

Non-QM Prepayment Penalty Matrix	
Occupancy	Non-Owner Occupied, Investment
Lien Position	Minimum 1yr prepayment penalty required on DSCR 2 nd liens where allowed by state. Prepayment penalties eligible on non-owner occupied business purpose 2 nd liens where allowed by state.
Allowable Types of PPP Structures (Unless otherwise noted below)	
1) 6 Months Interest on the amount prepaid > 20% of the original loan balance in any 12-Month period	
2) 3%, 4%, or 5% Fixed Percentage	
3) Declining structures that do not exceed 5% and do not drop below 3% in the first 3 years. Example: 5 YR PPP: 5%/4%/3%/2%/1% 4 YR PPP: 5%/4%/3%/2% 3 YR PPP: 5%/4%/3% 2 YR PPP: 4%/3% 1 YR PPP: 3%	
4) All DSCR Multi 5-10 Residential or 2-8 Mixed Use properties, eligible PPP terms are: 5% Fixed Percentage or Declining that do not exceed 5% and do not drop below 3% in the first 3 years.	

State	Borrower Type	Loan Amount	Amortization Type	Terms
Alabama	Any	Any	Any	Standard
Alaska	Any	Any	Any	Prohibited
Arizona	Any	Any	Any	Standard
Arkansas	Any	Any	Any	3 YR Term MAX
California	Any	Any	Any	Standard
Colorado	Any	Any	Any	Standard, State Specific Disclosure Required
Connecticut	Any	Any	Any	Standard
Delaware	Any	Any	Any	Standard
	Garnet Program	Any	Any	Prohibited
DC	Any	Any	Any	Standard
Florida	Any	Any	Any	Standard
Georgia	Any	Any	Any	Standard
Hawaii	Any	Any	Any	Standard
Idaho	Any	Any	Any	Standard
Illinois	Business Entity	Any	Any	Standard
	Natural Person	Any	Any	Prohibited
	Platinum Program	*	Any	Only allowed on rate <8% Cook County: Rate <8% and loan >\$250K*
Indiana	Any	Any	Any	Standard
Iowa	Any	Any	Any	Standard
Kansas	Any	Any	Any	Prohibited
Kentucky	Any	Any	Any	3 YR Term MAX
Louisiana	Any	Any	Any	Standard *Prohibited if property is rural*
Maine	Any	Any	Any	Standard
Maryland	Any	Any	Any	3 YR Term MAX
Massachusetts	Any	Any	Any	Standard
Michigan	Any	Any	Any	3 YR Term MAX; % varies contact Lock Desk
Minnesota	Any	Any	Any	Prohibited
Mississippi	Any	Any	Any	Declining PPP Structure Only
Missouri	Any	Any	Any	Standard
Montana	Any	Any	Any	Standard
Nebraska	Any	Any	Any	Standard
Nevada	Any	Any	Any	Standard

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New Hampshire	Any	Any	Any	Standard
	Platinum Program	Any	Any	Prohibited
	Garnet Program	Any	Any	Prohibited
New Jersey	C Corporation	Any	Any	Standard
	Natural Person	Any	Any	Prohibited
	LLC/Other Entities	Any	Any	Prohibited
New Mexico	Any	Any	Any	Prohibited
New York	Any	Any	Any	Standard
North Carolina	Any	Any	Any	Standard
North Dakota	Any	Any	Any	Standard
Ohio	Any	\$112,957 or more*	Any	5 YR Term MAX: % varies, contact Lock Desk *amount changes annually (2025: \$112,957)
	Any	Less than \$112,957*	Any	Prohibited *amount changes annually (2025: \$112,957)
Oklahoma	Any	Any	Any	Standard
Oregon	Any	Any	Any	Standard, State Specific Disclosure Required
Pennsylvania	Any	More than \$319,777*	Any	Standard, *amount changes annually \$2025: \$319,777)
	Any	\$319,777 or less*	Any	Prohibited
Rhode Island	Any	Any	Any	Prohibited
South Carolina	Any	Any	Any	Standard
South Dakota	Any	Any	Any	Standard
Tennessee	Any	Any	Any	Standard
Texas	Any	Any	Any	Standard
Utah	Any	Any	Any	Standard
Vermont	Any	Any	Any	Prohibited
Virginia	Any	Any	Any	Standard
Washington	Any	Any	Fixed Rate	Standard
	Any	Any	ARM	Prohibited
West Virginia	Any	Any	Any	Standard
Wisconsin	Any	Any	Any	Standard, State Specific Disclosure Required
Wyoming	Any	Any	Any	Standard