

Investor Advantage



Housing Event Seasoning	A+ Credit 4+ Years A Credit 3+ Years B Credit 2+ Years		
Recent Mortgage Delinquency	A+ 0 x 30 x 12 A 1 x 30 x 12 B 0 x 60 x 12 w/5% max LTV reduction		
Chapter 7/11 Bankruptcy Seasoning	A+ Credit 4+ Years A Credit 3+ Years B Credit 2+ Years		
Chapter 13 Bankruptcy Seasoning	A+ Credit 4+ Years A Credit 3+ Years B Credit 2+ Years		
Minimum Loan Amount	\$100,000		
Maximum Loan Amount	\$3,000,000		
Maximum Cash Out	≤50% LTV Unlimited, ≥50.01 \$500,000		
Non Warrantable Condo's	Max 70% LTV Purchase 65% Cash-Out		
2 - 4 Unit Properties	Max 70% Cash Out 1.00 Minimum DSCR		
Interest Only Available	Yes - All Products		
FICO	Income Documentation	DSCR 1.00+	DSCR 0.75-0.99
PURCHASE MONEY LOANS (NON-OWNER OCCUPIED ONLY) \$100,000 - \$1,500,000			
720	85%	85%	75%
700	85%	85%	75%
680	80%	80%	75%
660	80%	80%	75%
640	75%	75%	70%
620	75%	70%	65%
CASH OUT REFINANCE (NON-OWNER OCCUPIED ONLY) \$100,000 - \$1,500,000			
720	80%	80%	70%
700	80%	80%	70%
680	75%	75%	70%
660	75%	75%	70%
640	70%	70%	65%
620	70%	65%	60%
PURCHASE MONEY LOANS (NON-OWNER OCCUPIED ONLY) \$1,500,001 - \$2,000,000			
720	80%	70%	60%
700	80%	70%	60%
680	75%	65%	55%
660	70%	60%	55%
CASH OUT REFINANCE (NON-OWNER OCCUPIED ONLY) \$1,500,001 - \$2,000,000			
720	70%	65%	55%
700	65%	65%	55%
680	65%	60%	55%
660	60%	60%	55%
PURCHASE MONEY LOANS (NON-OWNER OCCUPIED ONLY) \$2,000,001 - \$3,000,000			
720	80%	65%	60%
700	75%	65%	60%
680	70%	60%	55%
CASH OUT REFINANCE (NON-OWNER OCCUPIED ONLY) \$2,000,001 - \$3,000,000			
720	70%	60%	N/A
700	65%	60%	N/A
680	60%	55%	N/A

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Additional Program Requirements			
Appraisal Review	Clear Capital CDA is required with a maximum 10% tolerance, if the 10% is exceeded, then the CDA value will be used.		
Compliance	Oaktree Follows TRID guidance in all transactions. No Section 32. Escrows		
Credit	3 tradelines reporting for 12+ months or 2 tradelines reporting for 24+ months all with activity in the last 12 months		
First Time Investor	Any borrower who has not owned at least one investment property for a minimum of 12 months anytime during the most recent 12-month period. Minimum 660 FICO Max 750k Loan Amount Verifiable Housing History Required		
Debt Ratios	50% all transactions with Income documentation DTI is not calculated for DSCR transaction DSCR is Calculated by Dividing the Rent by the Monthly Rent: Debt-Service Coverage Ratio = Monthly Rent / Proposed PITIA		
Foreign Nationals	Currently not permitted		
Personal Guarantee	Required for loans titled in the name of an LLC or Corporation		
Prepayment Penalty	Principal payment \geq 20% of the original loan amount will incur a penalty of		
Subordinate Financing	Not permitted at any Loan to Value		
Unleased Properties/Units	Qualify using market rent with vacancy factor (max 1 unit) and reduce max LTV by 5% (Unless Purchase Money)		
Required Reserves (Full/Alt-Doc Only)			
Occupancy	Property Type		Reserves
Investor	All	\$150,000 - \$500,000	3 Months
		\$500,001 - \$999,999	6 Months
		\$1.0M - \$1.499M	9 Months
		\geq \$1.500M	12 Months
Borrowers with greater than 2 financed properties require 2 months of reserves for each additional financed property. The 2 months additional reserves are based on the PITI plus HOA fees of the other financed properties			
Interest Only loans require a minimum of 6 months reserves			