



Non-Agency Advantage Plus Matrix

8/22/2020

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	\$1,500,000
43%	43%	43%
6 Months	6 Months	N/A
- 5% LTV from MAX	- 5% LTV from MAX	- 5% LTV from MAX
≤50% LTV Unlimited, >50.01 \$750K (Full) \$500K (ALT/REDUCED)	≤50% LTV Unlimited, >50.01 \$750K (Full) \$500K (ALT/REDUCED)	≤50% LTV Unlimited, >50.01 \$750K (Full) \$500K (ALT/REDUCED)
1-2 Units Only	Not Permitted	2-4 Unit Permitted
Yes - Min.700 FICO to	No - Not Permitted	No - Not Permitted

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	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Occupancy	Loan Purpose	Property Type	Maximum Loan Amount	Reserves
Primary/Second Home/Investor	Purchase, Rate / Term Refinance, Cash-Out Refinance	SFR, Condo, PUD, Co-op, 2-4Unit	\$100,000 – \$500,000	6 Months
			\$500,001 – \$1,000,000	9 Months
			\$1,000,001 – \$2,000,000	12 Months
			\$2,000,001 – \$3,500,000	18 months

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