



G-Pa Matrix

Effective Date: 03.13.23

12 Month I/O			Stabilized-No DSCR Min		
FICO	Loan Amount	Reserves	Purchase	R/T	Cash-Out
680	\$1,000,000	9 Months	70%	65%	60%
	\$2,000,000		65%	60%	55%
650	\$1,000,000		65%	60%	55%
	\$2,000,000		60%	55%	50%
620	\$1,000,000		60%	55%	50%
	\$2,000,000		55%	50%	45%

2+1 (24 Month I/O)			Min DSCR ≥ 1.10		
FICO	Loan Amount	Reserves	Purchase	R/T	Cash-Out
680	\$1,000,000	9 Months	75%	70%	65%
	\$2,000,000		70%	65%	60%
650	\$1,000,000		70%	65%	60%
	\$2,000,000		65%	60%	55%
620	\$1,000,000		65%	60%	55%
	\$2,000,000		60%	55%	50%

**2+1 loans have an initial 24 month I/O term with one 12-month extension upon good history and standing with the payment and an additional 1.0% fee

Property Restrictions		Program Parameters	
Non-Warrantable Condo	Not Allowed	Minimum Loan Amount SFR/Condo	\$100,000
Condotel	Not Allowed	Minimum Loan Amount 2-4 Units	\$100,000
Assisted Living/ Nursing Homes	Not Allowed	Maximum Loan Amount	\$2,000,000
Rural Properties	Not Allowed		\$3.5M w/exception
Vacant Properties (Refinance only)	10% LTV Reduction	Origination Charge	2 Points Origination Fee

Geographic Restrictions	
Cities: Manhattan, Newark, & Adjacent Suburbs, Paterson County: San Francisco, Los Angeles, San Diego, Orange, Sacramento	5% LTV Reduction
Cities: Baltimore, MD, Hartford, CT, Houston, TX, Austin, TX, Nashville, TN States: AZ, NV, ID, UT	10% LTV Reduction

** Baltimore, Philadelphia, and Chicago requires at least 1 borrower or guarantor (with min 10% interest) to have at least 3 documented real estate sales, completed rehab, on rental properties or equivalent experience in the past 3 years within that specific city to be eligible

Quick Guidelines	
Mortgage History	<ul style="list-style-type: none"> Refinance Transactions 0x30x6 120+ lates must be >24 months
BK/FC/SS/DIL/MOD	<ul style="list-style-type: none"> >36 Months – No Restriction
Terms	<ul style="list-style-type: none"> 12 Month I/O (No DSCR required) 24 Month IO w/ 1 year extension possible (DSCR 1.10+ required)
Qualifying Rate	<ul style="list-style-type: none"> Note Rate
Qualifying Payment	<ul style="list-style-type: none"> I/O: Initial ITIA based on note rate
Assets	<ul style="list-style-type: none"> Sourced or seasoned 30 days (1 mos most recent bank statements req.)
Cash-Out	<ul style="list-style-type: none"> Business purpose use ONLY
Impounds	<ul style="list-style-type: none"> Not Required
Appraisal	<ul style="list-style-type: none"> No C5 or C6; 2 Appraisals >\$1.5MM; ARR/CDA req or CU risk score >2.5



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Min Sq Footage	<ul style="list-style-type: none"> SFR & Townhome 700 Sq Ft 2-4 Units 500 Sq Ft per Unit Condo 500 Sq Ft
Credit Score	<ul style="list-style-type: none"> Must have 2 valid scores; Take the Mid score when all 3 agency scores provided; lower of 2 if only 2; Lowest of all borrowers Representative score
Tradelines	<ul style="list-style-type: none"> No Minimum Tradelines required
Compliance	<ul style="list-style-type: none"> Points & Fees man not exceed 5%
Citizenship	<ul style="list-style-type: none"> US Citizen, Perm/ Non-Perm Res. Alien/ Foreign Nationals
Foreign Nationals	<ul style="list-style-type: none"> 5% LTV reduction / Must close in a U.S. Entity
Properties Acquired within last 2 years	<ul style="list-style-type: none"> Final HUD from purchase is required
Seller Concessions	<ul style="list-style-type: none"> Max 6%
Max Acreage	<ul style="list-style-type: none"> 2 Acres
Max # if Financed Properties	<ul style="list-style-type: none"> Committee Review if over 4
Loan Amounts over \$1,000,000	<ul style="list-style-type: none"> A Certificate of Occupancy is required
Gift Funds	<ul style="list-style-type: none"> Not Allowed
Non-Arm's Length Transactions	<ul style="list-style-type: none"> Not Allowed
First Time Home Buyers	<ul style="list-style-type: none"> Eligible
First Time Investor	<ul style="list-style-type: none"> Eligible
ACH	<ul style="list-style-type: none"> Required on All transactions
LLC's	<ul style="list-style-type: none"> All members must be individual
Declining Markets	<ul style="list-style-type: none"> Subject to LTV reduction and management review
Prepayment Penalty	
<ul style="list-style-type: none"> A 6 month prepay will only apply if there is an approved exception on the loan <ul style="list-style-type: none"> PA- Loan amounts < \$301,022 cannot have a prepayment penalty PA- Loan amounts < \$301,022 must be vested in a Corp, LLC, Partnership or Trust <ul style="list-style-type: none"> IL - Loan with a rate \geq 8% must close in the name of an entity IL & NJ - Prepayment penalty not allowed if vesting as an individual 	
Eligible States	
AL, AR, AZ, CA, CO, CT, DE, DC, FL, GA, HI, IA, ID, IL*, IN, KS, KY, LA, MA, MD, ME, MI, MN, MO, MS, MT, NC, , NE, NH, NM, NJ, NV, NY, OH, OK, OR, PA*, RI, SC, TN, TX, UT, VA, WA, WI, WV, WY	