



# iTrust = Fast & Easy Closing

## PROGRAM HIGHLIGHTS

<b>iSBA</b>	Business or business and building purchase / Start-up funds / Working Capital / Purchase equipments and inventory	Page 2
<ul style="list-style-type: none"> <li>10% down for business &amp; building</li> </ul>	<ul style="list-style-type: none"> <li>30% down for business only</li> </ul>	
<b>Premium Easy Doc</b>	<b>12 month bank statement / P &amp; L / WVOE</b>	Page 3
<ul style="list-style-type: none"> <li>1st time home buyers are allowed</li> <li>Max DTI : 50%</li> <li>100% gift is allowed - gift can be used for reserves</li> <li>Non-warrantable condos are allowed</li> <li>Unlimited cash-back to borrower</li> </ul>	<ul style="list-style-type: none"> <li>Primary, 2nd Home, Investment properties are allowed</li> <li>1 - 4 units are allowed</li> <li>Only P &amp; I are required for reserves</li> <li>Up to 20 acres allowed</li> <li>Loan amount up to \$ 4 mil.</li> </ul>	
<b>Fast &amp; Easy Doc</b>	<b>12 month bank statement / P &amp; L / WVOE</b>	Page 4
<ul style="list-style-type: none"> <li>ITIN allowed</li> <li>Min. FICO 640</li> <li>1 unit, Primary and 2nd Home only</li> </ul>	<ul style="list-style-type: none"> <li>No reserves required up to 75% LTV</li> <li>For Sale by Owner is allowed with restrictions</li> <li>Home base business without license allowed</li> </ul>	
<b>Portfolio</b>	<b>Self-prepared P &amp; L / WVOE</b>	Page 5
<ul style="list-style-type: none"> <li>Foreign national allowed</li> <li>100% gift is allowed (reserves must be borrower's own funds)</li> <li>Unlimited cash-back to borrower</li> <li>20 + acre allowed with exception</li> </ul>	<ul style="list-style-type: none"> <li>No P.P.P. on all occupancy</li> <li>Property with Permitted multiple ADUs are allowed</li> <li>P &amp; I only for reserves</li> </ul>	
<b>3 mon Bank Statement</b>	<b>Self-emp. &amp; Wage Earners</b>	Page 6
<ul style="list-style-type: none"> <li>Income = Average of 3 month deposit</li> <li>100% gift is allowed ( reserves must be borrower's own funds )</li> </ul>	<ul style="list-style-type: none"> <li>Self-emp. and Wage earners are allowed</li> <li>Personal bank statements are used for income</li> </ul>	
<b>CRA</b>	Property must be located in low / moderate income area or have low / moderate income for the given census tract	Page 7
<ul style="list-style-type: none"> <li>Self-prepared P &amp; L is allowed</li> </ul>	<ul style="list-style-type: none"> <li>No P.P.P. on all occupancy</li> </ul>	
<b>DSCR</b>	<b>LLC allowed</b>	Page 8
<ul style="list-style-type: none"> <li>No personal income documents are required</li> <li>Only current lease agreement is required</li> <li>Vacant property is allowed with DSCR &lt; 1.00 matrix</li> </ul>	<ul style="list-style-type: none"> <li>Gift is allowed</li> <li>40 year term available</li> <li>Reserves for subject property only</li> </ul>	
<b>iDSCR</b>	LLC / Foreign National / Short-term rentals / 1st time investor / 1st time home buyer	Page 9
<ul style="list-style-type: none"> <li>1st time investors are allowed with prior homeownership experience</li> <li>1st time home buyers are allowed</li> <li>Short-Term Rentals are allowed (Airbnb, VRBO, FlipKey, etc.)</li> </ul>	<ul style="list-style-type: none"> <li>iTrust offers 30+ states without state license</li> <li>No Reserves required</li> <li>Foreign national up to 75% LTV</li> </ul>	
<b>iMIX</b>	<b>5 - 8 Residential units / 2 - 8 Mixed use</b>	Page 10
<ul style="list-style-type: none"> <li>LLC allowed</li> </ul>	<ul style="list-style-type: none"> <li>Foreign national up to 75% LTV</li> </ul>	
<b>iCES</b>	<b>Stand-alone loan</b>	Page 11
<ul style="list-style-type: none"> <li>CLTV up to 80%</li> </ul>	<ul style="list-style-type: none"> <li>12 month Bank Statements</li> </ul>	
<b>HELOC</b>	<b>Stand-alone HELOC</b>	Page 12
<ul style="list-style-type: none"> <li>CLTV up to 80%</li> </ul>	<ul style="list-style-type: none"> <li>12 month Bank Statements</li> </ul>	

### iTrust Mortgage (NMLS# 2217547)

6281 Beach Blvd. Suite 150  
Buena Park, CA 90621  
office 714-888-5420

#### LOSS PAYEE:

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Contacts	
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Lock Desk	lock@itrustmtg.com
Funding	funding@itrustmtg.com
Appraisal	appraisals@itrustmtg.com



**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)
<b>Business + building</b> ( 10% down required )	

SBA 7a TLTB (Loan Term: up to 10 yrs)	
WSJP(WSJ Prime Rate) + 1.25% ~ 2.5%	(0.750)
<b>Business only</b> ( 30% down required. Special business may require 10% down )	

# Only iTrust offers SBA loans

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

<b>Max Loan Amount up to \$5,000,000</b>
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Benefits
<ul style="list-style-type: none"> <li>&gt; Lower down payment than conventional loan</li> <li>&gt; Longer maturity, Lower payment, No need to refinance every 5 to 7 years</li> <li>&gt; Perhaps the only available financing option ( start-up, special purpose property)</li> </ul>

SBA Loan Candidate
<ul style="list-style-type: none"> <li>&gt; Purchasing business</li> <li>&gt; Refinancing business loans</li> <li>&gt; Purchasing real estate (at least 51% occupied by own business)</li> <li>&gt; Refinancing Real Estate loans (at least 51% occupied by own business)</li> <li>&gt; Improvement, working capital, inventory &amp; equipment purchase</li> </ul>

Eligibility Requirement
<ul style="list-style-type: none"> <li>&gt; Borrowers now or will own/operate their own business</li> <li>&gt; U.S. Citizen or U.S. Permanent Resident</li> <li>&gt; Repayment ability based on Tax Returns &amp; Business Financial Statements</li> <li>&gt; Good Credit, strong net worth, adequate management &amp; ownership experience</li> </ul>

Documents initially required
<ul style="list-style-type: none"> <li>&gt; 3 years personal &amp; business tax returns (seller's, if purchasing business)</li> <li>&gt; SBA Loan Application, Personal Financial Statement, Management Resume, Schedule of Business Debt</li> <li>&gt; 3 months bank statements (personal &amp; business)</li> <li>&gt; Escrow instruction, purchase agreement (if purchasing), Loan Statement (if refinancing)</li> </ul>

Ineligible Businesses
<ol style="list-style-type: none"> <li>1. Non-profit businesses</li> <li>2. Financial businesses primarily engaged in the business of lending</li> <li>3. Passive businesses owned by developers and landlords that do not actively use or occupy the assets acquired or improved with the loan proceeds</li> <li>4. Life insurance carriers</li> <li>5. Businesses located in a foreign country</li> <li>6. Businesses using pyramid or multilevel sales distribution plans</li> <li>7. Businesses that are engaged in any activity that is illegal under federal, state, or local law</li> <li>8. Government-owned Entities, except for businesses owned or controlled by a Native American tribe</li> <li>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</li> <li>10. Prior Loss to the Government</li> <li>11. Businesses primarily engaged in political or lobbying activities</li> <li>12. Speculative businesses such as oil wildcatting, etc.</li> <li>13. Businesses located within the Coastal Barrier Resource System</li> </ol> <p style="text-align: center;"><b>* Additional restrictions may apply</b></p>

## 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

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**



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

PRICING

Table with 3 columns: EZ 5 (30 day, 45 day), EZ 30 (30 yr Fixed, 30 day, 45 day), EZ 40 (40 yr Fixed, 30 day, 45 day). Rows show rates from 6.500 to 7.750 with corresponding adjustments.

Lock Extension: 3 days: 0.125, ARM Index, SOFR 30 day AVG, Margin: 5.000

Price Adjustment

Table with columns: Min. FICO, Max LTV (50, 55, 60, 65, 70, 75, 80). Rows show price adjustments for various loan amounts from \$250,000 to \$4,000,000.

\* Loan amount over \$ 2 mil. requires investor approval

Table with columns: Other, 50, 55, 60, 65, 70, 75, 80. Rows show various fees and costs like Rate & Term, Cash-Out, 2nd Home, Investment Property, Condo, 2-4 units, Housing history.

\* Escrow account required ( Tax & Ins. )

Max Price ( Primary & 2nd Home )

Table with columns: Loan Amount, Max Price. Rows show max prices for loan amounts: < \$2,000,000, \$2,000,001 - \$3,000,000, \$3,000,001 - \$4,000,000.

Prepay Penalty & Max Price ( Investment property only )

Table with columns: Prepay Period, 0 mon, 12 mon, 24 mon, 36 mon. Rows show prepay penalties and max prices for investment property.

\* P & L must be prepared by CPA / EA / CTEC / Tax Attorney

Approved States: CA, TX, IL, WA, OR

\* Pricing may change without notice

MATRIX

Table with columns: Primary, Min FICO, Max LTV / CLTV / HCLTV (BK Statements / WVOE, P & L). Rows show matrix for loan amounts from \$1,000,000 to \$4,000,000.

2nd Home & Investment

Table with columns: 2nd Home & Investment, Min FICO, Max LTV / CLTV / HCLTV (BK Statements / WVOE, P & L). Rows show matrix for loan amounts from \$1,000,000 to \$2,500,000.

General Guideline

Table with columns: Credit, BK / FC / SS / DIL, Loan Mod., Qualifying rate, Income Documents, Asset, Foreign Asset, Gift, Reserves, Cash-Out Seasoning, Appraisal, State. Rows provide general guidelines for each category.



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

PRICING

Table with columns: Rate, FNE 30 (30 yr Fixed, 30 day, 45 day), Price Adjustments (Min FICO, Max LTV), Loan Amounts, Other, Credit, Mortgage Late in 12 months, ITIN: Max Loan Amt. \$ 1.0 mil. / Bank Statements Only, Max Price (2.000), ESCROW ACCOUNT REQUIRED

\* Deficient tradelines add-on will be applied to who does not meet credit requirement. - UW's approval required. Additional fee may apply

General Guideline

Table with columns: WVOE, Credit Requirements, Impounds, Reserves, Min. Loan Amt., Appraisal

Approved States: CA, TX, IL, WA, OR

\* Pricing may change without notice

MATRIX

Primary & 2nd Home Only

Table with columns: Primary, WVOE: \$ 1.0 mil. Max Loan Amount, 1st Time home buyers: WVOE is NOT allowed, ITIN: Max Loan Amt. \$ 1.0 mil. / Bank Statements & Owner Occupied Only, Min FICO, Max Loan Amount, Purchase, R & T, Cash-Out

2ND HOME

Table with columns: WVOE: \$1.0 mil. Max Loan Amount, 1st Time home buyers: WVOE is NOT allowed, Min FICO, Max Loan Amount, Purchase, R & T, Cash-Out

Max LTV with mortgage lates in most recent 12 months

Table with columns: 1 x 30, 0 x 60 (unlimited 30 days lates), 0 x 90 (unlimited 30 days & 60 days lates), Max 80% LTV/CLTV, Max 75% LTV/CLTV, Max 65% LTV/CLTV

Max LTV with Credit Events

Table with columns: BK/FC >= 2 to < 3 years, BK/FC >= 1 year to < 2 years, SS/DIL/Modification >= 1 year to < 2 years, SS/DIL/Modification < 1 year, Max 80% LTV/CLTV, Max 65% LTV/CLTV, Max 80% LTV/CLTV, Max 75% LTV/CLTV

ITIN (Max. Loan Amount : \$ 1.0 mil.)

Table with columns: Min. FICO, Max LTV/CLTV, Min. FICO, Max LTV/CLTV, Purchase, Rate & Term, Cash-Out

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

Table with columns: Max LTV (70%), Max DTI (43%)

12 month Bank Statement Program Only

\* 1st Time Home Buyer : All applicants have never previously owned a home

General Guideline

Table with columns: States (CA, TX, IL, WA), Max DTI (50%), Max. # of loans (> 4 loans or an aggregate amount of \$5,000,000), For Sale by Owner (> Seller must be vested on title for more than 12 month, > Buyer and Seller cannot waive normal inspections)



Portfolio - Self-prepared P & L / WVOE

PRICING			
<b>PO 7</b>	<b>PO 30</b>		
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	
cap 5 / 1 / 5			
<b>Max Price</b>		<b>(0.250)</b>	
<b>Lock Extension</b>	3 days:	0.125	
<b>ARM Index</b>	SOFR 30 day AVG		
<b>Margin</b>	3.000		

MATRIX				
Units	Max Loan Amount	Min FICO	Max LTV / CLTV / HCLTV	
			Primary / 2nd Home / Investment	
			Purchase / R & T	Cash-Out
SFR, PUD, 2-4 units	\$2,000,000	680	70	70
Condo	\$2,500,000	700	60	60
Foreign National	\$2,500,000	N/A	60	60

\* Units + ADUs > 4 : Only allowed in CA, Limit to 60% LTV

Rate Adjustment					
Max Loan Amount	Min. FICO	Max LTV			
		50	60	65	70
\$ 2.0 M	700	0.000	0.000	0.000	0.000
	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		0.250	0.250	0.375	0.375
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
Investment		0.250	0.250	0.250	0.250
Self-Prepared P & L		0.500	0.500	0.500	0.500
Foreign National		0.500	0.500	N/A	N/A

General Guideline		
General Requirements	<ul style="list-style-type: none"> <li>&gt; Max DTI allowed: 38/43%</li> <li>&gt; Qualifying Interest Rate: the greater of start rate or fully-indexed rate.</li> <li>&gt; Condo must be warrantable by Fannie Mae; non-warrantable condominiums will be reviewed on an individual basis.</li> <li>&gt; No minimum borrower contribution on Owner Occupied and Second Homes (excludes Foreign National).</li> <li>&gt; Gift is allowed for 100% of down payment for all occupancies and properties.</li> <li>&gt; No gift funds may be used for reserves.</li> <li>&gt; Foreign Asset must be transferred to U.S Institutional Bank to be used as down payment, closing cost &amp; reserves.</li> <li>&gt; Subject property cannot be listed for sale at the application date for R&amp;T and Cash-Out.</li> </ul>	
Foreign Nationals	<ul style="list-style-type: none"> <li>&gt; Copy of passport, I-94 and valid VISA (F-1 and F-2 type are not allowed).</li> <li>&gt; Copy of passport and either I-94W or proof of ESTA Approval required for borrowers on VISA Waiver Program.</li> <li>&gt; Borrower must have U.S. address when applying for loan.</li> <li>&gt; Foreign assets used for down payment, closing costs, and/or reserves must be transferred to U.S. institutional account prior to ordering loan docs.</li> <li>&gt; Automatic debit payment required from U.S. banking institution.</li> <li>&gt; 12 mos P&amp;I reserves required for subject property. 6 P&amp;I reserves to be deposited into Assigned Bank account prior to funding.</li> </ul>	
Cash-Out	6 mon. title seaning required.	
ADU	<ul style="list-style-type: none"> <li>&gt; ADU must be permitted</li> <li>&gt; ADU on 2-4 units allowed</li> <li>&gt; Rental income from ADU is NOT acceptable and cannot be used</li> </ul>	
Reserves	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-out transactions	
	Up to \$ 2.00 mil.	6 mon. Any US institution
Over \$ 2.00 mil.	6 mon. Assigned Account	
*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.		
Foreign Nationals	6 mon.	Assigned Account

General Guideline		
Income Documents	Self-Employed	- 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**
	Wage Earner	- 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
Asset	<ul style="list-style-type: none"> <li>- Most recent 2 months bank statement required</li> <li>- Business funds may be used up to 100% if borrower has 100% ownership and transferred into personal account</li> </ul>	
Appraisal	- One full appraisal and a desk review	
Credit	Mortgage / Rent	Max 1x30 in past 12 months
	Tradelines	3 seasoned for at least 12 months
	BK / SS & DIL / Foreclosure	3 years / 2 years / 5 years
	Loan Modification	5 years
Non-traditional Credit	Allowed	

No P.P.P. on all occupancy

Rate starts @ 6.375%



3 Month Bank Statement - Bank Statements

PRICING

3M 7	
7/6 ARM	
Rate	30 day
6.375	0.250
6.500	0.000
cap	5 / 1 / 5

3M 30	
30 yr Fixed	
Rate	30 day
6.625	0.250
6.750	0.000

Max Price		(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

MATRIX

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

Rate Adjustment

Max Loan Amount	Min. FICO	Max LTV			
		50	60	65	70
\$ 2.0 M	700	0.000	0.000	0.000	0.000
	680	0.125	0.125	0.125	0.125
\$ 2.5 M	700	0.000	0.000	N/A	N/A
Other	<= 50	50.01 - 60	60.01 - 65	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	
Investment	0.250	0.250	0.250	0.250	
Non-assigned account	0.250	0.250	0.250	0.250	

General Guideline

Eligible States	CA
Income Documents	
> 3 months personal bank statements are used for income calculation. > Business bank statements are NOT allowed for calculation of income.	
Self-Employed	
> CPA Letter verifying business ownership for at least 2 years OR 2 years of business license > Definitive Description of Business, Industry, and Borrower's Title listed on 1003. > Current Employment on 1003 must show on credit report. > Third-party listing to verify business name and phone number.	
Wage Earner	
> Verbal Verification of Employment. > Current Employment on 1003 must show on credit report.	
Income Calculation	
> Monthly Income = 3 months total deposit ÷ 3 > Source and explain all large deposits more than 150% of calculated monthly income.	
General Requirements	
> Max DTI allowed: 38%/43% > 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.	
Asset	
> Most recent 3 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	
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

No P.P.P. on all occupancy

Self-emp. & Wage Earners are allowed

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



CRA - Self-prepared P & L / WVOE

//geomap.ffiec.gov/ffiecgeomap/

PRICING

CRA 7		CRA 30		Max Price		(0.250)
7/6 ARM		30 yr Fixed		Lock Extension		3 days: 0.125
Rate	30 day	Rate	30 day	ARM Index		SOFR 30 day AVG
6.375	0.250	6.625	0.250	Margin		3.000
6.500	0.000	6.750	0.000			
cap	5 / 1 / 5					

MATRIX

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

Rate Adjustment

Max Loan Amount	Min. FICO	Max LTV			
		50	60	70	80
\$ 1.5 mil.	680	0.000	0.000	0.000	0.000
Other		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 P&L		0.500	0.500	0.500	0.500

\* Condo - Max LTV 75% with 0.25% rate add-on.

General Guideline

Eligible States	CA, IL, TX, WA
Income Documents	
Self-Employed	
<ul style="list-style-type: none"> <li>&gt; For application received on or before 6/30: YTD and full year of interim Profit &amp; Loss Statement completed and signed by independent 3rd party. **Self-prepared P&amp;L is available with add-on to rate**</li> <li>&gt; For application received on or after 7/1: YTD Profit &amp; Loss Statement completed and signed by an independent third-party. **Self-prepared P&amp;L is available with add-on to rate**</li> <li>&gt; CPA Letter (from CPA that prepared previous 2 years tax returns) verifying prepared business ownership and same location for at least 2 year &amp; 2years business</li> </ul>	
Wage Earner	
<ul style="list-style-type: none"> <li>&gt; Written VOE form (FNMA Form 1005) completed by employer.</li> </ul>	
General Requirements	
<ul style="list-style-type: none"> <li>&gt; CRA Portfolio Product must be located in a low / moderate income census tract or have low / moderate income for the given census tract.</li> <li>&gt; Census tract income level as determined on the FFIEC website.</li> <li>&gt; Must be in Assigned Bank service area: CA, IL, TX, WA</li> <li>&gt; 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.</li> <li>&gt; Max DTI allowed: 45%/50%</li> <li>&gt; Qualifying Interest Rate: the greater of start rate or fully-indexed rate.</li> <li>&gt; Condo must be warrantable by Fannie Mae; non-warrantable condominiums will be reviewed on an individual basis.</li> <li>&gt; No minimum borrower contribution on Owner Occupied and Second Homes</li> <li>&gt; Gift is allowed for 100% of down payment for all occupancies and properties.</li> <li>&gt; No gift funds may be used for reserves.</li> <li>&gt; Subject property cannot be listed for sale at the application date.</li> </ul>	
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 Institution
\$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	
<ul style="list-style-type: none"> <li>&gt; Most recent 2 months bank statement required</li> <li>&gt; Business funds may be used up to 100% if borrower has 100% ownership and transferred into personal account</li> </ul>	
Gift	
<ul style="list-style-type: none"> <li>&gt; No minimum borrower contribution on Owner Occupied and Second Homes</li> <li>&gt; Gift is allowed for 100% of down payment for all occupancies and properties.</li> <li>&gt; No gift funds may be used for reserves.</li> </ul>	
Appraisal	
One full appraisal and a desk review	

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

DSCR - DSCR

PRICING										
Rate	DSCR 5		Rate	DSCR 7		Rate	DSCR 30		cap	Lock Extension
	5/6 ARM			7/6 ARM			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)	2 / 1 / 5	3 days: 0.125
6.750	(1.375)	(1.125)	6.750	(1.250)	(1.000)	6.750	(1.250)	(1.000)	5 / 1 / 5	ARM Index
6.875	(1.875)	(1.625)	6.875	(1.875)	(1.625)	6.875	(1.750)	(1.500)		SOFR 30 day AVG
7.000	(2.375)	(2.125)	7.000	(2.375)	(2.125)	7.000	(2.250)	(2.000)		Margin
7.125	(2.875)	(2.625)	7.125	(2.750)	(2.500)	7.125	(2.750)	(2.500)		6.500
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)		
						8.125	(5.875)	(5.625)		

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

\* Vacant properties are allowed with DSCR < 1.00 matrix & pricing

\* 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%

Price Adjustments									
	Min FICO	Max LTV							
		50	55	60	65	70	75	80	
DSCR FICO	760	(1.875)	(1.625)	(1.375)	(0.875)	(0.250)	0.250	2.125	
	740	(1.750)	(1.500)	(1.250)	(0.750)	0.000	0.500	2.375	
	720	(1.500)	(1.250)	(1.000)	(0.500)	0.250	0.750	3.250	
	700	(1.125)	(0.875)	(0.375)	0.125	1.000	1.375	4.000	
	680	(0.500)	(0.125)	0.125	0.625	2.000	3.250	N/A	
	660	(0.250)	0.125	0.625	1.125	2.500	5.000	N/A	
DSCR Ratio	640	2.500	3.000	3.500	4.000	4.500	5.500	N/A	
	>= 1.25	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)	(0.750)	
	1.00 - 1.24	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	0.75 - 0.99	1.000	1.000	1.000	1.500	2.000	3.000	N/A	
	< 0.75	2.625	2.625	2.625	3.250	3.625	5.000	N/A	
Housing Event	24 - 36 mon.	0.250	0.250	0.250	0.250	0.375	0.375	N/A	
Housing History	0x60x12	0.250	0.250	0.250	0.250	0.250	0.250	N/A	
40 yrs term		0.250	0.250	0.250	0.250	0.250	0.375	0.500	
Loan Amount	Max Loan Amt.	50	55	60	65	70	75	80	
	\$150,000	0.750	0.750	0.875	0.875	0.875	1.750	2.000	
	\$250,000	0.250	0.250	0.250	0.250	0.250	0.250	0.500	
	\$500,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	\$1,000,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	\$1,500,000	0.000	0.000	0.000	0.000	0.000	0.000	0.500	
	\$2,000,000	0.000	0.000	0.125	0.125	0.250	0.500	N/A	
	\$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	2.000	2.000	N/A	N/A		
Cash-Out	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	Condo	0.125	0.125	0.125	0.250	0.500	0.750	N/A	
	2-4 units	0.500	0.500	0.500	0.500	0.625	0.750	N/A	
Escrow Waiver		0.250	0.250	0.250	0.250	0.250	0.250	0.250	
5% Fixed Prepayment Penalty	PPP month	Max Price	Max LTV						
			50	55	60	65	70	75	80
	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)
	36	(3.000)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)
	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
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									
State Adj.	IL	0.000	0.000	0.000	0.000	0.000	0.250	0.500	

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

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

\* Short-Term Rentals ( Airbnb, VRBO, FlipKey etc. ) are NOT allowed.





iDSCR - LLC / Foreign national

PRICING

Table with columns: Rate, iDSCR 30 (30 yr Fixed, 30 day, 45 day), Price Adjustments (Min FICO, Max LTV), and various loan terms like Property, Non Warr. Condo, etc.

\* ARM programs are NOT available

\* ESCROW ACCOUNT REQUIRED

MATRIX

Table with columns: Min FICO, Max Loan Amount, Purchase, R & T, Cash-Out. Includes sections for Investment Property Only, LTV Adjustments, and Foreign National.

General Guideline

Table with columns: Min. DSCR, Appraisal, Escrow Waiver, ACH, Cash-back to borrower, Credit, 1st Time Home Buyer, Max. # of loans, Foreign National, Borrower's Own Funds, Gift.

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



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

PRICING

Table with columns: Rate, iMix 5 (5/6 ARM), 30 day, 45 day. Rows include rates from 8.125 to 9.250 and a cap of 2/1/5.

Table with columns: Rate, iMix 7 (7/6 ARM), 30 day, 45 day. Rows include rates from 8.125 to 9.250 and a cap of 5/1/5.

Table with columns: Rate, iMix 30 (30 yr Fixed), 30 day, 45 day. Rows include rates from 8.500 to 9.750 and a cap of 5/1/5.

MATRIX

Table with columns: Min FICO, Max Loan Amount, Max LTV (Purchase, R & T, Cash-Out). Rows show DSCR requirements for 700 and 750.

General Guideline

Table with columns: Min DSCR, Property Types, Acreage, Property Conditions, Income, Asset, Gift, Tradelines, Reserves. Contains various guidelines and requirements.

Table with columns: Lock Extension, 3 days, 0.125, ARM Index, SOFR 30 day AVG, Margin, 6.500.

Price Adjustment

Table with columns: DSCR >= 1.00, Max LTV (50, 55, 60, 65, 70, 75), Max Loan Amount, Pre-Payment Penalty, Max Price, Term, Max LTV. Includes various price adjustment and penalty details.

General Guideline

Table with columns: Appraisals, General Guideline. Contains appraisal requirements and a note about commercial BPO.

5 - 8 Residential units
2 - 8 Mixed use



ICES - 12 month Bank Statements

PRICING

Table with columns: Rate, iCES 30, 30 yr Fixed, 30 day, 45 day. Rows show rates from 8.375 to 10.375 with corresponding 30-day and 45-day values.

12 month BK Statements or 1099

Loan Amount up to \$500,000

Lock Extension 3 days: 0.125 Max Price (2.000)

Price Adjustments table with columns: Min FICO, Max CLTV (50-80), Other Adjustments (12 month Bank Statement, 12 month 1099, DTI, Loan Amt., 2nd Home, Investment, Condo, 2-4 units, States).

MATRIX

Bank Statement Stand-Alone 2nd table with columns: Min FICO, Max Loan Amount, Primary, 2nd Home, Investment. Rows show FICO values (740, 700, 680) and loan amounts (\$350,000, \$500,000).

General Guideline

General Guideline table with rows: Max DTI (50%), Loan Amounts (Min: \$75,000, Max: \$500,000), Combined Loan Balance, Ownership Seasoning, Max Cash-Back to borr., Ineligible Loans, Solar Panel Loans, Income Docs, Ineligible First Lien, Assets, Qualifying Rate for 1st Lien, Listing History, Title Insurance, Impounds.

Stand-alone 2nd



HELOC - 12 / 24 month Bank Statements

PRICING

Table with 3 columns: HELOC 30 yrs (30 day, 45 day), HELOC 25 yrs (30 day, 45 day), HELOC 15 yrs (30 day, 45 day). Rows show Margin values from 1.625 to 3.625.

\* Points / Fees : NOT to exceed 5%

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

Price Adjustments

Table with columns: Min FICO, Max CLTV (50, 55, 60, 65, 70, 75, 80). Rows include Doc Type, 12/24 month Bank Statement, Draw Term, DTI, Loan Balance, Occupancy, 2nd Home, Investor, Property Type.

General Guideline

Table with 2 columns: Appraisal, Drive-by / Full appraisal. Rows: Loan Amt. <= \$250,000, Loan Amt. > \$250,000.

MATRIX

Bank Statement Stand-Alone 2nd

Table with columns: Min FICO, Max Loan Amount, Primary, 2nd Home, Investment. Rows show combinations of FICO (740, 700) and Loan Amount (\$250,000, \$350,000, \$500,000).

\* State of Texas is NOT eligible

\*\* 1st Time Home Buyer is NOT allowed

\*\*\* Property listed for sale in the past 6 mon. are not eligible

General Guideline

Table with 2 columns: Category (BK / FC / SS / DIL, Multiple Derogatory Events, Max DTI, etc.), Requirement (e.g., >= 84 month, 50%, 24 months of consecutive payments).