

	bank statement For Self-Employed Borrowers	INVESTOR For Borrowers with Positive Cash Flow Properties	AGENCY PLUS For Borrowers Falling Just Outside Agency Guidelines	Asset Qualification For Borrowers with High Cash Liquidity
Income/Assets used to Qualify	12 Months of Bank Statements	Debt Service Coverage Ratio (DSCR)	Full Documentation Required	Verified Liquid Assets Only
Minimum Credit Score	660	680	660	660
Debt-to-Income Ratio (DTI)	Allowed up to 50%	DSCR = 1.10	Allowed up to 50%	No DTI Calculated
Borrower Eligibility	US Citizens, Permanent Resident Aliens	US Citizens, Permanent Resident Aliens	US Citizens, Permanent & Non-Permanent Resident Aliens	US Citizens, Permanent & Non-Permanent Resident Aliens
Interest Only (I/O)	✓*	✓*	✓*	✓*
Loan Amounts	Up to \$3M	Up to \$1.5M	Up to \$3M	Up to \$3M
Cash Out Allowed	Up to \$2M	Up to \$1.5M	Up to \$2M	Up to \$2M
Term Options	7/1   30YR Fixed	7/1   30YR Fixed	7/1   30YR Fixed	7/1   30YR Fixed
Reserves Loan Amount ≤ \$1M**	6 Months	6 Months	6 Months	6 Months
Loan to Value Ratio (LTV)	Purchase & Rate/Term up to 85% Cash Out up to 75% w/ 720 FICO	Purchase & Rate/Term up to 75% Cash Out up to 70% w/740 FICO	Purchase & Rate/Term up to 85% Cash Out up to 75% w/ 720 FICO	Purchase & Rate/Term up to 85% Cash Out up to 75% w/ 720 FICO
Seasoning for Cash Out	At least one borrower must have been on title for 6 months or have made payments on the existing mortgage for 6 months to be eligible for cash-out refinance			
Additional Notes	*No I/O in Illinois **See guidelines for reserve requirements ≥ \$1M One borrower must be self-employed for a minimum of 24 months	*No I/O in Illinois **See guidelines for reserve requirements ≥ \$1M	*No I/O in Illinois **See guidelines for reserve requirements ≥ \$1M 1 year income verification option available	*No I/O in Illinois **See guidelines for reserve requirements ≥ \$1M



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