



Diamond Series – Alt Documentation

Primary Residence 1-4 Unit/Condo						
Purchase & Rate/Term						
Credit Score	\$750,000	\$1,000,000	\$1,500,000	\$2,000,000	\$2,500,000	\$3,000,000
760+	85%	85%	85%	85%	85%	80%
740-759	85%	85%	85%	85%	85%	80%
720-739	85%	85%	85%	85%	85%	80%
700-719	85%	85%	85%	85%	80%	75%
680-699	80%	80%	80%	75%	65%	65%
660-679	70%	70%	70%	65%	N/A	N/A
Cash Out						
Credit Score	\$750,000	\$1,000,000	\$1,500,000	\$2,000,000	\$2,500,000	\$3,000,000
760+	80%	80%	80%	75%	75%	70%
740-759	80%	80%	80%	75%	75%	70%
720-739	80%	80%	80%	75%	75%	70%
700-719	75%	75%	75%	75%	70%	65%
680-699	75%	75%	75%	70%	55%	55%

Second Home 1 Unit/Condo						
Purchase & Rate/Term						
Credit Score	\$750,000	\$1,000,000	\$1,500,000	\$2,000,000	\$2,500,000	\$3,000,000
760+	80%	80%	80%	75%	75%	70%
740-759	80%	80%	80%	75%	75%	70%
720-739	80%	80%	80%	75%	75%	70%
700-719	80%	80%	80%	75%	75%	65%
680-699	75%	75%	75%	70%	65%	N/A
660-679	70%	70%	70%	60%	N/A	N/A
Cash Out						
Credit Score	\$750,000	\$1,000,000	\$1,500,000	\$2,000,000	\$2,500,000	\$3,000,000
760+	70%	70%	65%	60%	60%	60%
740-759	70%	70%	65%	60%	60%	60%
720-739	70%	70%	65%	60%	60%	60%
700-719	65%	65%	60%	60%	60%	60%
680-699	60%	60%	60%	55%	55%	N/A

Investment 1-4 Unit/Condo						
Purchase & Rate/Term						
Credit Score	\$750,000	\$1,000,000	\$1,500,000	\$2,000,000	\$2,500,000	\$3,000,000
760+	80%	80%	80%	75%	75%	75%
740-759	80%	80%	80%	75%	75%	75%
720-739	80%	80%	80%	75%	75%	75%
700-719	80%	80%	75%	75%	75%	75%
680-699	70%	70%	70%	70%	65%	65%
660-679	65%	65%	65%	55%	N/A	N/A
Cash Out						
Credit Score	\$750,000	\$1,000,000	\$1,500,000	\$2,000,000	\$2,500,000	\$3,000,000
760+	75%	75%	70%	65%	65%	65%
740-759	75%	75%	70%	65%	65%	65%
720-739	75%	75%	70%	65%	65%	65%
700-719	70%	70%	65%	65%	65%	65%
680-699	65%	65%	65%	60%	55%	55%

Reserves		
Loan Amount	\$1,000,000	3 Months
	\$1,000,001 - \$2,000,000	6 Months
	>\$2,000,000	9 Months
Derogatory Credit Event(s): 4 Years		Additional 6 Months
DTI >43%		Additional 3 Months
Other Mortgages Appearing on the Borrower's Credit Report		Additional 3 Months*
Max Reserves Required per Transaction		18 Months
*Based on the PITIA of the Subject Property		
Products		
5/6 ARM	5/6 ARM 10 Year IO	5/6 Arm 10 Year IO
30 Year Fixed Rate Mortgage	30 Year Fixed Rate Mortgage	40 Year Fixed Rate Mortgage
Interest Only Options		
10 Year Interest Only Period + 30 Year Amortization Term for 5/6 ARM and 40 Year Fixed Rate		
10 Year Interest Only Period + 20 Year Amortization Term for 5/6 ARM and 30 Year Fixed Rate		
ARM Terms		
Index: 30 Day SOFR		
Margin: 3.25 on Primary & Second Homes 5.25 on Business Purpose Loans		
Caps: 2% Initial 2% Periodic 5% Lifetime		
Floors: Initial - None Periodic - None Lifetime - Original Note		

Overlays	
Gifts of Equity	10% Reduction to Max LTV
Minimum Loan Amount	\$125,000
Rural	Ineligible for 2 nd Home/Investor
2-4 Units	Max LTV 80%
Interest-Only	Max LTV 75%