	FMC 2 - Full Doc				
Primary					
Credit Score	Loan Amount	Purchase	Rate & Term	Cash-Out	
	<= 750,000	85	85	80	
	<= 1,000,000	85	85	80	
760+	<= 1,500,000	85	85	80	
/OUT	<= 2,000,000	85	85	75	
	<= 2,500,000	85	85	75	
	<= 3,000,000	80	80	70	
	<= 750,000	85	85	80	
	<= 1,000,000	85	85	80	
740 – 759	<= 1,500,000	85	85	80	
740 – 759	<= 2,000,000	85	85	75	
	<= 2,500,000	85	85	75	
	<= 3,000,000	80	80	70	
	<= 750,000	85	85	80	
	<= 1,000,000	85	85	80	
720 – 739	<= 1,500,000	85	85	80	
720 – 739	<= 2,000,000	85	85	75	
	<= 2,500,000	85	85	75	
	<= 3,000,000	80	80	70	
	<= 750,000	85	85	75	
	<= 1,000,000	85	85	75	
700 – 719	<= 1,500,000	85	85	75	
/00 – /19	<= 2,000,000	85	85	75	
	<= 2,500,000	80	80	70	
	<= 3,000,000	75	75	65	
	<= 750,000	80	80	75	
	<= 1,000,000	80	80	75	
680 – 699	<= 1,500,000	80	80	75	
000 – 033	<= 2,000,000	75	75	70	
	<= 2,500,000	65	65	55	
	<= 3,000,000	65	65	55	
	<= 750,000	70	70	N/A	
	<= 1,000,000	70	70	N/A	
660 670	<= 1,500,000	70	70	N/A	
660 - 679	<= 2,000,000	65	65	N/A	
	<= 2,500,000	N/A	N/A	N/A	
	<= 3,000,000	N/A	N/A	N/A	

		Second Home		
Credit Score	Loan Amount	Purchase	Rate & Term	Cash-Out
	<= 750,000	80	80	70
	<= 1,000,000	80	80	70
760+	<= 1,500,000	80	80	65
/0UT	<= 2,000,000	75	75	60
	<= 2,500,000	75	75	60
	<= 3,000,000	70	70	60
	<= 750,000	80	80	70
	<= 1,000,000	80	80	70
740 – 759	<= 1,500,000	80	80	65
740 – 759	<= 2,000,000	75	75	60
	<= 2,500,000	75	75	60
	<= 3,000,000	70	70	60
	<= 750,000	80	80	70
	<= 1,000,000	80	80	70
720 – 739	<= 1,500,000	80	80	65
720 – 739	<= 2,000,000	75	75	60
	<= 2,500,000	75	75	60
	<= 3,000,000	70	70	60
	<= 750,000	80	80	65
	<= 1,000,000	80	80	65
700 – 719	<= 1,500,000	80	80	60
700 - 719	<= 2,000,000	75	75	60
	<= 2,500,000	75	75	60
	<= 3,000,000	65	65	60
	<= 750,000	75	75	60
	<= 1,000,000	75	75	60
680 – 699	<= 1,500,000	75	75	60
080 – 033	<= 2,000,000	70	70	55
	<= 2,500,000	65	65	55
	<= 3,000,000	N/A	N/A	N/A
	<= 750,000	70	70	N/A
	<= 1,000,000	70	70	N/A
660 - 679	<= 1,500,000	70	70	N/A
000-079	<= 2,000,000	60	60	N/A
	<= 2,500,000	N/A	N/A	N/A
	<= 3,000,000	N/A	N/A	N/A

		Investment		
Credit Score	Loan Amount	Purchase	Rate & Term	Cash-Out
	<= 750,000	80	80	75
	<= 1,000,000	80	80	75
760+	<= 1,500,000	80	80	70
/0UT	<= 2,000,000	75	75	65
	<= 2,500,000	75	75	65
	<= 3,000,000	75	75	65
	<= 750,000	80	80	75
	<= 1,000,000	80	80	75
740 750	<= 1,500,000	80	80	70
740 – 759	<= 2,000,000	75	75	65
	<= 2,500,000	75	75	65
	<= 3,000,000	75	75	65
	<= 750,000	80	80	75
	<= 1,000,000	80	80	75
720 720	<= 1,500,000	80	80	70
720 – 739	<= 2,000,000	75	75	65
	<= 2,500,000	75	75	65
	<= 3,000,000	75	75	65
	<= 750,000	80	80	70
	<= 1,000,000	80	80	70
700 710	<= 1,500,000	75	75	65
700 – 719	<= 2,000,000	75	75	65
	<= 2,500,000	75	75	65
	<= 3,000,000	75	75	65
	<= 750,000	70	70	65
	<= 1,000,000	70	70	65
680 – 699	<= 1,500,000	70	70	65
000 – 099	<= 2,000,000	70	70	6
	<= 2,500,000	65	65	55
	<= 3,000,000	65	65	55
	<= 750,000	65	65	N/A
	<= 1,000,000	65	65	N/A
660 670	<= 1,500,000	65	65	N/A
660 - 679	<= 2,000,000	55	55	N/A
	<= 2,500,000	N/A	N/A	N/A
	<= 3,000,000	N/A	N/A	N/A

Reserves	≤ 1,000,000	3 Months
Based on the PITIA of the	1,000,0001 - 2,000,000	6 Months
subject property	> 2,000,000	9 Months
Derogatory Credit Event <= 4 Year	Additional 6 Months	
DTI > 43%		Additional 3 Months
Other mortgages		Additional 3 Months
Max Reserves Required Per Transaction LTV > 65%		18 Months
Max Reserves Required Per Trans	9 Months	

- ✓ 10% Reduction to Max LTV for Gifts of Equity
- ✓ Minimum Loan Amount \$125,000
- ✓ Rural Properties ineligible for investor and second homes
- ✓ Max 80% LTV on 2-4 Units / Max 75% LTV for IO Loans

FMC 2 – Bank Statement				
		Primary		
Credit Score	Loan Amount	Purchase	Rate & Term	Cash-Out
	<= 750,000	85	85	80
	<= 1,000,000	85	85	80
760+	<= 1,500,000	85	85	80
/0UT	<= 2,000,000	85	85	75
	<= 2,500,000	85	85	75
	<= 3,000,000	80	80	70
	<= 750,000	85	85	80
	<= 1,000,000	85	85	80
740 – 759	<= 1,500,000	85	85	80
740 - 759	<= 2,000,000	85	85	75
	<= 2,500,000	85	85	75
	<= 3,000,000	80	80	70
	<= 750,000	85	85	80
	<= 1,000,000	85	85	80
720 – 739	<= 1,500,000	85	85	80
720 - 739	<= 2,000,000	85	85	75
	<= 2,500,000	85	85	75
	<= 3,000,000	80	80	70
	<= 750,000	85	85	75
	<= 1,000,000	85	85	75
700 – 719	<= 1,500,000	85	85	75
700 – 719	<= 2,000,000	85	85	75
	<= 2,500,000	80	80	70
	<= 3,000,000	75	75	65
	<= 750,000	80	80	75
	<= 1,000,000	80	80	75
680 – 699	<= 1,500,000	80	80	75
000 - 033	<= 2,000,000	75	75	70
	<= 2,500,000	65	65	55
	<= 3,000,000	65	65	55
	<= 750,000	70	70	N/A
	<= 1,000,000	70	70	N/A
660 670	<= 1,500,000	70	70	N/A
660 - 679	<= 2,000,000	65	65	N/A
	<= 2,500,000	N/A	N/A	N/A
	<= 3,000,000	N/A	N/A	N/A

		Second Home		
Credit Score	Loan Amount	Purchase	Rate & Term	Cash-Out
	<= 750,000	80	80	70
	<= 1,000,000	80	80	70
760+	<= 1,500,000	80	80	65
700+	<= 2,000,000	75	75	60
	<= 2,500,000	75	75	60
	<= 3,000,000	70	70	60
	<= 750,000	80	80	70
	<= 1,000,000	80	80	70
740 – 759	<= 1,500,000	80	80	65
740 – 759	<= 2,000,000	75	75	60
	<= 2,500,000	75	75	60
	<= 3,000,000	70	70	60
	<= 750,000	80	80	70
	<= 1,000,000	80	80	70
720 – 739	<= 1,500,000	80	80	65
720 – 739	<= 2,000,000	75	75	60
	<= 2,500,000	75	75	60
	<= 3,000,000	70	70	60
	<= 750,000	80	80	65
	<= 1,000,000	80	80	65
700 – 719	<= 1,500,000	80	80	60
700 – 719	<= 2,000,000	75	75	60
	<= 2,500,000	75	75	60
	<= 3,000,000	65	65	60
	<= 750,000	75	75	60
	<= 1,000,000	75	75	60
680 – 699	<= 1,500,000	75	75	60
000 – 033	<= 2,000,000	70	70	55
	<= 2,500,000	65	65	55
	<= 3,000,000	N/A	N/A	N/A
	<= 750,000	70	70	N/A
	<= 1,000,000	70	70	N/A
660 - 679	<= 1,500,000	70	70	N/A
000 - 079	<= 2,000,000	60	60	N/A
	<= 2,500,000	N/A	N/A	N/A
	<= 3,000,000	N/A	N/A	N/A

		Investment		
Credit Score	Loan Amount	Purchase	Rate & Term	Cash-Out
	<= 750,000	80	80	75
	<= 1,000,000	80	80	75
700.	<= 1,500,000	80	80	70
760+	<= 2,000,000	75	75	65
	<= 2,500,000	75	75	65
	<= 3,000,000	75	75	65
	<= 750,000	80	80	75
	<= 1,000,000	80	80	75
740 750	<= 1,500,000	80	80	70
740 – 759	<= 2,000,000	75	75	65
	<= 2,500,000	75	75	65
	<= 3,000,000	75	75	65
	<= 750,000	80	80	75
	<= 1,000,000	80	80	75
720 – 739	<= 1,500,000	80	80	70
720 – 739	<= 2,000,000	75	75	65
	<= 2,500,000	75	75	65
	<= 3,000,000	75	75	65
	<= 750,000	80	80	70
	<= 1,000,000	80	80	70
700 – 719	<= 1,500,000	75	75	65
700 - 719	<= 2,000,000	75	75	65
	<= 2,500,000	75	75	65
	<= 3,000,000	75	75	65
	<= 750,000	70	70	65
	<= 1,000,000	70	70	65
680 – 699	<= 1,500,000	70	70	65
080 – 033	<= 2,000,000	70	70	60
	<= 2,500,000	65	65	55
	<= 3,000,000	65	65	55
	<= 750,000	65	65	N/A
	<= 1,000,000	65	65	N/A
660 - 679	<= 1,500,000	65	65	N/A
000-075	<= 2,000,000	55	55	N/A
	<= 2,500,000	N/A	N/A	N/A
	<= 3,000,000	N/A	N/A	N/A

Reserves	≤ 1,000,000	3 Months
Based on the PITIA of the	1,000,0001 - 2,000,000	6 Months
subject property	> 2,000,000	9 Months
Derogatory Credit Event <= 4 Year	Additional 6 Months	
DTI > 43%		Additional 3 Months
Other mortgages		Additional 3 Months
Max Reserves Required Per Transaction LTV > 65%		18 Months
Max Reserves Required Per Trans	9 Months	

- ✓ 10% Reduction to Max LTV for Gifts of Equity
- ✓ Minimum Loan Amount \$125,000
- ✓ Rural Properties ineligible for investor and second homes
- ✓ Max 80% LTV on 2-4 Units / Max 75% LTV for IO Loans

	FMC 2 – Profit and Loss Only				
Primary					
Credit Score	Loan Amount	Purchase	Rate & Term	Cash-Out	
	<= 750,000	80	80	70	
	<= 1,000,000	80	80	70	
760+	<= 1,500,000	80	80	70	
	<= 2,000,000	80	80	70	
	<= 2,500,000	80	80	70	
	<= 750,000	80	80	70	
	<= 1,000,000	80	80	70	
740 – 759	<= 1,500,000	80	80	70	
	<= 2,000,000	80	80	70	
	<= 2,500,000	80	80	70	
	<= 750,000	80	80	70	
	<= 1,000,000	80	80	70	
720 – 739	<= 1,500,000	80	80	70	
	<= 2,000,000	80	80	70	
	<= 2,500,000	80	80	70	
	<= 750,000	80	80	70	
	<= 1,000,000	80	80	70	
700 – 719	<= 1,500,000	80	80	70	
	<= 2,000,000	80	80	70	
	<= 2,500,000	75	75	65	
	<= 750,000	75	75	70	
	<= 1,000,000	75	75	70	
680 – 699	<= 1,500,000	75	75	70	
	<= 2,000,000	70	70	65	
	<= 2,500,000	60	60	50	
	<= 750,000	65	65	N/A	
	<= 1,000,000	65	65	N/A	
660 - 679	<= 1,500,000	65	65	N/A	
	<= 2,000,000	60	60	N/A	
	<= 2,500,000	N/A	N/A	N/A	

		Second Home		
Credit Score	Loan Amount	Purchase	Rate & Term	Cash-Out
	<= 750,000	75	75	65
	<= 1,000,000	75	75	65
760+	<= 1,500,000	75	75	65
	<= 2,000,000	75	75	65
	<= 2,500,000	75	75	65
	<= 750,000	75	75	65
	<= 1,000,000	75	75	65
740 – 759	<= 1,500,000	75	75	65
	<= 2,000,000	75	75	65
	<= 2,500,000	75	75	65
	<= 750,000	75	75	65
	<= 1,000,000	75	75	65
720 – 739	<= 1,500,000	75	75	65
	<= 2,000,000	75	75	65
	<= 2,500,000	75	75	65
	<= 750,000	75	75	65
	<= 1,000,000	75	75	65
700 – 719	<= 1,500,000	75	75	65
	<= 2,000,000	75	75	65
	<= 2,500,000	70	70	60
	<= 750,000	70	70	65
	<= 1,000,000	70	70	65
680 – 699	<= 1,500,000	70	70	65
	<= 2,000,000	65	65	60
	<= 2,500,000	55	55	N/A
	<= 750,000	60	60	N/A
	<= 1,000,000	60	60	N/A
660 - 679	<= 1,500,000	60	60	N/A
	<= 2,000,000	55	55	N/A
	<= 2,500,000	N/A	N/A	N/A

		Investment		
Credit Score	Loan Amount	Purchase	Rate & Term	Cash-Out
	<= 750,000	75	75	65
	<= 1,000,000	75	75	65
760+	<= 1,500,000	75	75	65
	<= 2,000,000	75	75	65
	<= 2,500,000	75	75	65
	<= 750,000	75	75	65
	<= 1,000,000	75	75	65
740 – 759	<= 1,500,000	75	75	65
	<= 2,000,000	75	75	65
	<= 2,500,000	75	75	65
	<= 750,000	75	75	65
	<= 1,000,000	75	75	65
720 – 739	<= 1,500,000	75	75	65
	<= 2,000,000	75	75	65
	<= 2,500,000	75	75	65
	<= 750,000	75	75	65
	<= 1,000,000	75	75	65
700 – 719	<= 1,500,000	75	75	65
	<= 2,000,000	75	75	65
	<= 2,500,000	70	70	60
	<= 750,000	70	70	65
	<= 1,000,000	70	70	65
680 – 699	<= 1,500,000	70	70	65
	<= 2,000,000	65	65	60
	<= 2,500,000	55	55	N/A
	<= 750,000	60	60	N/A
	<= 1,000,000	60	60	N/A
660 - 679	<= 1,500,000	60	60	N/A
	<= 2,000,000	55	55	N/A
	<= 2,500,000	N/A	N/A	N/A

Reserves	<u>≤</u> 1,000,000	3 Months
Based on the PITIA of the	1,000,0001 - 2,000,000	6 Months
subject property	> 2,000,000	9 Months
DTI > 43%	Additional 3 Months	
Other mortgages	Additional 3 Months	
Max Reserves Required Per Trans	18 Months	
Max Reserves Required Per Trans	9 Months	

- ✓ 10% Reduction to Max LTV for Gifts of Equity
- ✓ Minimum Loan Amount \$125,000
- ✓ Rural Properties ineligible for investor and second homes
- ✓ Max 75% LTV for IO Loans

	FMC 2 – Asset Qualification				
Primary					
Credit Score	Loan Amount	Purchase	Rate & Term	Cash-Out	
	<= 750,000	85	85	80	
	<= 1,000,000	85	85	80	
760+	<= 1,500,000	85	85	80	
/0U <del>T</del>	<= 2,000,000	85	85	75	
	<= 2,500,000	85	85	75	
	<= 3,000,000	80	80	70	
	<= 750,000	85	85	80	
	<= 1,000,000	85	85	80	
740 – 759	<= 1,500,000	85	85	80	
740 – 759	<= 2,000,000	85	85	75	
	<= 2,500,000	85	85	75	
	<= 3,000,000	80	80	70	
	<= 750,000	85	85	80	
	<= 1,000,000	85	85	80	
720 – 739	<= 1,500,000	85	85	80	
720 - 739	<= 2,000,000	85	85	75	
	<= 2,500,000	85	85	75	
	<= 3,000,000	80	80	70	
	<= 750,000	85	85	75	
	<= 1,000,000	85	85	75	
700 – 719	<= 1,500,000	85	85	75	
700 – 719	<= 2,000,000	85	85	75	
	<= 2,500,000	80	80	70	
	<= 3,000,000	75	75	65	
	<= 750,000	80	80	75	
	<= 1,000,000	80	80	75	
680 – 699	<= 1,500,000	80	80	75	
000 – 099	<= 2,000,000	75	75	70	
	<= 2,500,000	65	65	55	
	<= 3,000,000	65	65	55	
	<= 750,000	70	70	N/A	
	<= 1,000,000	70	70	N/A	
660 670	<= 1,500,000	70	70	N/A	
660 - 679	<= 2,000,000	65	65	N/A	
	<= 2,500,000	N/A	N/A	N/A	
	<= 3,000,000	N/A	N/A	N/A	

		Second Home		
Credit Score	Loan Amount	Purchase	Rate & Term	Cash-Out
	<= 750,000	80	80	70
	<= 1,000,000	80	80	70
760+	<= 1,500,000	80	80	65
/0UT	<= 2,000,000	75	75	60
	<= 2,500,000	75	75	60
	<= 3,000,000	70	70	60
	<= 750,000	80	80	70
	<= 1,000,000	80	80	70
740 – 759	<= 1,500,000	80	80	65
740 – 759	<= 2,000,000	75	75	60
	<= 2,500,000	75	75	60
	<= 3,000,000	70	70	60
	<= 750,000	80	80	70
	<= 1,000,000	80	80	70
720 – 739	<= 1,500,000	80	80	65
720 – 739	<= 2,000,000	75	75	60
	<= 2,500,000	75	75	60
	<= 3,000,000	70	70	60
	<= 750,000	80	80	65
	<= 1,000,000	80	80	65
700 – 719	<= 1,500,000	80	80	60
700 - 719	<= 2,000,000	75	75	60
	<= 2,500,000	75	75	60
	<= 3,000,000	65	65	60
	<= 750,000	75	75	60
	<= 1,000,000	75	75	60
680 – 699	<= 1,500,000	75	75	60
080 – 033	<= 2,000,000	70	70	55
	<= 2,500,000	65	65	55
	<= 3,000,000	N/A	N/A	N/A
	<= 750,000	70	70	N/A
	<= 1,000,000	70	70	N/A
660 - 679	<= 1,500,000	70	70	N/A
000-079	<= 2,000,000	60	60	N/A
	<= 2,500,000	N/A	N/A	N/A
	<= 3,000,000	N/A	N/A	N/A

		Investment		
Credit Score	Loan Amount	Purchase	Rate & Term	Cash-Out
	<= 750,000	80	80	75
	<= 1,000,000	80	80	75
760.	<= 1,500,000	80	80	70
760+	<= 2,000,000	75	75	65
	<= 2,500,000	75	75	65
	<= 3,000,000	75	75	65
	<= 750,000	80	80	75
	<= 1,000,000	80	80	75
740 750	<= 1,500,000	80	80	70
740 – 759	<= 2,000,000	75	75	65
	<= 2,500,000	75	75	65
	<= 3,000,000	75	75	65
	<= 750,000	80	80	75
	<= 1,000,000	80	80	75
720 – 739	<= 1,500,000	80	80	70
720 – 739	<= 2,000,000	75	75	65
	<= 2,500,000	75	75	65
	<= 3,000,000	75	75	65
	<= 750,000	80	80	70
	<= 1,000,000	80	80	70
700 – 719	<= 1,500,000	75	75	65
700 – 719	<= 2,000,000	75	75	65
	<= 2,500,000	75	75	65
	<= 3,000,000	75	75	65
	<= 750,000	70	70	65
	<= 1,000,000	70	70	65
680 – 699	<= 1,500,000	70	70	65
080 – 033	<= 2,000,000	70	70	60
	<= 2,500,000	65	65	55
	<= 3,000,000	65	65	55
	<= 750,000	65	65	N/A
	<= 1,000,000	65	65	N/A
660 - 679	<= 1,500,000	65	65	N/A
	<= 2,000,000	55	55	N/A
	<= 2,500,000	N/A	N/A	N/A
	<= 3,000,000	N/A	N/A	N/A

Percentage of Loan Amount	110%+	
Reserves	≤ 1,000,000	3 Months
Based on the PITIA of the	1,000,0001 - 2,000,000	6 Months
subject property	> 2,000,000	9 Months
Derogatory Credit Event <= 4 Year	·s	Additional 6 Months
DTI > 43%	Additional 3 Months	
Other mortgages		Additional 3 Months

- ✓ 10% Reduction to Max LTV for Gifts of Equity
- ✓ Minimum Loan Amount \$125,000
- ✓ Rural Properties ineligible for investor and second homes
- ✓ Max 80% LTV on 2-4 Units / Max 75% LTV for IO Loans

	FMC 2 – DSCR					
	Investor / Business Purpose					
Credit Score	Loan Amount	Purchase	Rate & Term	Cash-Out		
	<= 750,000	80	80	75		
760+	<= 1,000,000	80	80	75		
700+	<= 1,500,000	80	80	75		
	<= 2,000,000	75	75	70		
	<= 750,000	80	80	75		
740 – 759	<= 1,000,000	80	80	75		
740 - 759	<= 1,500,000	80	80	75		
	<= 2,000,000	75	75	70		
	<= 750,000	80	80	75		
720 720	<= 1,000,000	80	80	75		
720 – 739	<= 1,500,000	80	80	75		
	<= 2,000,000	75	75	70		
	<= 750,000	75	75	70		
700 – 719	<= 1,000,000	75	75	70		
700 – 719	<= 1,500,000	70	70	65		
	<= 2,000,000	65	65	60		
	<= 750,000	75	75	70		
680 – 699	<= 1,000,000	75	75	70		
080 - 099	<= 1,500,000	70	70	65		
	<= 2,000,000	65	65	60		

Reserves	<u>≤</u> 1,000,000	3 Months
Based on the PITIA of the	1,000,0001 - 2,000,000	6 Months
subject property	> 2,000,000	9 Months
Derogatory Credit Event <= 4 Year	Additional 6 Months	
Other mortgages		Additional 3 Months
Max Reserves Required Per Trans	18 Months	
Max Reserves Required Per Trans	action LTV <u>&lt;</u> 65%	9 Months

- ✓ Minimum Loan Amount \$125,000
- ✓ Minimum DSCR 100%
- ✓ Gift of Equity not Permitted
  ✓ Rural Properties Ineligible
- ✓ Max 75% LTV IO

FMC 2 – DSCR Low Ratio							
	Investor/Business Purpose						
Credit Score	Loan Amount	Purchase	Rate & Term	Cash-Out			
	<= 750,000	70	70	65			
760+	<= 1,000,000	70	70	65			
70UT	<= 1,500,000	70	70	65			
	<= 2,000,000	60	60	55			
	<= 750,000	70	70	65			
740 – 759	<= 1,000,000	70	70	65			
740 - 759	<= 1,500,000	70	70	65			
	<= 2,000,000	60	60	55			
	<= 750,000	70	70	65			
720 – 739	<= 1,000,000	70	70	65			
720 - 739	<= 1,500,000	70	70	65			
	<= 2,000,000	60	60	55			
	<= 750,000	70	70	65			
700 – 719	<= 1,000,000	70	70	65			
700 - 719	<= 1,500,000	70	70	65			
	<= 2,000,000	60	60	55			

Reserves	≤ 1,000,000	3 Months
Based on the PITIA of the	1,000,0001 – 2,000,000	6 Months
subject property	> 2,000,000	12 Months
Derogatory Credit Event <= 4 Year	Additional 6 Months	
Other mortgages		Additional 3 Months
Max Reserves Required Per Trans	24 Months	
Max Reserves Required Per Trans	18 Months	

- ✓ Rural Properties Ineligible✓ Minimum Loan Amount \$125,000
- ✓ Minimum DSCR 80%
- ✓ Gift of Equity not Permitted

FMC 2 – DSCR Plus					
	Inv	estor/Business Purp	ose		
Credit Score	Loan Amount	Purchase	Rate & Term	Cash-Out	
	<= 750,000	75	75	70	
760+	<= 1,000,000	75	75	70	
	<= 1,500,000	75	75	70	
	<= 750,000	75	75	70	
740 – 759	<= 1,000,000	75	75	70	
	<= 1,500,000	75	75	70	
	<= 750,000	75	75	70	
720 – 739	<= 1,000,000	75	75	70	
	<= 1,500,000	75	75	70	

Reserves - Based on the PITIA of	<u>≤</u> 1,000,000	3 Months
the subject property	1,000,0001 - 1,500,000	6 Months
Other mortgages	Additional 3 Months	
Max Reserves Required Per Trans	18 Months	
Max Reserves Required Per Trans	9 Months	

- ✓ Minimum Loan Amount \$125,000
- ✓ Minimum DSCR 120%
- ✓ Gift of Equity not Permitted
- ✓ Rural Properties Ineligible
- ✓ Max 70% LTV IO
- ✓ 30 Year Term Only✓ Foreign Nationals not Permitted

	FI	MC 2 – Foreign Natio	onal	
		econd Home – Full [		
Credit Score	Loan Amount	Purchase	Rate & Term	Cash-Out
	<= 750,000	75	75	70
	<= 1,000,000	75	75	70
760+	<= 1,500,000	75	75	70
700 <del>+</del>	<= 2,000,000	70	70	65
	<= 2,500,000	65	65	60
	<= 3,000,000	65	65	60
	<= 750,000	75	75	70
	<= 1,000,000	75	75	70
740 – 759	<= 1,500,000	75	75	70
740 – 759	<= 2,000,000	70	70	65
	<= 2,500,000	65	65	60
	<= 3,000,000	65	65	60
	<= 750,000	75	75	70
	<= 1,000,000	75	75	70
720 – 739	<= 1,500,000	75	75	70
/20 – /39	<= 2,000,000	70	70	65
	<= 2,500,000	65	65	60
	<= 3,000,000	65	65	60
	<= 750,000	75	75	70
	<= 1,000,000	75	75	70
700 740	<= 1,500,000	75	75	70
700 – 719	<= 2,000,000	70	70	65
	<= 2,500,000	65	65	60
	<= 3,000,000	60	60	55
	<= 750,000	75	75	70
	<= 1,000,000	75	75	70
500 500	<= 1,500,000	75	75	70
680 – 699	<= 2,000,000	70	70	65
	<= 2,500,000	60	60	55
	<= 3,000,000	60	60	50
	<= 750,000	65	65	N/A
	<= 1,000,000	65	65	N/A
	<= 1,500,000	65	65	N/A
660 - 679	<= 2,000,000	60	60	N/A
	<= 2,500,000	N/A	N/A	N/A
	<= 3,000,000	N/A	N/A	N/A
	<= 750,000	75	75	70
	<= 1,000,000	75	75	70
	<= 1,500,000	75	75	70
No Score	<= 2,000,000	70	70	65
	<= 2,500,000	65	65	55
	<= 3,000,000	60	60	50

Investor – Full Doc or DSCR					
Credit Score	Loan Amount	Purchase	Rate & Term	Cash-Out	
	<= 750,000	75	75	70	
760+	<= 1,000,000	75	75	70	
/ou+	<= 1,500,000	75	75	70	
	<= 2,000,000	70	70	65	
	<= 750,000	75	75	70	
740 – 759	<= 1,000,000	75	75	70	
740 – 759	<= 1,500,000	75	75	70	
	<= 2,000,000	70	70	65	
	<= 750,000	75	75	70	
720 – 739	<= 1,000,000	75	75	70	
720 – 739	<= 1,500,000	75	75	70	
	<= 2,000,000	70	70	65	
	<= 750,000	75	75	70	
700 – 719	<= 1,000,000	75	75	70	
700 - 719	<= 1,500,000	75	75	70	
	<= 2,000,000	70	70	65	
	<= 750,000	75	75	70	
680 – 699	<= 1,000,000	75	75	70	
000 - 033	<= 1,500,000	75	75	70	
	<= 2,000,000	70	70	65	
	<= 750,000	65	65	70	
660 - 679	<= 1,000,000	65	65	70	
000 - 079	<= 1,500,000	65	65	70	
	<= 2,000,000	60	60	65	
	<= 750,000	75	75	70	
No Score	<= 1,000,000	75	75	70	
NO SCOLE	<= 1,500,000	75	75	70	
	<= 2,000,000	70	70	65	

Foreign National	12 Months
DTI > 43%	Additional 3 Months
Derogatory Credit Event <= 4 Years	Additional 6 Months
Other mortgages	Additional 3 Months
Max Reserves	24 Months

- ✓ Rural Properties Ineligible
   ✓ Minimum Loan Amount \$125,000
   ✓ Gift of Equity not Permitted
   ✓ Minimum DSCR 100% (if applicable)
- ✓ Max DTI 50% (if applicable)

FMC 2 – DSCR Mixed Use (5-8 Units or 2-8 Mixed Use)					
Investor / Business Purpose					
Credit Score	Loan Amount	Purchase	Rate & Term	Cash-Out	
760+	<= 1,000,000	75	75	70	
	<= 1,500,000	75	75	70	
	<= 2,000,000	70	70	65	
	<= 2,500,000	65	65	N/A	
	<= 1,000,000	75	75	70	
740 – 759	<= 1,500,000	75	75	70	
740 – 759	<= 2,000,000	70	70	65	
	<= 2,500,000	65	65	N/A	
720 – 739	<= 1,000,000	70	70	70	
	<= 1,500,000	70	70	65	
	<= 2,000,000	65	65	60	
	<= 2,500,000	60	60	N/A	
700 – 719	<= 1,000,000	65	65	65	
	<= 1,500,000	65	65	60	
	<= 2,000,000	60	60	55	
	<= 2,500,000	60	60	N/A	
680 – 699	<= 1,000,000	65	65	50	
	<= 1,500,000	60	60	N/A	
	<= 2,000,000	N/A	N/A	N/A	
	<= 2,500,000	N/A	N/A	N/A	

Reserves	<u>≤</u> 1,000,000	3 Months	
Based on the PITIA of the	1,000,0001 - 2,000,000	6 Months	
subject property	> 2,000,000	9 Months	
Derogatory Credit Event <= 4 Year	Additional 6 Months		
Other mortgages	Additional 3 Months		
Max Reserves Required	18 Months		

<sup>✓</sup> Minimum Loan Amount \$250,000