



Diamond Series – DSCR 1-4 Units

Investment DSCR ≥ 1.00				
Purchase & Rate/Term				
Credit Score	\$750,000	\$1,000,000	\$1,500,000	\$2,000,000
760+	80%	80%	80%	75%
740-759	80%	80%	80%	75%
720-739	80%	80%	80%	75%
700-719	75%	75%	75%	65%
680-699	75%	75%	75%	65%
Cash Out				
Credit Score	\$750,000	\$1,000,000	\$1,500,000	\$2,000,000
760+	75%	75%	75%	70%
740-759	75%	75%	75%	70%
720-739	75%	75%	75%	70%
700-719	70%	70%	65%	60%
680-699	70%	70%	65%	60%

Reserves		
	≤ \$1,000,000	3 Months
Loan Amount	\$1,000,001 - \$2,000,000	6 Months
	>\$2,000,000	9 Months
Derogatory Credit Event(s): 4 Years		Additional 6 Months
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		

Investment Low Score DSCR 0.80 – 1.00				
Purchase & Rate/Term				
Credit Score	\$750,000	\$1,000,000	\$1,500,000	\$2,000,000
760+	70%	70%	70%	60%
740-759	70%	70%	70%	60%
720-739	70%	70%	70%	60%
700-719	70%	70%	70%	60%
Cash Out				
Credit Score	\$750,000	\$1,000,000	\$1,500,000	\$2,000,000
760+	65%	65%	65%	55%
740-759	65%	65%	65%	55%
720-739	65%	65%	65%	55%
700-719	65%	65%	65%	55%

Reserves		
Loan Amount	\$1,000,000	3 Months
	\$1,000,001 - \$2,000,000	6 Months
	>\$2,000,000	12 Months
Derogatory Credit Event(s): 4 Years		Additional 6 Months
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	Not Permitted
Minimum Loan Amount	\$125,000
Rural	Ineligible
Interest-Only	Max LTV 75%
Prepayment Penalty	5 Year PPP required for 1 Unit properties with Loan Amounts