



## Diamond Series – Full 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
<b>760+</b>	85%	85%	85%	85%	85%	80%
<b>740-759</b>	85%	85%	85%	85%	85%	80%
<b>720-739</b>	85%	85%	85%	85%	85%	80%
<b>700-719</b>	85%	85%	85%	85%	80%	75%
<b>680-699</b>	80%	80%	80%	75%	65%	65%
<b>660-679</b>	70%	70%	75%	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
<b>760+</b>	80%	80%	80%	75%	75%	70%
<b>740-759</b>	80%	80%	80%	75%	75%	70%
<b>720-739</b>	80%	80%	80%	75%	75%	70%
<b>700-719</b>	75%	75%	75%	75%	70%	65%
<b>680-699</b>	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
<b>760+</b>	80%	80%	80%	75%	75%	70%
<b>740-759</b>	80%	80%	80%	75%	75%	70%
<b>720-739</b>	80%	80%	80%	75%	75%	70%
<b>700-719</b>	80%	80%	80%	75%	75%	65%
<b>680-699</b>	75%	75%	75%	70%	65%	N/A
<b>660-679</b>	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
<b>760+</b>	70%	70%	65%	60%	60%	60%
<b>740-759</b>	70%	70%	65%	60%	60%	60%
<b>720-739</b>	70%	70%	65%	60%	60%	60%
<b>700-719</b>	65%	65%	60%	60%	60%	60%
<b>680-699</b>	60%	60%	60%	55%	55%	55%

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

<b>Reserves</b>		
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		
<b>Products</b>		
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
<b>Interest Only Options</b>		
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		
<b>ARM Terms</b>		
Index: 30 Day SOFR		
<b>Margin:</b> 3.25 on Primary & Second Homes   5.25 on Business Purpose Loans		
<b>Caps:</b> 2% Initial   2% Periodic   5% Lifetime		
<b>Floors:</b> Initial - None   Periodic - None   Lifetime - Original Note		

## Overlays

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

08/10/2023