



Oaktree Funding Owner Occupied Program Matrix

Encompassing All Titanium and Non Agency Advantage Credit Tiers

	Titanium Advantage			Non-Agency Advantage Tier 1			Non-Agency Advantage Tier 2			Non-Agency Advantage Tier 3			Non-Agency Advantage Tier 4			Non-Agency Advantage Tier 5			
Minimum FICO	700			700			680			660			640			620			
Housing Event Seasoning	5+ Years			4+ Years			3+ Years			2+ Years			2+ Years			1+ Years			
Recent Mortgage Delinquency	0 x 30 x 24			0 x 30 x 12			1 x 30 x 12			2 x 30 x 12			0 x 60 x 12			1 x 60 x 12			
Chapter 7/11 Bankruptcy Seasoning	5+ Years from Discharge			4+ Years from Discharge			2+ Years from Discharge/Dismissal (*3+ Years for 95% LTV and Debt Consolidation >85%LTV)			1+ Years from Discharge No Dismissal Seasoning Required			1+ Years from Discharge No Dismissal Seasoning Required			1+ Years from Discharge No Dismissal Seasoning Required			
Chapter 13 Bankruptcy Seasoning	5+ Years from Filing Date			4+ Years from Filing Date			2+ Years from Filing Date (3+ Years for Debt Consolidation > 85% LTV)			1+ Years from Filing Date See Guidelines for req's to leave open			1+ Years from Filing Date See Guidelines for req's to leave open			1+ Years from Filing Date See Guidelines for req's to leave open			
Maximum Loan to Value	90%			90%			90%			90%			85%			80%			
Minimum Loan Amount	\$250,000			\$150,000			\$150,000			\$150,000			\$150,000			\$150,000			
Maximum Loan Amount	\$3,000,000			\$3,000,000			\$2,500,000			\$2,500,000			\$2,000,000			\$1,500,000			
Second Homes	Full/Express Doc Only 85% LTV Max 5% LTV Reduction Unlimited			All Doc Types w/5% LTV reduction and Max 85% LTV Unlimited			All Doc Types w/5% LTV reduction and Max 85% LTV Unlimited			All Doc Types w/5% LTV reduction and Max 85% LTV Unlimited			All Doc Types w/5% LTV reduction and Max 85% LTV Unlimited			Ineligible			
Consumer Late Payments	Unlimited			Unlimited			Unlimited			Unlimited			Unlimited			Unlimited			
Maximum Cash in Hand to Borrower	Currently F&C or Final LTV ≤ 50% Unlimited Final LTV >50% Max \$500,000			Currently F&C or Final LTV ≤ 50% Unlimited Final LTV >50% Max \$500,000			Currently F&C or Final LTV ≤ 50% Unlimited Final LTV >50% Max \$500,000			Currently F&C or Final LTV ≤ 50% Unlimited Final LTV >50% Max \$500,000			\$500,000			\$250,000			
Debt Consolidation Transactions	Yes - See Cash Out			Yes - See Cash Out			Yes - See Cash Out			Yes - See Cash Out			Yes - See Cash Out			Yes - See Cash Out			
Interest Only Available	Yes			Yes - Minimum 680 FICO			Yes - Min 660 FICO			Yes - Min 620 FICO			No			No			
Property Type & Max LTV	SFR / PUD	Condo / Non-War	2 - 4 Unit	SFR / PUD	Condo / Non-War	2 - 4 Unit	SFR / PUD	Condo / Non-War	2 - 4 Unit	SFR / PUD	Condo / Non-War	2 - 4 Unit	SFR / PUD	Condo / Non-War	2 - 4 Unit	SFR / PUD	Condo / Non-War	2 - 4 Unit	
	90%	90% / 80%	80% Full/Exp. Doc Only	90%	90% / 80%	80%	90%	90% / 80%	80%	90%	90% / 80%	80%	85%	85% / 80%	80%	80%	80% / 75%	80%	
PURCHASE OR RATE AND TERM REFI (OWNER OCCUPIED) MAX LOAN \$1,500,000																			
Loan to Value Grid Up to \$1,500,000 Purchase Rate / Term (Owner Occupied)	FICO	Titanium			Tier 1 Credit			Tier 2 Credit			Tier 3 Credit			Tier 4 Credit			Tier 5 Credit		
		Full/Express Doc	Asset Depletion	Reduced Doc	Full/Express Doc	Alt-Doc	Full/Express Doc	Alt-Doc	Full/Express Doc	Alt-Doc	Full/Express Doc	Alt-Doc	Full/Express Doc	Alt-Doc	Full Doc	Alt-Doc			
		720	90%	75%	75%	90%	90%	90%	90%	90%	90%	90%	90%	90%	85%	85%	80%	80%	
		700	90%	75%	75%	90%	90%	90%	90%	90%	90%	90%	90%	90%	85%	85%	80%	80%	
		680	N/A	N/A	N/A	N/A	N/A	90%	90%	90%	90%	90%	90%	90%	85%	85%	80%	80%	
		660	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	85%	85%	80%	80%	
		640	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	85%	N/A	80%	80%	
620	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	80%	80%			
CASH OUT REFINANCE (OWNER OCCUPIED) MAX LOAN \$1,500,000																			
2nd Home's Permitted 85% Max Loan to Value 5% LTV Reduction Applies 620 Minimum FICO Score Minimum 2 Years From Housing Event	FICO	720	85%	N/A	70%	85%	85%	85%	85%	85%	85%	85%	85%	80%	80%	75%	75%		
		700	85%	N/A	70%	85%	85%	85%	85%	85%	85%	85%	85%	80%	80%	75%	75%		
		680	N/A	N/A	N/A	N/A	N/A	85%	85%	85%	85%	85%	85%	80%	80%	75%	75%		
		660	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	80%	80%	75%	75%		
		640	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	80%	80%	75%	75%		
		620	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	80%	80%	75%	75%		
		620	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	75%	75%		
PURCHASE OR RATE AND TERM REFI (OWNER OCCUPIED) MAX LOAN \$2,000,000																			
Purchase Rate / Term (Owner Occupied)	FICO	720	90%	75%	75%	90%	90%	85%	85%	85%	85%	85%	85%	75%	75%	75%	75%		
		700	90%	75%	75%	90%	90%	85%	85%	85%	85%	85%	85%	75%	75%	75%	75%		
		680	N/A	N/A	N/A	N/A	N/A	85%	85%	85%	85%	85%	85%	75%	75%	75%	75%		
		660	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	85%	85%	75%	75%	75%	75%		
		640	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	75%	75%	75%	75%		
		620	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	75%	75%	75%	75%		
		620	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	75%	75%		
CASH OUT REFINANCE (OWNER OCCUPIED) MAX LOAN \$2,000,000																			
Cash Out (Owner Occupied)	FICO	Titanium			Tier 1 Credit			Tier 2 Credit			Tier 3 Credit			Tier 4 Credit			Tier 5 Credit		
		720	80%	N/A	70%	80%	80%	80%	80%	80%	80%	80%	70%	70%	70%	70%			
		700	80%	N/A	70%	80%	80%	80%	80%	80%	80%	80%	70%	70%	70%	70%			
		680	N/A	N/A	N/A	80%	80%	80%	80%	80%	80%	80%	70%	70%	70%	70%			
		660	N/A	N/A	N/A	N/A	N/A	80%	80%	80%	80%	80%	70%	70%	70%	70%			
		640	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	70%	70%	70%	70%			
		620	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	70%	70%			
PURCHASE MONEY LOANS (OWNER OCCUPIED) MAX LOAN \$3,000,000 TIER 1 ONLY ALL OTHERS \$2.5MM MAX																			
Purchase Rate / Term (Owner Occupied)	FICO	Titanium			Tier 1 Credit			Tier 2 Credit			Tier 3 Credit			Definitions/Notes					
		Full/Express Doc	Asset Depletion	Reduced Doc	Full Doc	Alt-Doc	Full Doc	Alt-Doc	Full Doc	Alt-Doc	Full Doc	Alt-Doc	Full Doc	Standard 2 Years Full Income Documentation					
		720	80%	75%	75%	80%	80%	80%	80%	80%	80%	75%	75%	Express Doc	1 Year Tax Return or 1 Year W2 + Paystub				
		700	80%	75%	75%	80%	80%	80%	80%	80%	80%	75%	75%	Alt-Doc	12 or 24 months Business or Personal Bank Statements CPA Prepared P&L supported by 2 months business bank statements Asset Depletion 1099 Only				
		680	N/A	N/A	N/A	N/A	N/A	75%	70%	75%	70%	70%	70%	Reduced Doc	3 Months Personal or Business Bank Statements - No P&L Required				
		660	N/A	N/A	N/A	N/A	N/A	N/A	N/A	75%	70%	70%	70%						
		640	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A						
620	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A								
CASH OUT REFINANCE (OWNER OCCUPIED) MAX LOAN \$3,000,000 TIER 1 ONLY ALL OTHERS \$2.5MM MAX																			
Cash Out (Owner Occupied)	FICO	Titanium			Tier 1 Credit			Tier 2 Credit			Tier 3 Credit			Required Reserves					
		Full Doc, Express Doc, & Alt Doc																	
		720	80%	N/A	70%	80%	80%	70%	65%	70%	70%	70%	70%	Loan Purpose	Loan Amount		Reserves		
		700	80%	N/A	70%	80%	80%	70%	65%	70%	70%	70%	70%	All	Minimum - \$500,000		3 Months		
		680	N/A	N/A	N/A	N/A	N/A	70%	60%	70%	65%	65%	65%		\$500,001 - \$999,999		6 Months		
		660	N/A	N/A	N/A	N/A	N/A	N/A	N/A	70%	70%	70%	70%		\$1,000,000 - \$1,499,000		9 Months		
		640	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		≥ \$1,500,000 & All Second Homes		12 Months		
620	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Reduced Doc	Purchase/R&T	All Eligible Loan Amounts		12 Months			
													Cash-Out	All Eligible Loan Amounts		24 Months			