

iTrust Mortgage NMLS#2217547 6281 Beach Blvd., Suite 150 Buena Park, CA 90621 (P): 714-888-5420 9/19/2024 9:20 AM

Lock Cut-off Time: 2:00pm PT Lock-in request: lock@itrustmtg.com

iTrust = Fast & Easy Closing

	PROGRAM HIGHLIGHTS	
iSBA ● 10% down for business & building	Business or business and building purchase / Start-up funds / Working Capital / Purchase equipments and inventory • 30% down for business only	Page 2
Premium Easy Doc	12 month bank statement / P & L / WVOE	Page 3
 1st time home buyers are allowed Max DTI : 50% 100% gift is allowed - gift can be used Non-warrantable condos are allowed Unlimited cash-back to borrower 	 Primary, 2nd Home, Investment properties are allowed 1 - 4 units are allowed 	
Fast & Easy Doc	12 month bank statement / P & L / WVOE	Page 4
 ITIN allowed Min. FICO 640 1 unit, Primary and 2nd Home only 	 No reserves required up to 75% LTV For Sale by Owner is allowed with restrictions Home base business without license allowed 	
Portfolio	Self-prepared P & L / WVOE	Page 5
 Foreign national allowed 100% gift is allowed (reserves must be Unlimited cash-back to borrower 20 + acre allowed with exception 	 No P.P.P. on all occupancy Property with Permitted multiple ADUs are allowed P & I only for reserves 	
3 mon Bank Statement	Self-emp. & Wage Earners	Page 6
 Income = Average of 3 month deposit 100% gift is allowed (reserves must be 		
CRA	Property must be located in low / moderate income area or have low / moderate income for the given census tract	Page 7
• Self-prepared P & L is allowed DSCR	No P.P.P. on all occupancy LLC allowed	Page 8
 No personal income documents are re Only current lease agreement is requi Vacant property is allowed with DSCR 	ired • 40 year term available	
iDSCR	LLC / Foreign National / Short-term rentals / 1st time investor / 1st time home buyer	Page 9
 1st time investors are allowed with presented 1st time home buyers are allowed Short-Term Rentals are allowed (Airbream) 	No Reserves required	
iMIX	5 - 8 Residential units / 2 - 8 Mixed use	Page 10
LLC allowed	● Foreign national up to 75% LTV	
iCES	Stand-alone loan	Page 11
CLTV up to 80%	• 12 month Bank Statements	
HELOC • CLTV up to 80%	Stand-alone HELOC • 12 month Bank Statements	Page 12
- CLI V UP 10 00/0		
iTrust Mortgage (NMLS# 22:16281 Beach Blvd. Suite 150	Contacts Submission submission@itrustmtg.com Underwriting uw@itrustmtg.com	n

Buena Park, CA 90621 office 714-888-5420

LOSS PAYEE:

iTrust Mortgage, ISAOA, 6281 Beach Blvd. Ste 150, Buena Park, CA 90621

Contacts	
Submission	submission@itrustmtg.com
Underwriting	uw@itrustmtg.com
Conditions	uw@itrustmtg.com
Doc Dept.	docs@itrustmtg.com
Lock Desk	lock@itrustmtg.com
Funding	funding@itrustmtg.com
Appraisal	appraisals@itrustmtg.com



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iSBA - Full Doc

PRICING

SBA 7a CRE (Loan Term: 15yrs ~ 25 yrs)	
WSJP(WSJ Prime Rate) + 0.50% ~ 1.75%	(0.750)
Fixed at 7.75% for the first year then variable at WSJP + 0.75% ~ 2.00%	(0.750)
Business + building	
(10% down required)	

SBA 7a TLTB (Loan Term: up to 10 yrs) WSJP(WSJ Prime Rate) + 1.25% ~ 2.5%

Business only

(30% down required. Special business may require 10% down)

Trust offers SBA

Purchasing or refinancing of owner-occupied real estate, business acquisition, inventory & equipment purchase, business working capital, and refinancing of existing business loans.

Max Loan Amount up to \$5,000,000

Benefits

- Lower down payment than conventional loan
- Longer maturity, Lower payment, No need to refinance every 5 to 7 years
- Perhaps the only available financing option (start-up, special purpose property)

SBA Loan Candidate

- **Purchasing business**
- **Refinancing business loans**
- Purchasing real estate (at least 51% occupied by own business)
- Refinancing Real Estate loans (at least 51% occupied by own business)
- Improvement, working capital, inventory & equipment purchase

Unlock Your Business Potential with SBA Loans from iTrust

Are you a dedicated and resourceful entrepreneur seeking the right financial boost for your business? Discover the power of SBA loans tailored specifically for brokers with iTrust Mortgage, your trustworthy mortgage lender. Our specialized loans are crafted to support self-employed individuals like you who are willing to take calculated risks to elevate their ventures.

Why Choose SBA Loans from iTrust?

- 1. Flexible Funding Options
- 2. Competitive Interest Rates
 - 3. Tailored Support
 - 4. High Approval Rates
- 5. Personalized Customer Service

- Borrowers now or will own/operate their own business
- U.S. Citizen or U.S. Permanent Resident
- Repayment ability based on Tax Returns & Business Financial Statements
- Good Credit, strong net worth, adequate management & ownership experience

Documents initially required

- 3 years personal & business tax returns (seller's, if purchasing business)
- SBA Loan Application, Personal Financial Statement, Management Resume, Schedule of Business Debt
- 3 months bank statements (personal & business)
- Escrow instruction, purchase agreement (if purchasing), Loan Statement (if refinancing)

Ineligible Businesses

- 1. Non-profit businesses
- 2. Financial businesses primarily engaged in the business of lending
- 3. Passive businesses owned by developers and landlords that do not actively use or occupy the assets acquired or improved with the loan proceeds
- 4. Life insurance carriers
- 5. Businesses located in a foreign country
- 6. Businesses using pyramid or multilevel sales distribution plans
- 7. Businesses that are engaged in any activity that is illegal under federal, state, or local law
- 8. Government-owned Entities, except for businesses owned or controlled by a Native American tribe
- 9. Businesses with an Associate who is incarcerated, on probation, on parole, or is under indictment for a felony or any crime involving or relating to financial misconduct or a false statement
- 10. Prior Loss to the Government
- 11. Businesses primarily engaged in political or lobbying activities
- 12. Speculative businesses such as oil wildcatting, etc.
- 13. Businesses located within the Coastal Barrier Resource System
 - * Additional restrictions may apply

Prepayment Penalty

If the loan term => 15 years and pay down 25% or more of principal balance, 3 years of Prepayment Penalty will apply: 5%, 3%, 1% of principal balance

No Guaranty Fee up to \$ 1,000,000

* Hurry, No Guaranty Fee Special Ends on 9/30/24

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Premium Easy Doc - Bank statements / P & L / WVOE

		PRICING	ì					MATRIX									
EZ 5		EZ	30			EZ	40					Primary	/				
Rate 5/6 ARM	Rate	30 yr	Fixed		Rate	40 yr	Fixed		Drin	nary.	Min	Max LTV / CLTV / HCLTV					
30 day 45 day		30 day	45 day			30 day	45 day		PIII	nary	Min FICO	BK Stat	ements /	/ WVOE		P&L	
6.500 (0.250) 0.000	6.500	(0.250)	0.000		6.500	0.000	0.250	Units	Max	. Loan Amount	1100	Pur.	R&T	C/O	Pur.	R&T	C/O
6.625 (0.625) (0.375)	6.625	(0.625)	(0.375)		6.625	(0.375)	(0.125)			\$1,000,000	660	80	80	75	75	70	N/A
6.750 (1.000) (0.750)	6.750	(1.000)	(0.750)		6.750	(0.750)	(0.500)			ψ <u>-</u> ,σσσ,σσσ	680	80	80	75	80	75	70
6.875 (1.375) (1.125)	6.875	(1.375)	(1.125)		6.875	(1.125)	(0.875)				700	80	80	80	80	75	70
7.000 (1.750) (1.500)	7.000	(1.750)	(1.500)		7.000	(1.500)	(1.250)		\$1,500,000	680	80	80	75	80	75	70	
7.125 (2.125) (1.875)	7.125	(2.125)	(1.875)		7.125	(1.875)	(1.625)				660	80	75	75	75	70	N/A
7.250 (2.375) (2.125)	7.250	(2.375)	(2.125)		7.250	(2.125)	(1.875)				720	80	80	80	80	75	70
7.375 (2.625) (2.375)	7.375	(2.625)	(2.375)		7.375	(2.375)	(2.125)		:	\$2,000,000	680	80	75	70	80	75	70
7.500 (2.875) (2.625)	7.500	(2.875)	(2.625)		7.500	(2.625)	(2.375)	1 - 4			660	75	70	65	N/A	N/A	N/A
7.625 (3.125) (2.875)	7.625	(3.125)	(2.875)		7.625	(2.875)	(2.625)	- 1		¢3 500 000	720	80	75	75	80	75	70
cap 2/1/5	7.750	(3.375)	(3.125)	D 20 day	7.750	(3.125)	(2.875)			\$2,500,000	680	75	70	65	75	70	65
Lock Extension 3 days: 0.125		Index		R 30 day	AVG	Margin	5.000				660 720	70 75	65	65 70	N/A	N/A	N/A
	FIIC	e Adjustn		Max LTV						\$3,000,000	700	75	70 70	65	N/A	N/A	N/A
Min. FICO	50	55	60	65	70	75	80			33,000,000	680	70	65	65	N/A N/A	N/A N/A	N/A N/A
780	(0.875)	(0.875)	(0.625)	(0.500)	(0.250)	0.000	0.250		\$3,500,000	700	70	N/A	N/A	N/A	N/A	N/A	
760	(0.875)	(0.875)	(0.625)	(0.500)	(0.250)	0.000	0.230			\$4,000,000	720	70	N/A	N/A	N/A	N/A	N/A
740	(0.750)	(0.750)	(0.500)	(0.375)	(0.125)	0.125	0.500						_		N/A	NA	N/A
720	(0.625)	(0.625)	(0.375)	(0.250)	0.000	0.500	1.125				LTV / HC	LTV					
700	(0.500)	(0.500)	(0.250)	(0.125)	0.375	1.125	1.625	2nd H	lome 8	k Investment	Min	BK Stat	ements /			P&L	
680	(0.375)	(0.375)	0.000	0.500	0.875	2.000	2.625	Units	Max	. Loan Amount	FICO	Pur.	R&T	C/O	Pur.	R&T	C/O
660	0.250	0.500	0.875	1.375	2.250	2.750	3.375			\$1,000,000	660	80	80	75	75	70	N/A
Doc type	50	55	60	65	70	75	80				680	80	80	75	80	75	70
WVOE	0.000	0.000	0.000	0.000	0.000	0.000	0.000			\$1,500,000	660	80	75	75	75	70	N/A
P & L Statement	0.000	0.000	0.000	0.000	0.000	0.125	0.250				680	80	75	70	80	75	70
Bank Statement - 12 mon.	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	1 - 4	:	\$2,000,000	660	75	70	65	N/A	N/A	N/A
Max Loan Amount	50	55	60	65	70	75	80				720	80	75	75	80	75	70
\$250,000	0.250	0.250	0.250	0.250	0.500	0.500	0.500		:	\$2,500,000	680	75	70	65	75	70	65
\$750,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000				660	70	65	65	N/A	N/A	N/A
\$1,000,000	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)				Gene	ral Guid	deline				
\$1,500,000	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	0.000			- 3 tradelines with	12 mont	hs rating	(may be	open or cl	osed) or	if the prin	nary
\$2,000,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	Cre	edit	borrower has 3 cre	edit score	es, the mi	n. tradelii	ne require	ement is	waived	
\$2,500,000	0.000	0.000	0.125	0.125	0.250	0.250	0.375			- Non-traditional o	redit is N	IOT ALLO	WED				
\$3,000,000	0.375	0.375	0.375	0.375	0.500	0.750	N/A	BK / FC	/ SS / DIL	BK Statement 8	k WVOE:	3 yrs / 4 y	rs / 2 yrs	P&L:	3 yrs / 3	yrs / 3yrs	
\$3,500,000	1.000	1.000	1.000	1.250	1.500	N/A	N/A	Loan	Mod.	- Eligible when loa	n modifi	cation has	s been sea	soned fo	r at least	24 month	ıs
\$4,000,000	1.500	1.500	1.500	1.500	1.750	N/A	N/A	Qualify	ing rate	- Greater of fully i	ndexed r	ate or not	e rate		Max	DTI	50%
* Loan amount over \$ 2 mil. requir								Inco	ome	Self-employed	-	-	prepared	most rec	ent 12 m	onth	
	50		60	65	70	75	80		ments		- CPA let						
Rate & Term	0.000	0.000	0.000	0.000	0.000	0.000	0.125			Wage Earner			out by the	employe	r		
Cash-Out	0.250	0.250	0.375	0.500	0.750	0.875	1.250			- Most recent 1 m	onth ban	k stateme	ent				
2nd Home	0.000	0.000	0.000	0.125	0.250	0.250	0.250	As	set	- VOD allowed							
Investment Property	0.000	0.000	0.000	0.125	0.250	0.250	0.250			- Business funds m					wner of t	he busine	ess
Condo	0.125	0.125	0.125	0.125	0.250	0.375	0.500			- Must be held in a		•	_	-			
2 - 4 units	0.250	0.250	0.250	0.250	0.375	0.375	0.500	Foreig	n Asset	- The sale of the fo	-	sets and c	onversion	of foreig	n curren	cy must b	e fully
Housing history: 1x30x12	0.125	0.250	0.250	0.375	0.375	0.375	0.500			documented and							
* Escrow					.)			G	ift	- 100% gift funds a							
	<u>_</u>	rimary 8	x Zna no	ome)	May	Drico				- Gift can be used		-	i, closing				
Loan Amou < \$2,000,00						Price 500)				Primary		t. =< \$1 m % : 4 mor		=< /5% :	No reserv	res	
\$2,000,001 - \$3,0						500)		Rese	erves					onth DI			
\$2,000,001 - \$3,0						500)		nese	463	Investment			nil. : 6 mc 001 - \$2,0		month!	ы	
		rice (Inv	vestmen	t prope											month	-1	
Prepay Penalty &		nce (III)	resumen				36 man	Carl	Out			i. over \$2	! mil. : 12	month Pl			
Prepay Peri Price Adjustn				0 mon N/A	0.750	24 mon 0.375	0.000		-Out oning	- 6 month owners - Properties listed	•	n the last	6 month	are NOT	aligible		
Max Price for Prepay F		nans		N/A	(0.750)	(1.500)	(2.000)	5003	o	- Loan amt. =< \$2					_		
iviax rince for riepay i	chalty LC	Julia		IV/A	(0.750)	(1.300)	(2.000)	App	raisal	- Loan amt. =< \$2 - Loan amt. > \$2 m							
* P & L must be pre	nared	hy CDA	/ FA / (TFC / 1	Γay Δ++	ornev		C+	ate	State of IL : Max. (
F & Liliust be pre	pareu	by CFA	, LA / (CILC /	an All	officy		36	u . C	State of IL . IVIdX.	Jusii Out	Jan anio	unt of JZ	v mm.			

PRICING

MATRIX

1st time home buyer without 12 month housing history or not paying rent

12 month Bank Statement Program Only * 1st Time Home Buyer: All applicants have never previously owned a home **General Guideline**

Adjoining properties or units in the same condo complex: 2 loans

4 loans or an agregate amount of \$5,000,000

Seller must be vested on title for more than 12 month Buyer and Seller cannot waive normal inspections

Max DTI

CA, TX, IL, WA

50%

States

Max DTI

Max. # of loans

For Sale by

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Fast & Easy Doc - Bank Statements / P & L / WVOE

Primary & 2nd Home Only FNE 30 * ARM programs are NOT available 30 yr Fixed Rate **Price Adjustments** WVOE: \$ 1.0 mil. Max Loan Amount May ITV 1st Time home buyers: WVOE is NOT allowed 12.750 Min FICO 80 \$ 1.0 mil. / Bank Statements & Owner Occupied Only Max Loan Amount 750 Min FICO **Purchase** R & T Cash-Out 12.250 0.000 0.250 0.250 0.500 1.250 1.500 725 \$ 1.500.000 11.999 0.250 0.250 0.500 1.250 1.750 700 \$ 2,000,000 80 ጸበ 75 11.750 0.250 0.500 0.500 1.500 2.250 700 11.500 675 0.500 0.750 1.000 1.250 2.000 2.750 \$ 3,000,000 80 70 70 11.250 650 2.000 2.500 2.750 3.500 4.750 \$ 4.000,000 65 65 65 10.999 640 3.500 4.250 4.750 5.500 N/A \$ 1,500,000 80 80 75 10.750 \$ 2,000,000 80 70 675 < \$200,000 80 65 10.500 2.000 2.000 2.000 2.000 2.000 2.000 \$ 3,000,000 1.000 10.375 \$200k - \$350k 1.000 1.000 1.000 1.000 \$ 4,000,000 N/A 1.000 N/A N/A 10.250 \$350k - \$1.5 mil. 0.250 0.250 0.250 0.250 0.250 0.250 \$ 1,500,000 80 75 70 10.125 \$1.5 mil - \$2 mil 0.250 0.250 0.250 0.250 0.250 N/A 650 \$ 2,000,000 75 70 65 \$2 mil - \$3 mil N/A \$3,000,000 75 70 65 9.999 1.250 1.250 Othe \$ 1.500.000 75 70 70 640 Cash-Out 0.500 0.500 0.500 \$ 2,000,000 70 65 65 9.750 0.500 0.500 0.500 2nd home **2ND HOME** 9.625 1.000 1.000 1.000 1.000 9.500 1 yr Self-Emp 0.500 0.500 0.500 0.500 0.500 0.500 1st Time home buyers: WVOE is NOT allowed 9.375 ITIN 1.500 1.750 1.750 2.000 2.000 2.500 **Bank Statement** Min FICO Cash-Out 9.250 (0.500 **Max Loan Amount** Purchase Credit \$ 1.500.000 80 80 9.125 BK/FC 2-3 yrs 725 \$ 2,000,000 8.999 0.750 0.750 0.750 0.750 0.750 0.750 75 75 BK/FC 1-2 yrs N/A \$3,000,000 65 65 65 8.875 4.750 6.000 6.750 8.750 SS/DIL/Mod. \$ 1,500,000 80 75 75 0.750 0.750 0.750 0.750 0.750 0.750 8.625 < 2 years 700 \$ 2,000,000 75 70 70 \$3,000,000 65 65 65 8.500 SS/DIL/Mod 2.500 2.500 2.500 2.500 2.500 N/A < 1 year \$ 1.500.000 80 75 75 8.375 675 \$ 2,000,000 75 70 70 8.250 1.000 1.000 1.000 N/A 8.125 Tradelines \$ 1.500.000 75 70 70 650 Mortgage Late in 12 months \$ 2,000,000 70 65 65 7.999 7.875 1 x 30 0.750 0.750 0.750 0.750 0.750 0.750 640 \$ 1.500.000 75 70 7.750 0×60 2.500 2,500 2.500 N/A Max LTV with mortgage lates in most recent 12 months 0 x 90 1 x 30 Max 80% LTV/CLTV 7.625 4.750 6.000 6.750 N/A ITIN: Max Loan Amt. \$ 1.0 mil. / Bank Statements Only 0 x 60 (unlimited 30 days lates) Max 75% LTV/CLTV 7.500 7.375 0 x 90 (unlimited 30 days & 60 days lates) Max 65% LTV/CLTV 2 - 4 units are NOT allowed 7.250 Max LTV with Credit Events (1.250)7.125 BK/FC >= 2 to < 3 yearsMax 80% LTV/CLTV **Max Price** BK/FC >= 1 year to < 2 years Max 65% LTV/CLTV ESCROW ACCOUNT REQUIRED SS/DIL/Modification >= 1 year to < 2 years Max 80% LTV/CLTV * Deficient trandelines add-on will be applied to who does not meet credit requirement. - UW's SS/DIL/Modification < 1 year Max 75% LTV/CLTV approval required. Additional fee may apply ITIN (Max. Loan Amount: \$ 1.0 mil. oral Guidali Min. FICO Max ITV/CITV Min. FICO Max LTV/CLTV Purchase 700 80 / 80 650 70 / 70 Rate & Term 700 80 / 80 650 70 / 70 Cash-Out 75 / 75 650 70 / 70

General Guideline						
	> 1st time hon	ne buye	rs' are not allowed			
	> Owner Occu	pied tra	nsaction only			
WVOE	> Min. of 2 yrs	housing	g history required			
	> Max. loan ar	amount : \$1.0 mil.				
	> 2 -4 units are	units are not allowed				
Consults.	> 3 tradelines with	ith 12 mon. history or;				
Credit Requirements	> 2 tradelines with	th 24 moi	n. history			
Requirements	> Non-traditiona	l credit is	NOT allowed			
Impounds	Must include both	taxes &	insurance			
Danamusa	LTV <= 75%		None			
Reserves	LTV > 75%		6 month PITIA			
Min. Loan Amt.	\$100,000	100,000				
	1 appraisal repor	1 appraisal report for all transactions except;				
Appraisal	2 appraisal repor	+c	Loan amount > \$2.0 mil. for Purchase			
2 appraisal reports		LO	Loan amount > \$1.5 mil. for RF-FI			

43%



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Portfolio - Self-prepared P & L / WVOE

			P
PC	7	PO	30
7/6	ARM	30 yr	Fixed
Rate	30 day	Rate	30 day
6.375	0.250	6.625	0.250
6.500	0.000	6.750	0.000
сар	5/1/5		

RICING						
	Max Price	(0.250)				
	Lock Extension	3 days:	0.125			
ı						
	ARM Index	SOFR 30 day AVG				
	Margin		3.000			

MATRIX							
			Max LTV / C	LTV / HCLTV			
Units	Max Loan Amount	Min FICO	Primary / 2nd Home / Investme				
			Purchase / R & T	Cash-Out			
SFR, PUD, 2-4	\$2,000,000	680	70	70			
units	\$2,500,000	700	60	60			
Condo	\$2,000,000	680	70	70			
Foreign National	\$2,500,000	N/A	60	60			
* Units + ADUs >	4 : Only allowed in CA, Lim	nit to 60% LTV					

		Rate A	djustme	nt	
Max Loan	Min.		Max	(LTV	
Amount	FICO	50	60	65	70
\$ 2.0 M	700	0.000	0.000	0.000	0.000
\$ 2.0 IVI	680	0.125	0.125	0.125	0.125
\$ 2.5 M	700	0.000	0.000	N/A	N/A
Other		50	60	65	70
Cash-Out	t	0.250	0.250	0.375	0.375
Condo	Condo		0.000	0.000	0.250
2 - 4 units	2 - 4 units		0.125	0.125	0.250
Units + ADU	s *	0.125	0.125	0.125	0.125
Investmen	nt	0.250	0.250	0.250	0.250
Self-Prepared	P&L	0.500	0.500	0.500	0.500
Foreign Natio	onal	0.500	0.500	N/A	N/A

	General Guideline							
		 For application received on or before 6/30: YTD and full yea of interim Profit & Loss Statement completed and signed by independent 3rd party. **Self-prepared P&L is available with add-on to rate** 						
Income Documents	Self-Employed	 For application received on or after 7/1: YTD Profit & Loss Statement completed and signed by an independent third- party. **Self-prepared P&L is available with add-on to rate** 						
		returns) verifying	n CPA that prepared previous 2 years tax prepared business ownership and same st 2 year & 2years business					
	Wage Earner	- Written VOE fo employer.	orm (FNMA Form 1005) completed by					
	- Most recent 2 m	onths bank statem	ent required					
Asset	- Business funds n transferred into p		100% if borrower has 100% ownership and					
Appraisal	- One full apprais	al and a desk revie	w					
	Mortga	ge / Rent	Max 1x30 in past 12 months					
	Trad	elines	3 seasoned for at least 12 months					
Credit	BK / SS & DIL	. / Foreclosure	3 years / 2 years / 5 years					
	Loan Mo	dification	5 years					
	Non-tradit	ional Credit	Allowed					

	4 . Only anowed in CA, Entire to 00%						
	General Guid	deline					
	> Max DTI allowed: 38/43%						
	> Qualifying Interest Rate: the grea	ter of start rate or	fully-indexed rate.				
	> Condo must be warrantable by Fannie Mae; non-warrantable condomin						
	will be reviewed on an individual ba	•					
General	> No minimum borrower contributi (excludes Foreign National).	on on Owner Occu	pied and Second Homes				
Requirements	> Gift is allowed for 100% of down	payment for all oc	cupancies and properties.				
	> No gift funds may be used for res	erves.					
	> Foreign Asset must be transferred payment, closing cost & reserves.	I to U.S Institution	al Bank to be used as down				
	> Subject property cannot be listed Cash-Out.	for sale at the app	lication date for R&T and				
	> Copy of passport, I-94 and valid V	ISA (F-1 and F-2 ty	pe are not allowed).				
	> Copy of passport and either I-94W borrowers on VISA Waiver Program.	•	Approval required for				
	> Borrower must have U.S. address		rloan				
Foreign	> Foreign assets used for down pay						
Nationals	transferred to U.S. institutional acco						
	> Automatic debit payment require		-				
			-				
	> 12 mos P&I reserves required for deposited into Assigned Bank account						
Cash-Out	6 mon. title seaning required.						
	> ADU must be permitted						
ADU	> ADU on 2-4 units allowed						
	> Rental income from ADU is NOT a	cceptable and can	not be used				
	Loan Amount	Reserves (P&I)	US Financial Institution				
	Up to \$ 2.00 mil.	2 mon.	Any US institution				
	Over \$ 2.00 mil.	6 mon.	Any US institution				
	Units + ADUs	6 mon.	Any US institution				
	Cash-o	out transactions	-				
Reserves	rves Up to \$ 2.00 mil. 6 mon. Any US insti						
	Over \$ 2.00 mil. 6 mon. Assigned Accou						
	*All Cash-Out Assets must be Liquid can only be used for reserves if depo						
	Foreign Nationals	6 mon.	Assigned Account				

No P.P.P. on all occupancy

Rate starts @ 6.375%



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3 Month Bank Statement - Bank Statements

PRICING								
	1 30	31/		17	31/			
	Fixed	30 yr		ARM	7/6			
	30 day	Rate		30 day	Rate			
	0.250	6.625		0.250	6.375			
	0.000	6.750		0.000	6.500			
_				5/1/5	can			

Max Price	е	(0.250)		
Lock Extension	3 days:	0.125		
ARM Index	SOFR 30 day AVG			
Margin	3.000			

* Purchase and Rate & Term only

^{*} Cash-out is NOT allowed

	Rate Adjustment							
Max Loan	Min.		Max	LTV				
Amount	FICO	50	60	65	70			
\$ 2.0 M	700	0.000	0.000	0.000	0.000			
\$ 2.0 IVI	680	0.125	0.125	0.125	0.125			
\$ 2.5 M	700	0.000	0.000 N/A		N/A			
Other	Other		<= 50 50.01 - 60		65.01 - 70			
Condo		0.000	0.000	0.000	0.250			
2-4 units	;	0.125	0.125	0.125	0.250			
Units + ADUs *		0.125	0.125	0.125	0.125			
Investmen	nt	0.250	0.250 0.250 0.2		0.250			
Non-assigned a	ccount	0.250	0.250 0.250		0.250			

No P.P.P. on all occupancy

Self-emp. & **Wage Earners** are allowed

MATRIX							
			Max LTV / CLTV / HCLTV				
Units	Max Loan Amount	Min FICO	Primary / 2nd Home / Investment				
			Purchase / R & T				
	\$1,500,000		70%				
SFR, PUD, 2-4 units	\$2,000,000	700	65%				
units	\$2,500,000		60%				
Condo	\$1,500,000	700	70%				
Condo	\$2,000,000	700	65%				

General Guideline

	Eligible States	CA							
		Income Documents							
	> 3 months personal bank statements are used for income calculation.								
	> Bus	siness bank statements are NOT allowed for calculation of income.							
		Self-Employed							
>	CPA Letter verif	fying business ownership for at least 2 years OR 2 years of business license							
>	Definitive Descr	ription of Business, Industry, and Borrower's Title listed on 1003.							
>	Current Employ	ment on 1003 must show on credit report.							
>	Third-party listi	ng to verify business name and phone number.							
		Wage Earner							
>	Verbal Verificat	tion of Employment.							
^	Current Employ	ment on 1003 must show on credit report.							
		Income Calculation							
>	Monthly	/ Income = 3 months total deposit ÷ 3							
>	Source and exp	lain all large deposits more than 150% of calculated monthly income.							
		General Requirements							
>	Max DTI allowe	d: 38%/43%							
>	Qualifying Inter	rest Rate: the greater of start rate or fully-indexed rate.							
>	> Condo must be warrantable by Fannie Mae; non-warrantable condominiums will be reviewed on								
an individual basis.									
> No minimum borrower contribution on Owner Occupied and Second Homes									
>	> Gift is allowed for 100% of down payment for all occupancies and properties.								
>	> No gift funds may be used for reserves.								
۸	> Subject property cannot be listed for sale at the application date.								
		Asset							
>	Most recent 3 n	nonths bank statement required							
>	Business funds	may be used up to 100% if borrower has 100% ownership and transferred into							
ре	ershonal account								
		Gift							
>	No minimum be	orrower contribution on Owner Occupied and Second Homes							
>	Gift is allowed f	for 100% of down payment for all occupancies and properties.							
>	No gift funds m	ay be used for reserves.							
		Appraisal							
>	One full apprais	sal and a desk review							
		Reserves							
	Select One	> 12 mon. P&I in US Financial Institution (additional add-on applies)							
		> 6 month P&I deposit to Assigned Account. >60% LTV requires 12 month P&I							

Monthly income = 3 months total deposit (including direct deposit)/3



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CRA - Self-prepared P & L / WVOE

//geomap.ffiec.gov/ffiecgeomap/

			l	PRICING	ì
CR	A 7	CR/	A 30		
7/6	ARM	30 yr	Fixed		
Rate	30 day	Rate	30 day		
6.375	0.250	6.625	0.250		
6.500	0.000	6.750	0.000		
сар	5/1/5				

Max Price	(0.250)		
Lock Extension	3 days:	0.125	
ARM Index	SOFR 30 day AVG		
Margin	3.000		

Rate Adjustment								
Max Loan	Min.		Max	LTV				
Amount	FICO	50	60	70	80			
\$ 1.5 mil.	680	0.000	0.000 0.000 0.000		0.000			
Other		50	50 60 70		80			
Condo		0.000	0.000	0.000	0.25*			
2 units		0.125	0.125 0.125		0.250			
3-4 units		0.250	0.250	0.250	0.375			
Investment		0.000	0.250	0.250	0.250			
Self-Prepared	Self-Prepared P&L		0.500	0.500	0.500			

^{*} Condo - Max LTV 75% with 0.25% rate add-on.

Great for Low Income or Low Income Area No P.P.P. on all occupancy Great for investment properties

	MATRIX								
				Max LTV / CLTV / HCLTV					
	Units	Max Loan Amount	Min FICO	Purchase / R & T					
				Primary/2nd Home	Investment Prop.				
1	1-4 units & PUD	\$1,500,000	680	80%	80%				
	Condo	\$1,000,000	680	75%	75%				
_		\$1,500,000	700	70%	70%				

	General Guideline						
Eligible States	CA, IL, TX, WA						
	Income Documents						
	income Documents						
	Self-Employed						
	cell Ellipsoyet						
> For application	received on or before 6/30: YTD and full year of interim Profit & Loss Statement						

- completed and signed by independent 3rd party. **Self-prepared P&L is available with add-on to rate**
- > For application received on or after 7/1: YTD Profit & Loss Statement completed and signed by an independent third-party. **Self-prepared P&L is available with add-on to rate**
- > CPA Letter (from CPA that prepared previous 2 years tax returns) verifying prepared business ownership and same location for at least 2 year & 2years business

Wage Earner

> Written VOE form (FNMA Form 1005) completed by employer.

General Requirements

- > CRA Portfolio Product must be located in a low / moderate income census tract or have low / moderate income for the given census tract.
- > Census tract income level as determined on the FFIEC website.
- > Must be in Assigned Bank service area: CA. IL. TX. WA
- > Low income must be below 50% of the median family income, and moderate income must be below 80% of the median family income as detailed on the FFIEC Website.
- > Max DTI allowed: 45%/50%
- > Qualifying Interest Rate: the greater of start rate or fully-indexed rate.
- > Condo must be warrantable by Fannie Mae; non-warrantable condominiums will be reviewed on an individual basis
- > No minimum borrower contribution on Owner Occupied and Second Homes
- > Gift is allowed for 100% of down payment for all occupancies and properties.
- > No gift funds may be used for reserves.
- > Subject property cannot be listed for sale at the application date.

Credit						
Mortgage / Rent	Max 1x30 in past 12 months					
Tradelines	3 tradelines seasoned for at least 12 months					
Bankruptcy / SS & DIL / Foreclosure	3 years / 2 years / 5 years					
Loan Modification	5 years					
	Reserves					
Max Loan Amount All Reserves Must be in US Financial Institutio						
\$1,500,000	2 month P&I					

*All Cash-Out Assets must be Liquid – Checking, Savings, or MMA. Cash-Out funds can only be used for reserves if deposited into Assigned Account with ACH.

Asset

- Most recent 2 months bank statement required
- > Business funds may be used up to 100% if borrower has 100% ownership and transferred into personal account

Gift

- > No minimum borrower contribution on Owner Occupied and Second Homes
- > Gift is allowed for 100% of down payment for all occupancies and properties.
- > No gift funds may be used for reserves

Appraisal

One full appraisal and a desk review

Lock Cut-off Time: 2:00pm PT Lock-in request: lock@itrustmtg.com

DSCR - DSCR

PRICING										
	DSC	CR 5			DSCR 7			DSCR 30		
Rate	5/6	ARM		Rate	7/6	ARM		Rate	30 yr	Fixed
	30 day	45 day			30 day	45 day			30 day	45 day
6.625	(0.750)	(0.500)		6.625	(0.750)	(0.500)		6.625	(0.625)	(0.375)
6.750	(1.375)	(1.125)		6.750	(1.250)	(1.000)		6.750	(1.250)	(1.000)
6.875	(1.875)	(1.625)		6.875	(1.875)	(1.625)		6.875	(1.750)	(1.500)
7.000	(2.375)	(2.125)		7.000	(2.375)	(2.125)		7.000	(2.250)	(2.000)
7.125	(2.875)	(2.625)		7.125	(2.750)	(2.500)		7.125	(2.750)	(2.500)
7.250	(3.250)	(3.000)		7.250	(3.250)	(3.000)		7.250	(3.125)	(2.875)
7.375	(3.750)	(3.500)		7.375	(3.625)	(3.375)		7.375	(3.625)	(3.375)
7.500	(4.125)	(3.875)		7.500	(4.000)	(3.750)		7.500	(4.000)	(3.750)
7.625	(4.500)	(4.250)		7.625	(4.375)	(4.125)		7.625	(4.375)	(4.125)
7.750	(4.875)	(4.625)		7.750	(4.750)	(4.500)		7.750	(4.750)	(4.500)
7.875	(5.250)	(5.000)		7.875	(5.125)	(4.875)		7.875	(5.125)	(4.875)
8.000	(5.625)	(5.375)		8.000	(5.500)	(5.250)		8.000	(5.500)	(5.250)
сар	2/:	1/5		сар	5/:	1/5		8.125	(5.875)	(5.625)
Lock Ex	tension	3 days:	0.125	ARM	Index	SOF	R 30 day	AVG	Margin	6.500

DSCR FICO Total	Price Adjustments									
Page		Min	EICO				Max LTV			
DSCR FICO 740		IVIIII	rico	50	55	60	65	70	75	80
DSCR FICO 1.500 1.250 1.2500 0.250 0.250 0.750 3.250		70	60	(1.875)	(1.625)	(1.375)	(0.875)	(0.250)	0.250	2.125
DSCR FICO		74	40	(1.750)	(1.500)	(1.250)	(0.750)	0.000	0.500	2.375
680		7:	20	(1.500)	(1.250)	(1.000)	(0.500)	0.250	0.750	3.250
Bell	DSCR FICO	7(00	(1.125)	(0.875)	(0.375)	0.125	1.000	1.375	4.000
Best		6	80	(0.500)	(0.125)	0.125	0.625	2.000	3.250	N/A
DSCR Ratio DSCR		6	60	(0.250)	0.125	0.625	1.125	2.500	5.000	N/A
DSCR Ratio 1.00 - 1.24 0.000		64	40	2.500	3.000	3.500	4.000	4.500	5.500	N/A
DSCR Ratio 0.75 - 0.99 1.000 1.000 1.500 2.000 3.000 N/A		>= :	1.25	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)	(0.750)
0.75 - 0.99 1.000 1.000 1.500 2.000 3.000 N/A	DSCR Ratio	1.00	- 1.24	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Housing Event 24 - 36 mon. 0.250 0.250 0.250 0.250 0.375 0.375 N/A	DJCK Ratio	0.75	- 0.99	1.000	1.000	1.000	1.500	2.000	3.000	N/A
Housing History		< 0	.75	2.625	2.625	2.625	3.250	3.625	5.000	N/A
Max Loan Amt. 50 55 60 65 70 75 80	Housing Event	24 - 36	6 mon.	0.250	0.250	0.250	0.250	0.375	0.375	N/A
Max Loan Amt. 50 55 60 65 70 75 80	Housing History	0x6	0x12	0.250	0.250	0.250	0.250	0.250	0.250	N/A
\$150,000 0.750 0.750 0.875 0.875 0.875 1.750 2.000	40 yr:	s term		0.250	0.250	0.250	0.250	0.250	0.375	0.500
\$250,000 0.250 0.250 0.250 0.250 0.250 0.250 0.500		Max Loan Amt.		50	55	60	65	70	75	80
S500,000 0.000 0		\$150	,000	0.750	0.750	0.875	0.875	0.875	1.750	2.000
S1,000,000 0.000		\$250,000		0.250	0.250	0.250	0.250	0.250	0.250	0.500
S1,500,000 0.000 0.000 0.000 0.000 0.000 0.500		\$500,000		0.000	0.000	0.000	0.000	0.000	0.000	0.000
\$2,000,000		\$1,00	\$1,000,000		0.000	0.000	0.000	0.000	0.000	0.000
\$2,500,000 0.375 0.375 0.500 0.750 1.000 N/A N/A \$3,000,000 0.750 0.750 0.750 1.125 1.250 N/A N/A \$3,500,000 1.500 1.500 1.500 1.500 2.000 N/A N/A DSCR >= 1.00 0.375 0.375 0.375 0.500 0.750 1.250 N/A DSCR < 1.00 0.750 0.750 0.750 0.875 1.250 1.750 N/A Property Type	Loan Amount	\$1,50	0,000	0.000	0.000	0.000	0.000	0.000	0.000	0.500
\$3,000,000		\$2,00	0,000	0.000	0.000	0.125	0.125	0.250	0.500	N/A
\$3,500,000 1.500 1.500 1.500 2.000 N/A N/A		\$2,50	0,000	0.375	0.375	0.500	0.750	1.000	N/A	N/A
Cash-Out DSCR >= 1.00 0.375 0.375 0.375 0.500 0.750 1.250 N/A Property Type Condo 0.125 0.125 0.125 0.125 0.250 0.500 0.500 0.750 N/A Escrow Waiver 0.250		\$3,00	0,000	0.750	0.750	0.750	1.125	1.250	N/A	N/A
Cash-Out DSCR < 1.00 0.750 0.750 0.750 0.875 1.250 1.750 N/A Property Type Condo 0.125 0.125 0.125 0.250 0.500 0.500 0.500 0.500 0.750 N/A Escrow Waiver 0.250		\$3,50	0,000	1.500	1.500	1.500	1.500	2.000	N/A	N/A
DSCR < 1.00	Cash_Out	DSCR :	>= 1.00	0.375	0.375	0.375	0.500	0.750	1.250	N/A
Property Type 2-4 units 0.500 0.500 0.500 0.500 0.625 0.750 N/A Escrow Waiver 0.250	Casii-Out	DSCR	< 1.00	0.750	0.750	0.750	0.875	1.250	1.750	N/A
PPP Max Price 50 55 60 65 70 75 80	Property Type	Coi	ndo	0.125	0.125	0.125	0.250	0.500	0.750	N/A
PPP month Price 50 55 60 65 70 75 80	r roperty rype	2-4	units	0.500	0.500	0.500	0.500	0.625	0.750	N/A
month Price 50 55 60 65 70 75 80 60 (3.000) (1.000) (1.000) (1.000) (1.000) (1.125) <t< td=""><td colspan="2">Escrow Waiver</td><td>0.250</td><td>0.250</td><td>0.250</td><td>0.250</td><td>0.250</td><td>0.250</td><td>0.250</td></t<>	Escrow Waiver		0.250	0.250	0.250	0.250	0.250	0.250	0.250	
60 (3.000) (1.000) (1.000) (1.000) (1.000) (1.125) (1.125) (1.125 48 (3.000) (0.750) (0.750) (0.750) (0.750) (0.875) (0.875) (0.875 5% Fixed Prepayment 24 (3.000) 0.375 0.375 0.375 0.375 0.500 0.500 0.500 Penalty 12 (1.500) 1.125 1.125 1.375 1.375 1.625 1.625 1.625							Max LTV			
48 (3.000) (0.750) (0.750) (0.750) (0.750) (0.875) (0.875) (0.875 5% Fixed Prepayment 24 (3.000) 0.375 0.375 0.375 0.375 0.500 0.500 0.500 Prepayment 12 (1.500) 1.125 1.125 1.375 1.375 1.625 1.625 1.625		month	Price	50	55	60	65	70	75	80
5% Fixed 36 (3.000) (0.250) 0.250 0.500 <td< td=""><td></td><td>60</td><td>(3.000)</td><td>(1.000)</td><td>(1.000)</td><td>(1.000)</td><td>(1.000)</td><td>(1.125)</td><td>(1.125)</td><td>(1.125)</td></td<>		60	(3.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.125)	(1.125)	(1.125)
Prepayment Penalty 24 (3.000) 0.375 0.375 0.375 0.375 0.500 0.500 0.500 12 (1.500) 1.125 1.125 1.375 1.375 1.625 1.625 1.625		48	(3.000)	(0.750)	(0.750)	(0.750)	(0.750)	(0.875)	(0.875)	(0.875)
Penalty 12 (1.500) 1.125 1.125 1.375 1.375 1.625 1.625 1.625	5% Fixed	36	(3.000)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)
11 (1300) 11123 11133 11373 11023 11023 11023		24	(3.000)	0.375	0.375	0.375	0.375	0.500	0.500	0.500
No PPP 0 250 1 750 1 750 2 000 2 000 2 250 2 250 2 250	Penalty	12	(1.500)	1.125	1.125	1.375	1.375	1.625	1.625	1.625
1.730 1.730 2.000 2.230 2.230 2.230		No PPP	0.250	1.750	1.750	2.000	2.000	2.250	2.250	2.250
* Prepayment Penalties NOT allowed on loans vested to individuals in IL		* Prepay	ment Per	nalties NC	T allowe	d on loan	s vested t	o individ	uals in IL	
State Adj. IL 0.000 0.000 0.000 0.000 0.000 0.250 0.500	State Adj.	I	L	0.000	0.000	0.000	0.000	0.000	0.250	0.500

MATRIX

INVESTMENT PROPERTY ONLY							
Ma	x LTV / CLTV		>= 1.00				
Min FICO	Max Loan Amount	Purchase	Purchase R & T * Cas				
	\$1,000,000	80	75	75			
	\$1,500,000	75	75	75			
700	\$2,000,000	70	65	N/A			
	\$2,500,000	70	65	N/A			
	\$3,000,000	65	N/A	N/A			
	\$1,000,000	75	75	70			
	\$1,500,000	75	75	70			
660	\$2,000,000	70	65	N/A			
	\$2,500,000	70	65	N/A			
	\$3,000,000	65	N/A	N/A			
	\$1,000,000	65	N/A	N/A			
640	\$1,500,000	65	N/A	N/A			
640	\$2,000,000	65	N/A	N/A			
	\$3,000,000	60	N/A	N/A			

If the lease has converted to month-to-month: Most 2 months proof of receipt of rent required. If unable to provide evidence, MAX LTV : purchase 75%, refinance 70% $\,$

Max LTV / CLTV			< 1.00 **	
Min FICO	Max Loan Amount	Purchase	R&T	Cash-Out
	\$1,000,000	75	70	70
	\$1,500,000	75	70	70
700	\$2,000,000	70	65	65
	\$2,500,000	65	N/A	N/A
	\$3,000,000	60	N/A	N/A
	\$1,000,000	70	65	N/A
680	\$1,500,000	70	65	N/A
680	\$2,000,000	65	60	N/A
	\$3,000,000	60	N/A	N/A
660	\$1,000,000	65	N/A	N/A

^{*} SFR/PUD Max LTV 80% and 2-4 Units/Condo Max LTV 75%

BK / FC / SS / DIL					
,,	- 36 months				
Experianced Investor	- Must have a history of owning and managing for at least 1 year in last 3 years				
- Min FICO : 680					
First Time Investor	- No mortgage lates in most recent 3	6 month			
Requirements	- Own a primary residence for at least	st 1 year			
	- Cash-Out is NOT allowed				
	- FIRST TIME HOME BUYERS ARE NOT ALLOWED				
Vacant properties **	- Purchase : Max LTV 75%				
vacant properties	- Refinance : Max LTV 70%				
Max Acreage	- 2 acres				
Max Cash-back	LTV => 65% : \$500,000	LTV < 65% : \$1,000,000			
Appraisal	- One full appraisal report with desk	review			
Арргаізаі	- 2nd appraisal required for loan amo	ount over \$2,000,000			
Asset	- Min of 30 days asset verification re-	quired			
Gift funds	- Allowed after min 10% borrower contribution				
	Loan Amt. =< \$1.5 mil.	2 month PITIA			
Reserves	Loan Amt. > \$1.5 mil.	6 month PITIA			
	Loan Amt. > \$2.5 mil.	12 month PITIA			

^{&#}x27; Short-Term Rentals (Airbnb, VRBO, FlipKey etc.) are NOT allowed.



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MATRIX

75%

65%

80%

75%

65%

80%

75%

65%

80%

75%

75%

75%

75%

70%

Max LTV 75%

Max LTV 70%

LTV Adjustments

Purchase

Re-fi

Purchase

75%

65%

80%

70%

65%

75%

65%

70%

N/A

Max LTV

Max LTV

Purchase

Re-fi

Max LTV

75%

65%

75%

65%

75%

70%

65%

75%

70%

70%

65%

70%

N/A

65%

80%

75%

Max LTV 70%

Max LTV 65%

65%

55%

DSCR < 1.2

iDSCR - LLC / Foreign national

PRICING

INVESTMENT PROPERTY ONLY Min FICO 750 \$ 2.0 mil. \$ 3.0 mil 725 \$ 2.0 mil. \$ 3.0 mil \$ 1.5 mil. 700 \$ 2.0 mil. \$ 3.0 mil \$ 1.5 mil. 675 \$ 2.0 mil. \$ 1.5 mil. 650 \$ 2.0 mil. \$ 1.5 mil. 640 \$ 2.0 mil. * Loan amount over \$ 2.0 mil. : DSCR ratio must 1.1 or greater DSCR >= 0.80 to < 1.00 Non-Warrantable Condo DSCR must be > 1.00 Loan Amt. < \$200,000 DSCR => 1.2 **Foreign National** Purchase Price @ 700 FICO Re-fi No Ratio DSCR Min 650 FICO

		R 30	* ARM programs are NOT ava			vaila	ble		
Rate	30 yr	Fixed	7 11 11 11					Tana	
	30 day	45 day			Price Adj				
11.999	(11.125)	(10.875)	Min FICO				LTV		
11.875	(11.000)	(10.750)		50	60	65	70	75	80
11.750	(10.875)	(10.625)	750	0.000	0.000	0.250	0.500	1.750	1.750
11.625	(10.750)	(10.500)	725	0.250	0.250	0.500	0.750	2.000	3.250
11.500	(10.625)	(10.375)	700	0.500	0.500	0.750	1.000	2.500	3.500
11.375	(10.500)	(10.250)	675	1.250	1.250	1.750	2.000	3.250	4.000
11.250	(10.375)	(10.125)	650	2.500	2.750	3.000	3.250	4.750	N/A
11.125	(10.250)	(10.000)	640	3.250	4.000	4.500	4.750	5.250	N/A
10.999	(10.125)	(9.875)	Terms	50	60	65	70	75	80
10.875	(10.000)	(9.750)	Cash-Out	0.500	0.500	0.500	0.500	0.500	N/A
10.750	(9.750)	(9.500)	Loan Amounts	50	60	65	70	75	80
10.625	(9.500)	(9.250)	< \$200,000	2.000	2.000	2.000	2.000	2.000	2.000
10.500	(9.250)	(9.000)	\$200k - \$350k	1.000	1.000	1.000	1.000	1.000	1.000
10.375	(9.000)	(8.750)	\$350k - \$1.5 mil.	0.250	0.250	0.250	0.250	0.250	0.250
10.250	(8.750)	(8.500)	\$1.5 mil - \$2 mil.	0.250	0.250	0.250	0.250	0.250	N/A
10.125	(8.500)	(8.250)	\$2 mil \$3 mil.	1.250	1.250	1.250		N/A	
9.999	(8.250)	(8.000)	Property	50	60	65	70	75	80
9.875	(8.000)	(7.750)	Non Warr. Condo	1.000	1.000	1.000	1.000	1.000	N/A
9.750	(7.750)	(7.500)	3 - 4 units	0.250	0.250	0.250	0.250	0.250	0.250
9.625	(7.500)	(7.250)	Other	50	60	65	70 75 N/		80
9.500	(7.250)	(7.000)	DSCR 0.8 0 - 0.99	1.250	1.250	1.250	1.250 N/A		/A
9.375	(7.000)	(6.750)	No Ratio DSCR	2.000	2.000	2.000	N/A		
9.250	(6.750)	(6.500)	ITIN	1.500	1.750	1.750	2.000	2.000	2.500
9.125	(6.500)	(6.250)	Foreign National	0.750	0.750	0.750	0.750	0.750	N/A
8.999	(6.250)	(6.000)	Credit	50	60	65	70 75 8		80
8.875	(6.000)	(5.750)	Deficient	1.000	1.000	1.000	N/A		
8.750	(5.750)	(5.500)	Tradeline						
8.625	(5.500)	(5.250)	BK/FC 2-3 yrs	1.000	1.000	1.000	1.000	1.000	1.000
8.500	(5.250)	(5.000)	BK/FC 1-2 yrs	4.500	4.500	4.500		N/A	
8.375	(5.000)	(4.750)	SS/DIL/Mod.	1.000	1.000	1.000	1.000	1.000	1.000
8.250	(4.750)	(4.500)	< 2 years						
8.125	(4.500)	(4.250)	SS/DIL/Mod < 1 year	2.250	2.250	2.250	2.250	2.250	N/A
7.999	(4.250)	(4.000)	< 1 year	Mort	gago Late	in 12 m	onths		
7.875		(3.750)	1 x 30	1.000	gage Late	1.000		1.000	1 000
7.750	(3.750)	(3.500)	0 x 60	2.250		2.250	1.000		1.000
7.625	(3.500)	(3.250)	0 x 90		2.250	4.500	2.250	2.250	N/A
7.500	(3.250)	(3.000)	0 X 90	4.500	4.500 repayme		N/A		
			5 years					0.000	0.000
7.250	(2.750)	(2.500)	3 years	0.000	0.000	0.000	0.000	0.000	0.000
7.125	(2.500)	(2.250)	•	0.500	0.500	0.500	0.500	0.500	0.500
7.124 6.999	(2.250)	(2.000)	2 years 1 year	1.250	1.250	1.250	1.250	1.250	1.250
	(2.000)	(1.750)	No PPP	1.500 N/A					
6.998	(1.750)	(1.500)	* -	SCROV	N/A	N/A OUNT F	N/A REOUIF	N/A	N/A
6.875	(1.500)	(1.250)	Lock Extension		: 0.125				200)
6.874	(1.250)	(1.000)	Lock Extension	5 days	. 0.125	IVIAX	Price (2.000)		

ELIGIBLE STATES with NO LICENSE

Licensed Brokers Only: CA **Licensed & Unlicensed Brokers:**

AL, AR, CO, CT, DC, DE, FL, GA, HI, IA, IL, IN, KS, KY, LA, MA, MD, ME, MO, MS, NE, NH, NM, NY, OH, OK, PA, RI, SC, TX, VT, WA, WV, WI, WY

No Reserves Required

	General Guid	leline				
Min. DSCR		>= (0.80			
Appraisal	Purchase	Loan Amt. > \$ 2.0 mil.		2 appraisal		
Арргаізаі	Refinance	Loan A	Amt. > \$ 1.5 mil.	2 appraisal		
	- Max LTV/CLTV <= 80% & L	oan Amt.	<= \$ 1.5 mil.			
Escrow Waiver	- Min. Credit Score : 700					
	- No mortgage lates in most	recent 2	4 months			
ACH	Busin	ess Entiti	es require ACH			
	Max Loan Amount	LTV	Min. FICO	Max Cash-back		
Cash-back to borrower	\$ 1.5 mil \$ 2.0 mil.	> 65%	640	\$500,000		
Cash-back to bollower	\$ 2.0 mil \$ 3.0 mil. *	> 65%	700	\$500,000		
	* DSCR must be > 1.1					
	Mortgage / Rent	Max 1x30 in past 12 months				
	Tradelines	3 seasoned for at least 12 months				
Credit	BK / SS & DIL / Foreclosure	3 years / 2 years / 5 years				
	Loan Modification	5 years				
	Non-traditional Credit	Allowed				
1st Time Home Buyer	Max LTV	70%				
13t Time Home Buyer	Min DSCR	1.00				
* 1st Time Home	e Buyer : All applicants have	e never p	reviously owned	a home		
Max. # of loans	> 4 loans or an agregate a	mount o	f \$5,000,000			
WILLY II OF IOUTS	> Adjoining properties or	units in t	he same condo co	mplex : 2 loans		
Foreign	> Sufficient funds to close		•	he closing agent		
_	at least 3 business days prior to closing date					
National	> 2 month bank statements must be translated into English.					
FL state is not allowed	Notarization not required.					
Borrower's Own Funds	Larger of 15% of the purch	•				
Gift	Allowed after borrower's own funds requirement					



iTrust Mortgage NMLS#2217547 6281 Beach Blvd., Suite 150 Buena Park, CA 90621 (P): 714-888-5420 Lock Cut-off Time: 2:00pm PT Lock-in request: lock@itrustmtg.com 9/19/2024 9:20 AM

iMix - 5 to 8 Residential units / 2 to 8 Mixed Use

IIVIIX - 3 to 6 Residential dilits / 2 to 6 IVIIXe

	iMix 5					
Rate	5/6 ARM					
	30 day	45 day				
8.125	(0.250)	0.000				
8.250	(0.625)	(0.375)				
8.375	(1.125)	(0.875)				
8.500	(1.500)	(1.250)				
8.625	(1.875)	(1.625)				
8.750	(2.250)	(2.000)				
8.875	(2.625)	(2.375)				
9.000	(3.000)	(2.750)				
9.125	(3.375)	(3.125)				
9.250	(3.750)	(3.500)				
сар	2/:	1/5				

	iM	ix 7			
Rate	7/6 ARM				
	30 day	45 day			
8.125	(0.125)	0.125			
8.250	(0.500)	(0.250)			
8.375	(1.000)	(0.750)			
8.500	(1.375)	(1.125)			
8.625	(1.750)	(1.500)			
8.750	(2.125)	(1.875)			
8.875	(2.500)	(2.250)			
9.000	(2.875)	(2.625)			
9.125	(3.250)	(3.000)			
9.250	(3.625)	(3.375)			
сар	5/1/5				

	iMix 30				
Rate	30 yr Fixed				
	30 day 45 day				
8.500	(0.375)	(0.125)			
8.625	(0.750)	(0.500)			
8.750	(1.125)	(0.875)			
8.875	(1.500)	(1.250)			
9.000	(1.875)	(1.625)			
9.125	(2.250)	(2.000)			
9.250	(2.625)	(2.375)			
9.375	(3.000)	(2.750)			
9.500	(3.375)	(3.125)			
9.625	(3.750)	(3.500)			
9.750	(4.125)	(3.875)			

SOFR 30 day AVG	Margin	6.50
JOIN JU day AVG	IVIAI giii	0.5

Price Adjustment								
DSCR >= 1	00				Max	LTV		
D3CK >= 1	.00		50	55	60	65	70	75
760	760			(1.000)	(0.750)	(0.375)	(0.125)	0.250
740			(1.125)	(0.875)	(0.500)	(0.250)	0.125	0.625
720			(0.625)	(0.375)	(0.250)	0.000	0.375	1.000
700			0.000	0.250	0.375	0.625	1.000	1.625
Max Loan Am	ount		50	55	60	65	70	75
\$400,000 - \$50	0,000		0.25	0.25	0.25	0.25	0.25	0.25
\$500,001 - \$1,0	00,000		0.00	0.00	0.00	0.00	0.00	0.00
\$1,000,001 - \$1,	500,000		0.00	0.00	0.00	0.00	0.00	0.00
\$1,500,001 - \$2,000,000			0.00	0.00	0.00	0.00	0.00	N/A
Other			50	55	60	65	70	75
Cash-Out			0.375	0.375	0.375	0.500	N/A	N/A
Escrow Wai	Escrow Waiver			N/A	N/A	N/A	N/A	N/A
Property Ty	ре		50	55	60	65	70	75
5 - 8 Residentia	l Units		0.000	0.000	0.000	0.000	0.000	0.000
2 - 8 Mixed	Jse		0.500	0.500	0.500	0.500	0.500	0.500
Pre-Payment Penalty	Max	Term	Max LTV					
Pre-Payment Penalty	Price	renn	50	55	60	65	70	75
	(3.000)	60 mon	(0.750)	(0.750)	(0.750)	(0.750)	(1.000)	(1.250)
50/ 51	(3.000)	48 mon	(0.625)	(0.625)	(0.625)	(0.625)	(0.750)	(1.000)
5% Fixed	(3.000)	36 mon	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)
Prepayment Penalty	(3.000)	24 mon	0.500	0.500	0.500	0.500	0.500	0.500
Charty	(1.000)	12 mon	1.625	1.625	1.625	1.625	1.625	1.625
	0.000	No PPP	2.250	2.250	2.250	2.250	2.250	2.250
* Prepayment	* Prepayment penalties are not allowed vested to individuals in state of IL							

General Guideline					
	> A full interior inspection with photos is required for all units				
	> 5 - 8 Residential				
	- FHLMC 71A, FNMA 1050 or similar short form used to appraise 5+ residential properties				
Appraisals	> 2 - 8 Mixed use				
	- General Purpose Commercial Forms				
	> Following attachments required with appraisal reports:				
	- Rent Roll				
	- Income and Expense Statement				
* A commercial BPO	- Photos of subject including exterior / interior & street scene				
required for all loans	- Aerial photo				
	- Sketch or floor plan of typical units				

Approved States: CA, TX, IL, WA

DSCR must be >= 1.00							
Min FICO	Max Loan Amount		Max LTV				
WIIII FICO	IVIAX LOAII AIIIOUIIL	Purchase	R&T	Cash-Out			
700	\$1,500,000	75	70	65			
700	\$2,000,000	70	65	65			

MATRIX

General Guideline					
Min DSCR	>= 1.00				
1st Time Investor	Not eligible (1st time home buyers are not allowed)				
Experienced Investor	Borrower / guarantor must have a history of owning and managing commercial or non-owner occupied residential real estate for at leat				
	1 year in last 3 years				
Housing Events	BK/FC/DIL must be >= 36 months				
Housiing History	0 x 30 x 12				
11.1	> Max 1 vacant unit on 2 - 3 units				
Unleased Units	> Max 2 vacant units on 4+ units				
Min. Loan Amounts	\$400,000				
Max. Loan Amounts	\$2,000,000				
Max. Cash-back	\$1,000,000				
	> Residential : 5 - 8 units				
	> Mixed use : 2 - 8 units				
	- Commercial usage limited to Retail/Office/Restaurant				
	> 2-3 units: Max 1 commercial unit				
Property Types	> 4-5 units: Max 2 commercial units				
	> 6-8 units: Max 3 commercial units				
	* Commercial space must not exceed 49% of the total building area				
	* Commercial use limited to retail, restaurant, or office space				
	* Residential / Commercial zoning acceptable				
Acreage	Max 2 acre				
	> No fair or poor ratings				
	> No environmental issues (Storage or use of hazardous material i.e.,				
	Dry Cleaners, Laundromat)				
Property Conditions	> No health or safety issues (As noted by appraiser, i.e., broken windows, stairs)				
	> No excessive deferred maintenance that could become a health or safety issue for tenants				
	> No structural deferred maintenance, (i.e., Foundation, roof, electrical, plumbing)				
	> Leased - Use lower of Estimated market rent or lease agreement				
	> Short-Term Rental Income is not eligible				
	> Vacant units - Use 75% of market rents				
Income	> Reduce qualifying rents by any management fee reflected on appraisal report				
	> 2-8 mixed use - Income from commercial space must not exceed				
	49% of the total property income				
Asset	Min of 30 days seasoning verification required				
Gift	Not eligible				
	> Min 2 reporting 24 months with activity in last 12 month or; 3 reporting 12 months with activity in last 12 months				
Tradelines	> For each borrower / guarantor who has 3 credit scores, the				
	minimum tradeline requirement is waived (all borrowers /				
	guarantors must be evaluated individually)				
	> 6 months PITIA				
Reserves	> Loan amt. > \$1.5 mil. : 9 months PITIA				
	> Cash-out may not be used to satisfy requirement				

5 - 8 Residential units2 - 8 Mixed use

* Pricing may change without notice

10 of 12

iCES - 12 month Bank Statements

PRICING

	iCE	S 30		
Rate	30 yr Fixed			
	30 day	45 day		
8.375	(0.375)	(0.125)		
8.500	(0.750)	(0.500)		
8.625	(1.125)	(0.875)		
8.750	(1.500)	(1.250)		
8.875	(1.875)	(1.625)		
9.000	(2.250)	(2.000)		
9.125	(2.500)	(2.250)		
9.250	(2.875)	(2.625)		
9.375	(3.250)	(3.000)		
9.500	(3.625)	(3.375)		
9.625	(4.000)	(3.750)		
9.750	(4.375)	(4.125)		
9.875	(4.625)	(4.375)		
10.000	(4.875)	(4.625)		
10.125	(5.125)	(4.875)		
10.250	(5.500)	(5.250)		
10.375	(5.750)	(5.500)		

12 month BK Statements or 1099

Loan Amount up to \$500,000

Lock Extension	3 days: 0.125	Max Price	(2.000)

Price Adjustments								
	Min FICO	Max CLTV						
	Willi Fico	50	55	60	65	70	75	80
	800	(3.250)	(3.125)	(3.000)	(2.750)	(2.500)	(2.000)	(0.875)
	780	(3.125)	(3.000)	(2.875)	(2.625)	(2.250)	(1.375)	(0.500)
	760	(2.125)	(2.000)	(1.875)	(1.375)	(1.000)	(0.750)	0.500
	740	(1.250)	(1.250)	(1.250)	(1.000)	(0.625)	(0.250)	1.750
	720	(0.875)	(0.875)	(0.875)	(0.500)	(0.125)	0.500	2.750
	700	(0.125)	(0.125)	(0.125)	0.375	1.250	2.250	5.500
	680	0.500	0.750	1.000	1.250	3.250	4.500	N/A
	Other Adjustments			l	Max CLT\	/		
	Other Aujustinents	50	55	60	65	70	75	80
12 month Bank Statement		0.000	0.000	0.000	0.000	0.125	0.125	0.125
	12 month 1099	0.000	0.000	0.000	0.000	0.125	0.125	0.125
	<= 40%	0.000	0.000	0.000	0.000	0.000	0.000	0.000
DTI	40.01 - 45%	0.375	0.375	0.375	0.375	0.375	0.375	0.500
	45.01 - 50%	0.500	0.500	0.500	0.500	0.500	0.500	0.750
	\$75k - \$100k	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)
	\$100,001 - \$150k	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)
Loan Amt.	\$150,001 - \$200k	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Aiiic	\$200,001 - \$350k	0.250	0.250	0.250	0.250	0.250	0.250	0.250
	\$350,001 - \$500k	0.375	0.375	0.375	0.375	0.375	0.375	0.375
	2nd Home	1.000	1.000	1.000	1.000	1.000	1.000	1.000
	Investment	1.875	1.875	2.375	2.875	3.375	4.000	N/A
	Condo	0.250	0.250	0.250	0.250	0.375	0.375	0.500
	2 - 4 units	0.375	0.375	0.375	0.500	0.500	0.500	N/A
States	IL	1.000	1.000	1.250	1.250	1.500	1.500	2.000

Stand-alone 2nd Title Insurance Impounds

IVIATRIX								
Bank Statement Stand-Alone 2nd								
Min FICO	Min FICO Max Loan Amount Primary 2nd Home Investment							
740		80	75	70				
700	\$350,000	80	70	60				
680		75	65	N/A				
740		80	70	65				
700	\$500,000	75	65	60				
680		70	60	N/A				
Max CLTV by	Condo	80	75	70				
Property Types	2 - 4 units	75	75	70				

BAATDIV

^{**} State of Illinois : Max CLTV 80% & Min. FICO 720 required

** State of Illinois : Max Cl	TV 80% & Min. FICO 720 red	quired		
	General Gui	deline		
Max DTI	50%			
Loan Amounts	Min.: \$75,000 Max.: \$500,000			
	The CLTV of the combined	loan balances are restricted as follows:		
Combined Loan Balance	> Combined loan balance	> \$2,000,000 - Max. 80% CLTV		
Combined Loan Balance	> Combined loan balance	> \$3,000,000 - Max. 75% CLTV		
	* Max. combined loan bala	nce for all liens not to exceed \$ 4.0 mil.		
Ownership Seasoning	Min. of 6 months ownershi	ip is required for Cash-Out		
Max Cash-Back to borr.	\$500,000			
	> 2 or more cash-out refin	ances in the past 12 months		
Ineligible Loans	> Unseasoned cash-out : i	f the existing lien is a cash-out, measured		
	within 6 months of the not	e date to note date.		
Solar Panel Loans	All Solar Panel loans and le	ases with PACE/HERO must be paid off		
		rsonal Bank Statement		
	> 12 or 24 months of pers	onal and 2 months of business bank statement		
	•			
	> Qualifying income : total eligible deposits devided by the number of statements			
	> Business statements must reflect business activity and transfers to the personal account			
	Business Bank Statements			
	> 12 or 24 months of business bank statements			
Income Docs	> Qualifying income analysis			
	- Fixed Expense Ratio (50%)			
	- Expense ratio provided by a 3rd party (CPA, EA, CPAC) with min. ratio of 10%			
	1099			
	> 1 yr or 2 yr 1099	00/		
	> Fixed Expense Ratio of 1			
		upport continued receipt of Income		
		ons, or deferrals completed or reinstated		
	within 12 months of note of			
Ineligible First Lien	> Loans in active forbeara			
· ·	> Negative amortization le	pans		
	> First liens for the subject	t property NOT reporting on credit report		
	> Loans secured by cross collateralized loans or blanket mortgages			
Assets	Asset verification required	if funds needed to consummate the transaction		
Qualifying Rate for 1st	Fixed Note rat	e		
Lien	ARM Higher o	f the fully indexed rate or note rate		
	Interest only Fully indexed or note rate after IO period			
Listing History	Properties listed for sale in	the past 6 months are not eligible		
Title Insurance	ALTA Short form allowed			
Impounds	Not required			

^{*} State of Texas is NOT eligible



iTrust Mortgage NMLS#2217547 6281 Beach Blvd., Suite 150 Buena Park, CA 90621 (P): 714-888-5420 Lock Cut-off Time: 2:00pm PT Lock-in request: lock@itrustmtg.com 9/19/2024 9:20 AM

HELOC - 12 / 24 month Bank Statements

DRICING

PRICING				
	HE	LOC		
Margin	30 yrs			
	30 day	45 day		
1.625	(0.500)	(0.250)		
1.750	(1.000)	(0.750)		
1.875	(1.625)	(1.375)		
2.000	(2.125)	(1.875)		
2.125	(2.500)	(2.250)		
2.250	(2.875)	(2.625)		
2.375	(3.250)	(3.000)		
2.500	(3.625)	(3.375)		
2.625	(4.125)	(3.875)		
2.750	(4.500)	(4.250)		
2.875	(4.875)	(4.625)		
3.000	(5.250)	(5.000)		
3.125	(5.625)	(5.375)		
3.250	(6.000)	(5.750)		
3.375	(6.250)	(6.000)		
3.500	(6.625)	(6.375)		
3.625	(6.875)	(6.625)		

	HEI	LOC
Margin	15	yrs
	30 day	45 day
1.625	(0.500)	(0.250)
1.750	(1.000)	(0.750)
1.875	(1.625)	(1.375)
2.000	(2.125)	(1.875)
2.125	(2.500)	(2.250)
2.250	(2.875)	(2.625)
2.375	(3.250)	(3.000)
2.500	(3.625)	(3.375)
2.625	(4.125)	(3.875)
2.750	(4.500)	(4.250)
2.875	(4.875)	(4.625)
3.000	(5.250)	(5.000)
3.125	(5.625)	(5.375)
3.250	(6.000)	(5.750)
3.375	(6.250)	(6.000)
3.500	(6.625)	(6.375)
3.625	(6.875)	(6.625)

Lock Extension 3 days: 0.125 ARM Index Prime Rate (WJ) Max Price (2.000

Price Adjustments							
Min FICO			ı	Max CLT\	/		
Willi FICO	50	55	60	65	70	75	80
780	(1.500)	(1.500)	(1.500)	(1.000)	(0.500)	0.500	0.500
760	(1.000)	(1.000)	(1.000)	(1.000)	(0.500)	0.500	1.500
740	(0.500)	(0.500)	(0.500)	(0.500)	0.500	0.500	2.500
720	0.500	0.500	0.500	0.500	0.500	1.500	N/A
700	1.000	1.000	1.000	1.500	2.000	3.000	N/A
Doc Type	50	55	60	65	70	75	80
12 month Bank Statement	1.000	1.000	1.000	1.000	1.000	1.000	1.000
24 month Bank Statement	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Draw Term	50	55	60	65	70	75	80
24 mon.	(2.000)	(2.000)	(2.000)	(2.000)	(2.000)	(2.000)	(2.000)
36 mon.	(1.500)	(1.500)	(1.500)	(1.500)	(1.500)	(1.500)	(1.500)
60 mon.	0.000	0.000	0.000	0.000	0.000	0.000	0.000
DTI	50	55	60	65	70	75	80
<= 40%	0.000	0.000	0.000	0.000	0.000	0.000	0.000
40.01 - 45%	0.000	0.000	0.000	0.125	0.125	0.125	0.125
45.01 - 50%	0.000	0.000	0.000	0.125	0.125	0.250	0.250
Loan Balance	50	55	60	65	70	75	80
\$75,000 - \$100,000	0.125	0.125	0.125	0.125	0.125	0.125	0.125
\$100,001 - \$350,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
\$350,001 - \$500,000	0.000	0.000	0.000	0.000	0.000	0.000	N/A
Occupancy	50	55	60	65	70	75	80
2nd Home	1.000	1.000	1.000	1.000	1.000	1.000	N/A
Investor	2.000	2.000	2.500	3.000	3.500	N/A	N/A
Property Type	50	55	60	65	70	75	80
Condo	0.000	0.000	0.000	0.125	0.125	0.250	0.250
2 - 4 units	0.500	0.500	0.500	0.500	0.500	0.500	0.500

General Guideline					
Appraisal	> Transfferred appraisal is NOT allowed				
	Loan Amt. <= \$250,000	Drive-by			
	Loan Amt. > \$250,000	Full appraisal			

MATRIX	
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Bank Statement Stand-Alone 2nd								
Min FICO	Min FICO Max Loan Amount Primary 2nd Home Investment							
740	\$250,000	80	75	70				
700	3230,000	75	70	65				
740	\$350,000	75	75	65				
700	\$550,000	75	70	65				
740	\$500,000	75	70	N/A				
700	\$500,000	70	65	N/A				

^{*} State of Texas is NOT eligible

^{***} Property listed for sale in the past 6 mon. are not eligible

Conoral Cuidolina	
	General Guideline
BK / FC / SS / DIL	>= 84 month
Multiple Derogatory Events	>= 84 month
Max DTI	50%
Forbearance / Modification / Deferral	24 months of consecutive payments since exiting plan
Terms	> Index : Prime Rate published in the Wall Street Journal
	> Floor Rate : 4.0%
	> Maximum Rate : 18%
	> Draw Period : 2 years, 3 years, 5 years
	> Minimum Payment :
	- Draw Period : Interest only calculation, greater of accrued interest or \$100
	- Repayment Period : Amortizing principal and interest payment based upon the total line amount, repayment term, current rate (Index plus Margin)
	> Initial Advance : Min. 75% of total line amount
Advances	> Min. Advance : \$1,000
	> Max. Advance : Line amount
	> Lock-out Period : Advances not available for a period of 90-days after closing to allow for servicing transfer
Combined Loan Balance	Max. combined loan balance for all liens not to exceed \$2,000,000
O	
Ownership	Min. seasoning of 12 months required
Ownersnip	Min. seasoning of 12 months required > 12 months of Business Bank Statements required
Bank Statements	> 12 months of Business Bank Statements required
	> 12 months of Business Bank Statements required > Fixed Expense Ratio : 50%
	> 12 months of Business Bank Statements required > Fixed Expense Ratio : 50% > Expense ratio provided by a 3rd party min. ratio of 10%
Bank Statements	> 12 months of Business Bank Statements required > Fixed Expense Ratio : 50% > Expense ratio provided by a 3rd party min. ratio of 10% * Additionally, CPA, EA, Tax Preparer's P & L is required
	> 12 months of Business Bank Statements required > Fixed Expense Ratio : 50% > Expense ratio provided by a 3rd party min. ratio of 10% * Additionally, CPA, EA, Tax Preparer's P & L is required > Free & Clear Properties
Bank Statements	> 12 months of Business Bank Statements required > Fixed Expense Ratio : 50% > Expense ratio provided by a 3rd party min. ratio of 10% * Additionally, CPA, EA, Tax Preparer's P & L is required > Free & Clear Properties > Unseasoned cash-out : min. 6 mon. seasoning required
Bank Statements	> 12 months of Business Bank Statements required > Fixed Expense Ratio: 50% > Expense ratio provided by a 3rd party min. ratio of 10% * Additionally, CPA, EA, Tax Preparer's P & L is required > Free & Clear Properties > Unseasoned cash-out: min. 6 mon. seasoning required > Frequent Refinances: 2 or more cash-out refinances in past 12 mon.
Bank Statements	> 12 months of Business Bank Statements required > Fixed Expense Ratio: 50% > Expense ratio provided by a 3rd party min. ratio of 10% * Additionally, CPA, EA, Tax Preparer's P & L is required > Free & Clear Properties > Unseasoned cash-out: min. 6 mon. seasoning required > Frequent Refinances: 2 or more cash-out refinances in past 12 mon. * Alll existing subordinate liens must be satisfied > Forbearance, modifications, or deferrals completed or reinstated
Bank Statements	> 12 months of Business Bank Statements required > Fixed Expense Ratio: 50% > Expense ratio provided by a 3rd party min. ratio of 10% * Additionally, CPA, EA, Tax Preparer's P & L is required > Free & Clear Properties > Unseasoned cash-out: min. 6 mon. seasoning required > Frequent Refinances: 2 or more cash-out refinances in past 12 mon. * Alll existing subordinate liens must be satisfied > Forbearance, modifications, or deferrals completed or reinstated within 12 months > Loans in active forbearance or deferment > Balloon, if the balloon payment becmes due during the amortization
Bank Statements	> 12 months of Business Bank Statements required > Fixed Expense Ratio: 50% > Expense ratio provided by a 3rd party min. ratio of 10% * Additionally, CPA, EA, Tax Preparer's P & L is required > Free & Clear Properties > Unseasoned cash-out: min. 6 mon. seasoning required > Frequent Refinances: 2 or more cash-out refinances in past 12 mon. * Alll existing subordinate liens must be satisfied > Forbearance, modifications, or deferrals completed or reinstated within 12 months > Loans in active forbearance or deferment > Balloon, if the balloon payment becmes due during the amortization period of the new 2nd lien
Bank Statements Ineligible Loans	> 12 months of Business Bank Statements required > Fixed Expense Ratio: 50% > Expense ratio provided by a 3rd party min. ratio of 10% * Additionally, CPA, EA, Tax Preparer's P & L is required > Free & Clear Properties > Unseasoned cash-out: min. 6 mon. seasoning required > Frequent Refinances: 2 or more cash-out refinances in past 12 mon. * Alll existing subordinate liens must be satisfied > Forbearance, modifications, or deferrals completed or reinstated within 12 months > Loans in active forbearance or deferment > Balloon, if the balloon payment becmes due during the amortization period of the new 2nd lien > Reverse mortgages
Bank Statements Ineligible Loans	> 12 months of Business Bank Statements required > Fixed Expense Ratio: 50% > Expense ratio provided by a 3rd party min. ratio of 10% * Additionally, CPA, EA, Tax Preparer's P & L is required > Free & Clear Properties > Unseasoned cash-out: min. 6 mon. seasoning required > Frequent Refinances: 2 or more cash-out refinances in past 12 mon. * Alll existing subordinate liens must be satisfied > Forbearance, modifications, or deferrals completed or reinstated within 12 months > Loans in active forbearance or deferment > Balloon, if the balloon payment becmes due during the amortization period of the new 2nd lien > Reverse mortgages > First liens for the subject property not reporting on credit report
Bank Statements Ineligible Loans	> 12 months of Business Bank Statements required > Fixed Expense Ratio: 50% > Expense ratio provided by a 3rd party min. ratio of 10% * Additionally, CPA, EA, Tax Preparer's P & L is required > Free & Clear Properties > Unseasoned cash-out: min. 6 mon. seasoning required > Frequent Refinances: 2 or more cash-out refinances in past 12 mon. * Alll existing subordinate liens must be satisfied > Forbearance, modifications, or deferrals completed or reinstated within 12 months > Loans in active forbearance or deferment > Balloon, if the balloon payment becmes due during the amortization period of the new 2nd lien > Reverse mortgages
Bank Statements Ineligible Loans	> 12 months of Business Bank Statements required > Fixed Expense Ratio: 50% > Expense ratio provided by a 3rd party min. ratio of 10% * Additionally, CPA, EA, Tax Preparer's P & L is required > Free & Clear Properties > Unseasoned cash-out: min. 6 mon. seasoning required > Frequent Refinances: 2 or more cash-out refinances in past 12 mon. * Alll existing subordinate liens must be satisfied > Forbearance, modifications, or deferrals completed or reinstated within 12 months > Loans in active forbearance or deferment > Balloon, if the balloon payment becmes due during the amortization period of the new 2nd lien > Reverse mortgages > First liens for the subject property not reporting on credit report > Loans secured by more than one uderlying prooperty, including cross collatralized loans or blanket mortgages
Bank Statements Ineligible Loans Ineligible 1st Liens	> 12 months of Business Bank Statements required > Fixed Expense Ratio: 50% > Expense ratio provided by a 3rd party min. ratio of 10% * Additionally, CPA, EA, Tax Preparer's P & L is required > Free & Clear Properties > Unseasoned cash-out: min. 6 mon. seasoning required > Frequent Refinances: 2 or more cash-out refinances in past 12 mon. * Alll existing subordinate liens must be satisfied > Forbearance, modifications, or deferrals completed or reinstated within 12 months > Loans in active forbearance or deferment > Balloon, if the balloon payment becmes due during the amortization period of the new 2nd lien > Reverse mortgages > First liens for the subject property not reporting on credit report > Loans secured by more than one uderlying prooperty, including cross collatralized loans or blanket mortgages > Note with default interest rate greater than the Note Rate
Bank Statements Ineligible Loans	> 12 months of Business Bank Statements required > Fixed Expense Ratio: 50% > Expense ratio provided by a 3rd party min. ratio of 10% * Additionally, CPA, EA, Tax Preparer's P & L is required > Free & Clear Properties > Unseasoned cash-out: min. 6 mon. seasoning required > Frequent Refinances: 2 or more cash-out refinances in past 12 mon. * Alll existing subordinate liens must be satisfied > Forbearance, modifications, or deferrals completed or reinstated within 12 months > Loans in active forbearance or deferment > Balloon, if the balloon payment becmes due during the amortization period of the new 2nd lien > Reverse mortgages > First liens for the subject property not reporting on credit report > Loans secured by more than one uderlying prooperty, including cross collatralized loans or blanket mortgages

Escrow account

Not required

Points / Fees : NOT to exceed 5%

^{** 1}st Time Home Buyer is NOT allowedd