq 660 FICO LTV \leq 70% & \geq 600 FICO
Seasoning	Cash-Out: \geq 6 months ownership, > 6 months since a prior Cash-Out, < 6 months seasoning allowed when all borrowers on the original Note at acquisition must be on the current Note, LTV based off lesser of purchase price + documented improvements or appraised value ITIN: \geq 12 months ownership for Cash-Out, \geq 6 months ownership for Rate/Term
State Restrictions	Georgia DSCR \$2.0M max LA Subject properties located in Essex County, NJ; Philadelphia County, PA; and Baltimore City, MD (and it's neighborhoods) are ineligible.
Temporary Buydowns	Ineligible