

Select NonQM and Core NonQM

Income Types Include: Full Doc - 12, 24 months

Alt Doc - 1099, WVOE, Asset Utilization, Bank Statements, P&L with 3 mos Bank Stmt, P&L Only, One Yr Self-Employment, Assets as Blended Income

Select NonQM					Core NonQM				
FICO to Max LTV/CLTV					FICO to Max LTV/CLTV				
Loan Amount	Credit Score	Purchase	Rate/Term	Cash-Out	Loan Amount	Credit Score	Purchase	Rate/Term	Cash-Out
\$ 1,000,000	700+	85%	80%	75%	\$ 1,000,000	700+	90%	85%	80%
	680+	80%	80%	75%		680+	85%	85%	80%
	600+					600+	80%	80%	75%
\$ 1,500,000	720+	85%	80%	75%	\$ 1,500,000	720+	90%	85%	80%
	700+	80%	80%	75%		700+	90%	85%	80%
	680+	75%	75%	70%		680+	85%	85%	80%
	640+					640+	80%	80%	75%
	600+					600+	75%	75%	70%
\$ 2,000,000	740+	85%	80%	75%	\$ 2,000,000	740+	85%	85%	80%
	720+	80%	80%	75%		720+	85%	85%	80%
	700+	75%	75%	70%		700+	85%	85%	80%
	680+	75%	75%	70%		680+	80%	80%	75%
	640+					640+	75%	75%	70%
\$ 2,500,000	740+	80%	80%	75%	\$ 2,500,000	740+	80%	80%	75%
	720+	75%	75%	70%		720+	80%	80%	75%
	700+	75%	75%	70%		700+	80%	80%	75%
	680+	65%	65%	60%		680+	75%	75%	70%
	660+					660+	70%	70%	65%
\$ 3,000,000	720+	75%	75%	70%	\$ 3,000,000	720+	80%	80%	75%
	700+	65%	65%	60%		700+	75%	75%	70%
	680+	60%	60%	55%		680+	70%	70%	65%
	660+				660+	60%	60%	55%	
> \$3,000,000	See Guides for Appraisal & Credit Overlay				\$ 3,500,000	740+	75%	75%	65%
						720+	70%	70%	65%
						680+	60%	60%	55%
					\$ 4,000,000	660+	50%	50%	45%
						740+	65%	65%	60%
						720+	60%	60%	55%
					700+	50%	50%	45%	

LOAN PROGRAMS

Fixed

- 15-Year Fixed
- 30-Year Fixed
- 40-Year Fixed
- Nonstandard Terms Available

ARM

- 5/6 SOFR (2/1/5 Cap)
- 7/6 SOFR (5/1/5 Cap)
- Not Available on Select NonQM

Interest Only (IO)

- 30-Year Fixed IO (120 mos, IO + 240 mos Amortization)
- 40-Year Fixed IO (120 mos, IO + 360 mos Amortization)
- 5/6 IO SOFR (2/1/5 Cap)
- 7/6 IO SOFR (5/1/5 Cap)
- Not Available on Select NonQM

	Select NonQM	Core NonQM
Max LTV	Non-Owner Occupied - 75% 2nd Home - 75% Condo - 85% (FL Condo - 75%) Condo Non-Warrantable - NA (FL Condo - NA) 2 Unit - 80% 3-4 Unit - 75% Rural - NA	Non-Owner Occupied - 85% 2nd Home - 85% Condo - 85% (FL Condo - 75%) Condo Non-Warrantable - 75% (FL Condo - 65%) 2 Unit - 85% 3-4 Unit - 80% Rural - 70%
Min Loan Amount	\$150,000	\$125,000
Interest Only (IO)	Not Allowed	• 640 min FICO • 80% max LTV • Reserves based on IO payment
Housing History	0 x 30 x 24 Rent free not allowed	0 x 30 x 12 1 x 30 x 12: 15% LTV reduction, > \$2.5M: 10% LTV reduction, \$3.5M max LA 1 x 60 x 12 (must be 0 x 60 in most recent 6): 10% LTV reduction, > \$2.5M: 15% LTV reduction, \$3.0M max LA 1 x 30 x 6: 10% LTV reduction, > \$2.5M: 20% LTV reduction
Credit Event (BK/SS/FC/DL/CCC)	≥ 48 Months Multiple unrelated credit events not allowed	≥ 36 Months (12 mos seasoning on discharged BK 13 or CCC w/pay history allowed) ≥ 24 Months - 10% LTV reduction, \$3.5 max LA (discharged BK 13 or CCC w/pay history allowed) ≥ 12 Months - 15% LTV reduction, \$3.0 max LA (discharged BK 13 or CCC allowed)
DTI	45% max	• 50% max, 45% max if ≥ 85% LTV (50-55% allowed w/restrictions, see product details below)
P&L Only	Not Allowed	• 80% max LTV • 660 min FICO • \$2.5M max LA • 1 x 30 x 12 allowed • 36 mos credit event seasoning • FTHB ineligible • See Profit & Loss income in 'Additional Product Details' for additional criteria
One Year Self-Employed	Not Allowed	• 80% max LTV • 75% max LTV - C/O • 660 min FICO • Income - Bank Statement only • 1 x 30 x 12 allowed
Asset Utilization	Not Allowed	• 80% max LTV • 75% max LTV - C/O • \$2.0M max LA • 1 x 60 x 12 allowed
1099 Only	Not Allowed	• \$3.0M max LA • 2 mos recent Bank Stmt • 1 x 60 x 12 allowed
WVOE Only	Not Allowed	• 620 min FICO • 80% Max LTV • 70% max LTV - C/O & FTHB • 0 x 30 x 12
ITIN	Not Allowed	• 660 min FICO • 85% max LTV • 80% max LTV - NOO • 65% max LTV - C/O • > 80% LTV - \$1.0M max LA • \$1.5M max LA • Full Doc & 12 mos Bank Stmt only • 0 x 30 x 12
Foreign National	Not Allowed	• 700 min FICO • 75% max LTV • 65% max LTV - C/O • \$2.0M max LA • 12 mos min. reserves required • 0 x 30 x 12
DACA	Not Allowed	• 85% max LTV • 75% max LTV - C/O • 0 x 30 x 12
Reserves	• 6 months min, cash-out cannot be utilized • > \$2.0M LA: 6 mos, cash-out cannot be utilized • > \$3.0M LA: 12 mos, cash-out cannot be utilized 2 mos for each addn'l financed property (based on subject property PITIA)	Owner Occupied & 2nd Home: (cash-out may be utilized) ≤ 75% LTV = no reserves, > 75% LTV = 3 mos Pur & R/T: > 80% LTV = 6 mos, 3 mos allowed w/0x30x12 Non Owner Occupied: (cash-out may be utilized) ≤ 70% LTV = no reserves, > 70% LTV = 3 mos Pur & R/T: > 80% LTV = 6 mos, 3 mos allowed w/0x30x12 All Occupancies: > \$2.0M LA: 6 mos, cash-out may be used to satisfy up to 50% of reserve requirement > \$3.0M LA: 12 mos, cash-out may be used to satisfy up to 50% of reserve requirement 2 mos for each addn'l financed property (based on subject property PITIA) * Additional 3 mos required with 1 x 60 x 12*

NonQM Product Details

Appraisals • < \$1,500,000 LA : 1 appraisal required & CU ≤ 2.5: No add'l requirements 1 appraisal required & CU > 2.5 or no score: ARR or CCA required, 10% variance allowed • > \$1,500,000 & ≤ \$2,000,000 LA: 1 appraisal if completed by Preferred AMC, ARR or CCA required 2 appraisals required if 1st appraisal NOT completed by Preferred AMC 2nd Appraisal must be from the Preferred AMC • > \$2,000,000 LA: 2 appraisals, 1st appraisal must be from Preferred AMC 2nd appraisal can be from Approved AMC, ARR or CCA required on lower valued appraisal	Cash In Hand Limit (Based on LTV & FICO) ≤ 75% LTV & ≥ 700 FICO: \$1.5M max cash in hand* ≤ 70% LTV & < 700 FICO: \$1.0M max cash in hand* > 70% - ≤ 75% LTV & < 700 FICO: \$500k max cash in hand* > 75% LTV: \$500k max cash in hand (Free & Clear ineligible) Vacant Properties: \$750k max cash in hand *Free & Clear Properties: Must follow FICO requirements, 75% max LTV
Standard Tradeline Requirements • 3 tradelines reporting 12 months with activity in last 12 months , or • 2 tradelines reporting for 24 months with activity in last 12 months, or • 1 revolving tradeline reporting for 60 months with activity in the last 12 months and a verified 12-month housing history 0x30, or • 1 installment tradeline reporting for 36 months with activity in the last 12 months and a verified 12-month housing history 0x30 TRID • If primary wage earner has 3 credit scores reporting, the minimum standard tradeline requirement is met • If primary wage earner has less than 3 credit scores, each borrower must meet the minimum standard tradeline requirements Non-TRID Business Purpose • If each borrower has 3 credit scores, minimum standard tradeline requirement is met* • Any borrower with less than 3 credit scores must independently meet standard tradeline requirement • Closing in an entity - if member with highest percentage of ownership has 3 credit scores, minimum standard tradeline requirement is met. If all members have equal ownership shares each borrower evaluated individually. *Not available for ITINs, must independently meet tradelines requirements NOTE: If borrower's credit scores primarily is based on thin credit—such as authorized user accounts, self-reported accounts, or recently opened accounts with limited activity—must still meet one of the minimum standard tradeline requirements Limited Tradelines: If standard tradelines are not met and borrower has a valid credit score: 80% max LTV - Primary and Second Homes, 70% max LTV - Investment Not available on Select NonQM Foreign nationals ineligible ITIN - See ITIN Guides	NonQM Professional: +25bps Pricing Improvement for Qualified Loans Features: • Primary Residence only • Purchase, Rate/Term and Cash-Out Refinance allowed • 680 min FICO • Borrower must be currently practicing full-time in their profession • Copy of active license and/or degree required, see below for details Eligibility: Doctors: At least 1 borrower is required to have an active license in one of the eligible fields below and must be actively practicing in that profession: • Medical Doctor (MD) • Medical Fellows • Medical Resident (Educational License) • Doctor of Dental Medicine (DMD) • Doctor of Dental Surgery (DDS) • Doctor of Ophthalmology (MD) • Doctor of Optometry (OD) • Doctor of Osteopathy (DO) • Doctor of Pharmacy (PharmD) • Doctor of Podiatric Medicine (DPM) • Doctor of Veterinary Medicine (DVM) Professionals: At least 1 borrower must possess a postgraduate degree in one of the following fields and have at least 2 years of current employment in that discipline: • Accounting • Architecture • Engineering • Finance • Legal

Additional Product Details

50.01% - 55% DTI	Full doc 6 months reserves 80% max LTV 660 min FICO Primary only Purchase only \$1.5M max LA
Debt Consolidation	Follows R/T Refi LTV w/80% max LTV, Owner Occupied only (5k max cash in hand)
Declining Markets	> 70% LTV: Areas designated declining value on the appraisal will take a 5% LTV reduction from program max LTV
Delayed Financing	≤ \$1.5M LA: follow program max > \$1.5M LA: 70% max LTV/CLTV
Geographic Restrictions	Texas Cash-Out: 80% max LTV (Owner-Occ, per TX 50(a)(6)) TRID (Non-Business Purpose): Row Homes ineligible in Baltimore City, MD Investment and Non-TRID (Business Purpose): All properties located in Essex County, NJ and Baltimore City, MD (and it's neighborhoods) are ineligible
Gift Funds	100% allowed w/10% LTV reduction from max LTV (see above), no LTV reduction required with min 5% buyer own funds Gift of Equity not allowed on Select NonQM
Financed Property Limits	20 financed properties including subject OCMBC exposure - \$5.0M or 6 properties
First Time Homebuyers	Primary Residence and Investment Properties allowed (2nd Homes ineligible), 300% Max payment shock Investment - Purchase & Refinance: Full Doc and Bank Statement income only, 80% Max LTV, 660 Min FICO, 50% Max DTI, \$1.5M Max LA
Foreign National	Asset Utilization only for 2nd Home & NOO 12 mos reserves all occupancy types
Impound Waivers	Owner/2nd Home: Allowed if NOT HPML loan Non-Owner allowed (see rate sheet)
Interested Party Contribution (IPC)	≤ 80% LTV = 6% max > 80% LTV = 4% max
Minimum Square Footage	SFR: 700 sq. ft. Condo: 500 sq. ft. 2-4 Units: 400 sq. ft. each
Non-Occupant Co-Borr	Purchase, Rate & Term & Core NonQM only
Pre-Payment Penalty	Not allowed in: AK, MN, NJ*, NM *Allowed to close in the name of a Corp Refer PPP Matrix for state specific requirements.
Private Party VOR's	LTV ≤ 80% & ≥ 660 FICO LTV ≤ 70% & ≥ 600 FICO
Profit & Loss Income	Business must be in existence for at least 2 years and hold a current active license. Ineligible businesses include but are not limited to: • Asset Speculation • Income derived from interest or capital gains • Note Holders • Real Estate Flipper / Investor / Land Developer • Crowd Funding • Non-Profit • Private Lender / Hard Money Lender • Trust income only • Day Trading • Property Management (managing rentals) • Venture Capitalist • Income derived from rental income only
Residual Income	\$1250/month + \$250 1st + \$125 others
Seasoning	Cash-Out: ≥ 6 months ownership, > 6 months since a prior Cash-Out. < 6 mos seasoning allowed when all borrowers on the original Note at acquisition must be on the current Note, LTV based off lesser of purchase price + documented improvements or appraised value ITIN: ≥ 12 months ownership for Cash-Out, ≥ 6 months ownership for Rate/Term
Temporary Buydowns	2:1 and 1:0 30 year fixed, Purchase transactions only Primary & Second Home eligible, non-TRID Investment loans ineligible

*All Adjustments on this matrix are cumulative, all LTV calculations start from the highest LTV allowed per product.

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