



Non-Agency Advantage Plus Matrix

8/7/2020

Minimum FICO
 Housing Event Seasoning
 Recent Mortgage Delinquency
 Chapter 7/11 Bankruptcy Seasoning
 Chapter 13 Bankruptcy Seasoning
 Maximum Loan to Value
 Minimum Loan Amount
 Maximum Loan Amount
 Maximum Debt to Income Ratio
 Minimum Reserve Requirements
 Condominiums (Warrantable Only)
 Maximum Cash Out
 2 - 4 Unit Properties Max LTV
 Interest Only Available (ARM's Only)

	Owner Occupied			Second Home			Non-Owner Occupied		
	660			680			680		
	4+ Years			4+ Years			4+ Years		
	0 x 30 x 12			0 x 30 x 12			0 x 30 x 12		
	4+ Years from Discharge			4+ Years from Discharge			4+ Years from Discharge		
	4+ Years from Discharge			4+ Years from Discharge			4+ Years from Discharge		
	740+ 90%, 720+ 85%, 700+ 80%, 680+ 75%, 660+ 70%			720+ 80%, 700+ 75%, 680+ 65%			740+ 80%, 700+ 75%, 680+ 65%		
	\$150,000			\$150,000			\$100,000		
	\$3,000,000			\$2,000,000			\$2,500,000		
	43%			43%			43%		
	6 Months			6 Months			N/A		
	- 5% LTV from MAX			- 5% LTV from MAX			- 5% LTV from MAX		
	\$500,000.00			\$500,000.00			\$500,000.00		
	1-2 Units Only			Not Permitted			2-4 Unit Permitted		
	Yes - Minimum 720 FICO to 80% LTV			No - Not Permitted			Yes - Minimum 620 FICO to 80% LTV		
PURCHASE & RATE / TERM REFINANCE LOANS ≤ \$1,000,000									
FICO	Owner Occupied			Second Home			Non-Owner Occupied		
	Full Doc	Alt-Doc	Reduced Doc	Full Doc	Alt-Doc	Reduced Doc	Full Doc	Alt-Doc	Reduced Doc
740	90%*	80%	80%	80%	70%	70%	80%	70%	70%
720	85%*	75%	75%	80%	70%	70%	80%	70%	70%
700	80%	70%	70%	75%	70%	70%	75%	70%	70%
680	75%	65%	65%	65%	N/A	N/A	65%	N/A	N/A
660	70%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
CASH OUT REFINANCE ≤ \$1,000,000									
740	75%	65%	65%	60%	60%	60%	60%	60%	60%
720	70%	65%	65%	60%	60%	60%	60%	60%	60%
700	65%	65%	65%	60%	N/A	N/A	60%	N/A	N/A
680	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
660	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PURCHASE & RATE / TERM LOANS \$1,000,001 - \$1,500,000									
FICO	Owner Occupied			Second Home			Non-Owner Occupied		
	Full Doc	Alt-Doc	Reduced Doc	Full Doc	Alt-Doc	Reduced Doc	Full Doc	Alt-Doc	Reduced Doc
740	80%	75%	75%	80%	65%	65%	70%	65%	65%
720	80%	70%	70%	80%	65%	65%	70%	65%	65%
700	75%	65%	65%	75%	65%	65%	70%	65%	65%
680	70%	N/A	N/A	65%	N/A	N/A	65%	N/A	N/A
CASH OUT REFINANCE \$1,000,001 - \$2,000,000 (INVESTOR MAX \$1,500,000)									
720	60%	60%	60%	55%	55%	55%	55%	60%	60%
700	60%	60%	60%	55%	55%	55%	55%	N/A	N/A
PURCHASE & RATE / TERM LOANS \$1,500,001 - \$2,000,000									
FICO	Owner Occupied			Second Home			Non-Owner Occupied		
	Full Doc	Alt-Doc	Reduced Doc	Full Doc	Alt-Doc	Reduced Doc	Full Doc	Alt-Doc	Reduced Doc
740	75%	75%	75%	70%	65%	65%	N/A	N/A	N/A
720	75%	70%	70%	70%	65%	65%	N/A	N/A	N/A
700	75%	65%	65%	70%	65%	65%	N/A	N/A	N/A
PURCHASE & RATE / TERM LOANS \$2,000,001 - \$3,000,000 (MAX \$2,500,000 ALT DOC)									
720	65%	65%	65%	N/A	N/A	N/A	N/A	N/A	N/A
700	65%	65%	65%	N/A	N/A	N/A	N/A	N/A	N/A

*90% LTV for Purchase Money Only
 *Max 80% LTV/CLTV For FL Condos
 *Gift Funds Not Permitted ≥ 85% LTV

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