



Diamond Series – Foreign National

Second Home 1-4 Unit/Condo Full Doc						
Purchase & Rate/Term						
Credit Score	\$750,000	\$1,000,000	\$1,500,000	\$2,000,000	\$2,500,000	\$3,000,000
760+	75%	75%	75%	70%	65%	65%
740-759	75%	75%	75%	70%	65%	65%
720-739	75%	75%	75%	70%	65%	65%
700-719	75%	75%	75%	70%	65%	60%
680-699	75%	75%	75%	70%	60%	50%
660-679	65%	65%	65%	60%	N/A	N/A
No Score	75%	75%	75%	70%	65%	60%
Cash Out						
Credit Score	\$750,000	\$1,000,000	\$1,500,000	\$2,000,000	\$2,500,000	\$3,000,000
760+	70%	70%	70%	65%	60%	60%
740-759	70%	70%	70%	65%	60%	60%
720-739	70%	70%	70%	65%	60%	60%
700-719	70%	70%	70%	65%	60%	55%
680-699	70%	70%	70%	65%	55%	50%
No Score	70%	70%	70%	65%	55%	50%

Investment | 1-4 Unit/Condo | Full Doc or DSCR

Purchase & Rate/Term

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680-699	75%	75%	75%	70%	N/A	N/A
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Cash Out

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No Score	70%	70%	70%	65%	N/A	N/A

Reserves

Foreign National	12 Months
DTI >43% (if qualifying full doc)	Additional 3 Months
Derogatory Credit Event: 4 years	Additional 6 Months
Other Mortgages Appearing on the Borrower's Credit Report	Additional 3 Months*
Cash Out Loan	24 Months
Max Reserves Required per Transaction	24 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

Overlays	
Gifts of Equity	Not Permitted
Minimum Loan Amount	\$125,000
Rural	Ineligible
Minimum DSCR	1.00
Max DTI	50%
Prepayment Penalty	5 Year PPP required for 1 Unit properties with Loan Amounts