

FMC 2 - Full Doc				
Primary				
Credit Score	Loan Amount	Purchase	Rate & Term	Cash-Out
760+	<= 750,000	85	85	80
	<= 1,000,000	85	85	80
	<= 1,500,000	85	85	80
	<= 2,000,000	85	85	75
	<= 2,500,000	85	85	75
	<= 3,000,000	80	80	70
740 – 759	<= 750,000	85	85	80
	<= 1,000,000	85	85	80
	<= 1,500,000	85	85	80
	<= 2,000,000	85	85	75
	<= 2,500,000	85	85	75
	<= 3,000,000	80	80	70
720 – 739	<= 750,000	85	85	80
	<= 1,000,000	85	85	80
	<= 1,500,000	85	85	80
	<= 2,000,000	85	85	75
	<= 2,500,000	85	85	75
	<= 3,000,000	80	80	70
700 – 719	<= 750,000	85	85	75
	<= 1,000,000	85	85	75
	<= 1,500,000	85	85	75
	<= 2,000,000	85	85	75
	<= 2,500,000	80	80	70
	<= 3,000,000	75	75	65
680 – 699	<= 750,000	80	80	75
	<= 1,000,000	80	80	75
	<= 1,500,000	80	80	75
	<= 2,000,000	75	75	70
	<= 2,500,000	65	65	55
	<= 3,000,000	65	65	55
660 - 679	<= 750,000	70	70	N/A
	<= 1,000,000	70	70	N/A
	<= 1,500,000	70	70	N/A
	<= 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
760+	<= 750,000	80	80	70
	<= 1,000,000	80	80	70
	<= 1,500,000	80	80	65
	<= 2,000,000	75	75	60
	<= 2,500,000	75	75	60
	<= 3,000,000	70	70	60
740 – 759	<= 750,000	80	80	70
	<= 1,000,000	80	80	70
	<= 1,500,000	80	80	65
	<= 2,000,000	75	75	60
	<= 2,500,000	75	75	60
	<= 3,000,000	70	70	60
720 – 739	<= 750,000	80	80	70
	<= 1,000,000	80	80	70
	<= 1,500,000	80	80	65
	<= 2,000,000	75	75	60
	<= 2,500,000	75	75	60
	<= 3,000,000	70	70	60
700 – 719	<= 750,000	80	80	65
	<= 1,000,000	80	80	65
	<= 1,500,000	80	80	60
	<= 2,000,000	75	75	60
	<= 2,500,000	75	75	60
	<= 3,000,000	65	65	60
680 – 699	<= 750,000	75	75	60
	<= 1,000,000	75	75	60
	<= 1,500,000	75	75	60
	<= 2,000,000	70	70	55
	<= 2,500,000	65	65	55
	<= 3,000,000	N/A	N/A	N/A
660 - 679	<= 750,000	70	70	N/A
	<= 1,000,000	70	70	N/A
	<= 1,500,000	70	70	N/A
	<= 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
760+	<= 750,000	80	80	75
	<= 1,000,000	80	80	75
	<= 1,500,000	80	80	70
	<= 2,000,000	75	75	65
	<= 2,500,000	75	75	65
	<= 3,000,000	75	75	65
740 – 759	<= 750,000	80	80	75
	<= 1,000,000	80	80	75
	<= 1,500,000	80	80	70
	<= 2,000,000	75	75	65
	<= 2,500,000	75	75	65
	<= 3,000,000	75	75	65
720 – 739	<= 750,000	80	80	75
	<= 1,000,000	80	80	75
	<= 1,500,000	80	80	70
	<= 2,000,000	75	75	65
	<= 2,500,000	75	75	65
	<= 3,000,000	75	75	65
700 – 719	<= 750,000	80	80	70
	<= 1,000,000	80	80	70
	<= 1,500,000	75	75	65
	<= 2,000,000	75	75	65
	<= 2,500,000	75	75	65
	<= 3,000,000	75	75	65
680 – 699	<= 750,000	70	70	65
	<= 1,000,000	70	70	65
	<= 1,500,000	70	70	65
	<= 2,000,000	70	70	6
	<= 2,500,000	65	65	55
	<= 3,000,000	65	65	55
660 - 679	<= 750,000	65	65	N/A
	<= 1,000,000	65	65	N/A
	<= 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

Reserves Based on the PITIA of the subject property	< 1,000,000	3 Months
	1,000,0001 – 2,000,000	6 Months
	> 2,000,000	9 Months
Derogatory Credit Event <= 4 Years		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 Transaction LTV ≤ 65%		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
760+	<= 750,000	85	85	80
	<= 1,000,000	85	85	80
	<= 1,500,000	85	85	80
	<= 2,000,000	85	85	75
	<= 2,500,000	85	85	75
	<= 3,000,000	80	80	70
740 – 759	<= 750,000	85	85	80
	<= 1,000,000	85	85	80
	<= 1,500,000	85	85	80
	<= 2,000,000	85	85	75
	<= 2,500,000	85	85	75
	<= 3,000,000	80	80	70
720 – 739	<= 750,000	85	85	80
	<= 1,000,000	85	85	80
	<= 1,500,000	85	85	80
	<= 2,000,000	85	85	75
	<= 2,500,000	85	85	75
	<= 3,000,000	80	80	70
700 – 719	<= 750,000	85	85	75
	<= 1,000,000	85	85	75
	<= 1,500,000	85	85	75
	<= 2,000,000	85	85	75
	<= 2,500,000	80	80	70
	<= 3,000,000	75	75	65
680 – 699	<= 750,000	80	80	75
	<= 1,000,000	80	80	75
	<= 1,500,000	80	80	75
	<= 2,000,000	75	75	70
	<= 2,500,000	65	65	55
	<= 3,000,000	65	65	55
660 - 679	<= 750,000	70	70	N/A
	<= 1,000,000	70	70	N/A
	<= 1,500,000	70	70	N/A
	<= 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
760+	<= 750,000	80	80	70
	<= 1,000,000	80	80	70
	<= 1,500,000	80	80	65
	<= 2,000,000	75	75	60
	<= 2,500,000	75	75	60
	<= 3,000,000	70	70	60
740 – 759	<= 750,000	80	80	70
	<= 1,000,000	80	80	70
	<= 1,500,000	80	80	65
	<= 2,000,000	75	75	60
	<= 2,500,000	75	75	60
	<= 3,000,000	70	70	60
720 – 739	<= 750,000	80	80	70
	<= 1,000,000	80	80	70
	<= 1,500,000	80	80	65
	<= 2,000,000	75	75	60
	<= 2,500,000	75	75	60
	<= 3,000,000	70	70	60
700 – 719	<= 750,000	80	80	65
	<= 1,000,000	80	80	65
	<= 1,500,000	80	80	60
	<= 2,000,000	75	75	60
	<= 2,500,000	75	75	60
	<= 3,000,000	65	65	60
680 – 699	<= 750,000	75	75	60
	<= 1,000,000	75	75	60
	<= 1,500,000	75	75	60
	<= 2,000,000	70	70	55
	<= 2,500,000	65	65	55
	<= 3,000,000	N/A	N/A	N/A
660 - 679	<= 750,000	70	70	N/A
	<= 1,000,000	70	70	N/A
	<= 1,500,000	70	70	N/A
	<= 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
760+	<= 750,000	80	80	75
	<= 1,000,000	80	80	75
	<= 1,500,000	80	80	70
	<= 2,000,000	75	75	65
	<= 2,500,000	75	75	65
	<= 3,000,000	75	75	65
740 – 759	<= 750,000	80	80	75
	<= 1,000,000	80	80	75
	<= 1,500,000	80	80	70
	<= 2,000,000	75	75	65
	<= 2,500,000	75	75	65
	<= 3,000,000	75	75	65
720 – 739	<= 750,000	80	80	75
	<= 1,000,000	80	80	75
	<= 1,500,000	80	80	70
	<= 2,000,000	75	75	65
	<= 2,500,000	75	75	65
	<= 3,000,000	75	75	65
700 – 719	<= 750,000	80	80	70
	<= 1,000,000	80	80	70
	<= 1,500,000	75	75	65
	<= 2,000,000	75	75	65
	<= 2,500,000	75	75	65
	<= 3,000,000	75	75	65
680 – 699	<= 750,000	70	70	65
	<= 1,000,000	70	70	65
	<= 1,500,000	70	70	65
	<= 2,000,000	70	70	60
	<= 2,500,000	65	65	55
	<= 3,000,000	65	65	55
660 - 679	<= 750,000	65	65	N/A
	<= 1,000,000	65	65	N/A
	<= 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

Reserves Based on the PITIA of the subject property	< 1,000,000	3 Months
	1,000,0001 – 2,000,000	6 Months
	> 2,000,000	9 Months
Derogatory Credit Event <= 4 Years		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 Transaction LTV ≤ 65%		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
760+	<= 750,000	80	80	70
	<= 1,000,000	80	80	70
	<= 1,500,000	80	80	70
	<= 2,000,000	80	80	70
	<= 2,500,000	80	80	70
740 – 759	<= 750,000	80	80	70
	<= 1,000,000	80	80	70
	<= 1,500,000	80	80	70
	<= 2,000,000	80	80	70
	<= 2,500,000	80	80	70
720 – 739	<= 750,000	80	80	70
	<= 1,000,000	80	80	70
	<= 1,500,000	80	80	70
	<= 2,000,000	80	80	70
	<= 2,500,000	80	80	70
700 – 719	<= 750,000	80	80	70
	<= 1,000,000	80	80	70
	<= 1,500,000	80	80	70
	<= 2,000,000	80	80	70
	<= 2,500,000	75	75	65
680 – 699	<= 750,000	75	75	70
	<= 1,000,000	75	75	70
	<= 1,500,000	75	75	70
	<= 2,000,000	70	70	65
	<= 2,500,000	60	60	50
660 - 679	<= 750,000	65	65	N/A
	<= 1,000,000	65	65	N/A
	<= 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
760+	<= 750,000	75	75	65
	<= 1,000,000	75	75	65
	<= 1,500,000	75	75	65
	<= 2,000,000	75	75	65
	<= 2,500,000	75	75	65
740 – 759	<= 750,000	75	75	65
	<= 1,000,000	75	75	65
	<= 1,500,000	75	75	65
	<= 2,000,000	75	75	65
	<= 2,500,000	75	75	65
720 – 739	<= 750,000	75	75	65
	<= 1,000,000	75	75	65
	<= 1,500,000	75	75	65
	<= 2,000,000	75	75	65
	<= 2,500,000	75	75	65
700 – 719	<= 750,000	75	75	65
	<= 1,000,000	75	75	65
	<= 1,500,000	75	75	65
	<= 2,000,000	75	75	65
	<= 2,500,000	70	70	60
680 – 699	<= 750,000	70	70	65
	<= 1,000,000	70	70	65
	<= 1,500,000	70	70	65
	<= 2,000,000	65	65	60
	<= 2,500,000	55	55	N/A
660 - 679	<= 750,000	60	60	N/A
	<= 1,000,000	60	60	N/A
	<= 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
760+	<= 750,000	75	75	65
	<= 1,000,000	75	75	65
	<= 1,500,000	75	75	65
	<= 2,000,000	75	75	65
	<= 2,500,000	75	75	65
740 – 759	<= 750,000	75	75	65
	<= 1,000,000	75	75	65
	<= 1,500,000	75	75	65
	<= 2,000,000	75	75	65
	<= 2,500,000	75	75	65
720 – 739	<= 750,000	75	75	65
	<= 1,000,000	75	75	65
	<= 1,500,000	75	75	65
	<= 2,000,000	75	75	65
	<= 2,500,000	75	75	65
700 – 719	<= 750,000	75	75	65
	<= 1,000,000	75	75	65
	<= 1,500,000	75	75	65
	<= 2,000,000	75	75	65
	<= 2,500,000	70	70	60
680 – 699	<= 750,000	70	70	65
	<= 1,000,000	70	70	65
	<= 1,500,000	70	70	65
	<= 2,000,000	65	65	60
	<= 2,500,000	55	55	N/A
660 - 679	<= 750,000	60	60	N/A
	<= 1,000,000	60	60	N/A
	<= 1,500,000	60	60	N/A
	<= 2,000,000	55	55	N/A
	<= 2,500,000	N/A	N/A	N/A

Reserves Based on the PITIA of the subject property	≤ 1,000,000	3 Months
	1,000,0001 – 2,000,000	6 Months
	> 2,000,000	9 Months
DTI > 43%		Additional 3 Months
Other mortgages		Additional 3 Months
Max Reserves Required Per Transaction LTV > 65%		18 Months
Max Reserves Required Per Transaction LTV ≤ 65%		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
760+	<= 750,000	85	85	80
	<= 1,000,000	85	85	80
	<= 1,500,000	85	85	80
	<= 2,000,000	85	85	75
	<= 2,500,000	85	85	75
	<= 3,000,000	80	80	70
740 – 759	<= 750,000	85	85	80
	<= 1,000,000	85	85	80
	<= 1,500,000	85	85	80
	<= 2,000,000	85	85	75
	<= 2,500,000	85	85	75
	<= 3,000,000	80	80	70
720 – 739	<= 750,000	85	85	80
	<= 1,000,000	85	85	80
	<= 1,500,000	85	85	80
	<= 2,000,000	85	85	75
	<= 2,500,000	85	85	75
	<= 3,000,000	80	80	70
700 – 719	<= 750,000	85	85	75
	<= 1,000,000	85	85	75
	<= 1,500,000	85	85	75
	<= 2,000,000	85	85	75
	<= 2,500,000	80	80	70
	<= 3,000,000	75	75	65
680 – 699	<= 750,000	80	80	75
	<= 1,000,000	80	80	75
	<= 1,500,000	80	80	75
	<= 2,000,000	75	75	70
	<= 2,500,000	65	65	55
	<= 3,000,000	65	65	55
660 - 679	<= 750,000	70	70	N/A
	<= 1,000,000	70	70	N/A
	<= 1,500,000	70	70	N/A
	<= 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
760+	<= 750,000	80	80	70
	<= 1,000,000	80	80	70
	<= 1,500,000	80	80	65
	<= 2,000,000	75	75	60
	<= 2,500,000	75	75	60
	<= 3,000,000	70	70	60
740 – 759	<= 750,000	80	80	70
	<= 1,000,000	80	80	70
	<= 1,500,000	80	80	65
	<= 2,000,000	75	75	60
	<= 2,500,000	75	75	60
	<= 3,000,000	70	70	60
720 – 739	<= 750,000	80	80	70
	<= 1,000,000	80	80	70
	<= 1,500,000	80	80	65
	<= 2,000,000	75	75	60
	<= 2,500,000	75	75	60
	<= 3,000,000	70	70	60
700 – 719	<= 750,000	80	80	65
	<= 1,000,000	80	80	65
	<= 1,500,000	80	80	60
	<= 2,000,000	75	75	60
	<= 2,500,000	75	75	60
	<= 3,000,000	65	65	60
680 – 699	<= 750,000	75	75	60
	<= 1,000,000	75	75	60
	<= 1,500,000	75	75	60
	<= 2,000,000	70	70	55
	<= 2,500,000	65	65	55
	<= 3,000,000	N/A	N/A	N/A
660 - 679	<= 750,000	70	70	N/A
	<= 1,000,000	70	70	N/A
	<= 1,500,000	70	70	N/A
	<= 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
760+	<= 750,000	80	80	75
	<= 1,000,000	80	80	75
	<= 1,500,000	80	80	70
	<= 2,000,000	75	75	65
	<= 2,500,000	75	75	65
	<= 3,000,000	75	75	65
740 – 759	<= 750,000	80	80	75
	<= 1,000,000	80	80	75
	<= 1,500,000	80	80	70
	<= 2,000,000	75	75	65
	<= 2,500,000	75	75	65
	<= 3,000,000	75	75	65
720 – 739	<= 750,000	80	80	75
	<= 1,000,000	80	80	75
	<= 1,500,000	80	80	70
	<= 2,000,000	75	75	65
	<= 2,500,000	75	75	65
	<= 3,000,000	75	75	65
700 – 719	<= 750,000	80	80	70
	<= 1,000,000	80	80	70
	<= 1,500,000	75	75	65
	<= 2,000,000	75	75	65
	<= 2,500,000	75	75	65
	<= 3,000,000	75	75	65
680 – 699	<= 750,000	70	70	65
	<= 1,000,000	70	70	65
	<= 1,500,000	70	70	65
	<= 2,000,000	70	70	60
	<= 2,500,000	65	65	55
	<= 3,000,000	65	65	55
660 - 679	<= 750,000	65	65	N/A
	<= 1,000,000	65	65	N/A
	<= 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 Based on the PITIA of the subject property	≤ 1,000,000	3 Months
	1,000,0001 – 2,000,000	6 Months
	> 2,000,000	9 Months
Derogatory Credit Event <= 4 Years		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
760+	<= 750,000	80	80	75
	<= 1,000,000	80	80	75
	<= 1,500,000	80	80	75
	<= 2,000,000	75	75	70
740 – 759	<= 750,000	80	80	75
	<= 1,000,000	80	80	75
	<= 1,500,000	80	80	75
	<= 2,000,000	75	75	70
720 – 739	<= 750,000	80	80	75
	<= 1,000,000	80	80	75
	<= 1,500,000	80	80	75
	<= 2,000,000	75	75	70
700 – 719	<= 750,000	75	75	70
	<= 1,000,000	75	75	70
	<= 1,500,000	70	70	65
	<= 2,000,000	65	65	60
680 – 699	<= 750,000	75	75	70
	<= 1,000,000	75	75	70
	<= 1,500,000	70	70	65
	<= 2,000,000	65	65	60

Reserves Based on the PITIA of the subject property	<= 1,000,000	3 Months
	1,000,0001 – 2,000,000	6 Months
	> 2,000,000	9 Months
Derogatory Credit Event <= 4 Years		Additional 6 Months
Other mortgages		Additional 3 Months
Max Reserves Required Per Transaction LTV > 65%		18 Months
Max Reserves Required Per Transaction LTV ≤ 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
760+	<= 750,000	70	70	65
	<= 1,000,000	70	70	65
	<= 1,500,000	70	70	65
	<= 2,000,000	60	60	55
740 – 759	<= 750,000	70	70	65
	<= 1,000,000	70	70	65
	<= 1,500,000	70	70	65
	<= 2,000,000	60	60	55
720 – 739	<= 750,000	70	70	65
	<= 1,000,000	70	70	65
	<= 1,500,000	70	70	65
	<= 2,000,000	60	60	55
700 – 719	<= 750,000	70	70	65
	<= 1,000,000	70	70	65
	<= 1,500,000	70	70	65
	<= 2,000,000	60	60	55

Reserves Based on the PITIA of the subject property	≤ 1,000,000	3 Months
	1,000,0001 – 2,000,000	6 Months
	> 2,000,000	12 Months
Derogatory Credit Event ≤ 4 Years		Additional 6 Months
Other mortgages		Additional 3 Months
Max Reserves Required Per Transaction LTV > 65%		24 Months
Max Reserves Required Per Transaction LTV ≤ 65%		18 Months

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

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

Reserves - Based on the PITIA of the subject property	≤ 1,000,000	3 Months
	1,000,0001 – 1,500,000	6 Months
Other mortgages		Additional 3 Months
Max Reserves Required Per Transaction LTV > 65%		18 Months
Max Reserves Required Per Transaction LTV ≤ 65%		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

FMC 2 – Foreign National				
Second Home – Full Doc				
Credit Score	Loan Amount	Purchase	Rate & Term	Cash-Out
760+	<= 750,000	75	75	70
	<= 1,000,000	75	75	70
	<= 1,500,000	75	75	70
	<= 2,000,000	70	70	65
	<= 2,500,000	65	65	60
	<= 3,000,000	65	65	60
740 – 759	<= 750,000	75	75	70
	<= 1,000,000	75	75	70
	<= 1,500,000	75	75	70
	<= 2,000,000	70	70	65
	<= 2,500,000	65	65	60
	<= 3,000,000	65	65	60
720 – 739	<= 750,000	75	75	70
	<= 1,000,000	75	75	70
	<= 1,500,000	75	75	70
	<= 2,000,000	70	70	65
	<= 2,500,000	65	65	60
	<= 3,000,000	65	65	60
700 – 719	<= 750,000	75	75	70
	<= 1,000,000	75	75	70
	<= 1,500,000	75	75	70
	<= 2,000,000	70	70	65
	<= 2,500,000	65	65	60
	<= 3,000,000	60	60	55
680 – 699	<= 750,000	75	75	70
	<= 1,000,000	75	75	70
	<= 1,500,000	75	75	70
	<= 2,000,000	70	70	65
	<= 2,500,000	60	60	55
	<= 3,000,000	60	60	50
660 - 679	<= 750,000	65	65	N/A
	<= 1,000,000	65	65	N/A
	<= 1,500,000	65	65	N/A
	<= 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
No Score	<= 750,000	75	75	70
	<= 1,000,000	75	75	70
	<= 1,500,000	75	75	70
	<= 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
760+	<= 750,000	75	75	70
	<= 1,000,000	75	75	70
	<= 1,500,000	75	75	70
	<= 2,000,000	70	70	65
740 – 759	<= 750,000	75	75	70
	<= 1,000,000	75	75	70
	<= 1,500,000	75	75	70
	<= 2,000,000	70	70	65
720 – 739	<= 750,000	75	75	70
	<= 1,000,000	75	75	70
	<= 1,500,000	75	75	70
	<= 2,000,000	70	70	65
700 – 719	<= 750,000	75	75	70
	<= 1,000,000	75	75	70
	<= 1,500,000	75	75	70
	<= 2,000,000	70	70	65
680 – 699	<= 750,000	75	75	70
	<= 1,000,000	75	75	70
	<= 1,500,000	75	75	70
	<= 2,000,000	70	70	65
660 - 679	<= 750,000	65	65	70
	<= 1,000,000	65	65	70
	<= 1,500,000	65	65	70
	<= 2,000,000	60	60	65
No Score	<= 750,000	75	75	70
	<= 1,000,000	75	75	70
	<= 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
740 – 759	<= 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
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 Based on the PITIA of the subject property	<= 1,000,000	3 Months
	1,000,0001 – 2,000,000	6 Months
	> 2,000,000	9 Months
Derogatory Credit Event <= 4 Years		Additional 6 Months
Other mortgages		Additional 3 Months
Max Reserves Required		18 Months

✓ Minimum Loan Amount \$250,000