



Diamond Series – Foreign National

Foreign National			
Second Home – Full Doc			
1-4 Unit/Condo Purchase/Rate Term			
<i>Credit Score</i>	\$750,000	\$1,000,000	\$1,500,000
760+	75%	75%	75%
740 - 759	75%	75%	75%
720 - 739	75%	75%	75%
700 - 719	75%	75%	75%
680 - 699	75%	75%	75%
660 - 679	65%	65%	65%
No Score	75%	75%	75%
1-4 Unit/Condo Cash Out			
<i>Credit Score</i>	\$750,000	\$1,000,000	\$1,500,000
760+	70%	70%	70%
740 - 759	70%	70%	70%
720 - 739	70%	70%	70%
700 - 719	70%	70%	70%
680 - 699	70%	70%	70%
No Score	70%	70%	70%
Investment Full Doc or DSCR			
1 Unit/Condo Purchase/Rate Term			
<i>Credit Score</i>	\$750,000	\$1,000,000	\$1,500,000
760+	75%	75%	75%
740 - 759	75%	75%	75%
720 - 739	75%	75%	75%
700 - 719	75%	75%	75%
680 - 699	75%	75%	75%
660 - 679	65%	65%	65%
No Score	75%	75%	75%
1 Unit/Condo Cash Out			
<i>Credit Score</i>	\$750,000	\$1,000,000	\$1,500,000
760+	70%	70%	70%
740 - 759	70%	70%	70%
720 - 739	70%	70%	70%
700 - 719	70%	70%	70%
680-699	70%	70%	70%
No Score	70%	70%	70%



Reserves	
≤ \$1,000,000	3 Months
\$1,000,001 - \$1,500,000	6 Months
Derogatory Credit Event ≤ 4 Years	Additional 6 Months
Other Mortgages on the Borrower's Credit Report	Additional 3 Months*
Cash Out Loan	24 Months
Max Reserves Required Per Transaction	18 Months

* Based on the PITIA of the Subject Property

Overlays	
Products	30 YR Fixed Rate, 30 YR IO (20 YR amort.), 40 YR IO (30 YR amort.)
Min Max Loan Amt	\$125,000 \$1.5M
DSCR	Min DSCR 100% (if applicable)
DTI	Max 50% DTI (if applicable)
Property Type	Rural properties <u>ineligible</u>
Gifts of Equity	Not Permitted