

Equity Prime Mortgage Full Doc Program

Program Eligibility & Credit Matrix



Effective Date: 11/08/2021

FICO/LTV Eligibility			
	Min FICO	Purchase & R/T	Cashout
		12 or 24 month	12 or 24 month
Tiers	700	90	80
	680	85	
	660	80	

Program Products	
30 or 40 Yr Fixd	30 Yr Fully Amortizing or 10 Yr IO available; 40 Yr with 10 Yr IO Only
5/1, 7/1 ARM	30 Yr Fully Amortizing or 10 Yr IO available

Other	
Occupancy	Primary Residence, Second Home and, Investment Property
Property Types	SFR, 2-4 Unit, Condo, Co-op, Rural up to 10 acres
Subordinate Financing	Max CLTV equals Max LTV provided above (2nd needs to be with US Institution)
Citizenship	US Citizen, Permanent Resident Alien & Non-Permanent Resident Alien
Appraisal Review	<=\$1.5M 1 Appraisal + CDA, >\$1.5M 2 Appraisals + CDA
Prepayment Penalties	Investment Properties Only

Property Type Max LTV Limits	
Condo - Warrantable	90
Condo - Non-Warrantable	75
Declining Markets	75
2-4 Unit	90
For Sale by Owner	70

Interest Only Terms		
IO Period	Maturity / Amort Term	
10 Yr	30 Yr / 20 Yr	
10 Yr	40 Yr / 30 Yr	

Overlays		
Loan Amt	Min Amt	\$125,000
	Max Amt	\$3,000,000
	<= 1mm Reserves Required	6
	> \$1mm Reserves Required	12
	>\$1.5M	Max 85 LTV
I/O	>\$1.5M	Min FICO 680
	Min FICO	720
Cashout	Max LTV	85%
	Max Amt	\$3,000,000
	Max Cashout	\$500,000
	Max LTV	80%
	Min FICO	660
Investor	< 50 LTV	Unlimited
	Max DTI	50%
Second Home	Max LTV	85%
	Max LTV	85%
Tier Definition	Credit Event Seasoning	48 Months
	Mtg Dq 24 Mnth	1x30
DTI	Max LTV	90%
	Max DTI	50%
>80 LTV	Max DTI	50%
	Purpose	Purchase/RT Refi only
>85 LTV	Max Loan Amount	\$2,000,000

ARM Info	
5/1 ARM	1YR LIBOR- Margin: 3.5%, Caps: 2/2/5
	30D Avg SOFR - Margin: 3.5%, Caps: 2/1/5
7/1 ARM	1YR LIBOR- Margin: 3.5%, Caps: 5/2/5 or 2/2/5
	30D Avg SOFR - Margin: 3.5%, Caps: 5/1/5

This communication does not represent any offer, commitment or obligation by Equity Prime Mortgage ("EPM") to purchase any loans. EPM is engaged in the business of originating and selling residential mortgage loans on the secondary market. Any communication that a seller or broker has with EPM in regards to a loan scenario does not represent any offer, commitment or obligation by EPM to originate any loans. EPM has the right to determine in its sole discretion whether to originate loans based on, among other things, market conditions and completion of our underwrite which is acceptable to EPM in its sole discretion. Seller or brokers further acknowledges and agrees that EPM is not a party to the initial sourcing of the loan and has not taken part in any credit decision with respect to the loan and that seller or broker's decision to prepare a loan for consideration to EPM, shall be made in its sole discretion and is not contingent upon any agreement by EPM to originate the loan. EPM reserves the right at any time to decline to enter into the proposed transaction for any reason without explanation and without any liability to you or your affiliates. The origination of any loan shall be governed by the terms and conditions of any final agreement between the parties.

Equity Prime Mortgage Enhanced Program

Program Eligibility & Credit Matrix



Effective Date: 11/08/2021

FICO/LTV Eligibility			
	Min FICO	Purchase & R/T	Cashout
		12 or 24 month	12 or 24 month
Tiers	700	90	85
	680	85	80
	660	80	

Program Products	
30 or 40 Yr Fixed	30 Yr Fully Amortizing or 10 Yr IO available; 40 Yr with 10 Yr IO Only
5/1, 7/1 ARM	30 Yr Fully Amortizing or 10 Yr IO available

Other	
Occupancy	Primary Residence, Second Home and, Investment Property
Property Types	SFR, 2-4 Unit, Condo, Co-op, Rural up to 10 acres
Subordinate Financing	Max CLTV equals Max LTV provided above (2nd needs to be with US Institution)
Citizenship	US Citizen, Permanent Resident Alien & Non-Permanent Resident Alien
Appraisal Review	<=\$1.5M 1 Appraisal + CDA, >\$1.5M 2 Appraisals + CDA
Prepayment Penalties	Investment Properties Only

Property Type Max LTV Limits	
Condo - Warrantable	90
Condo - Non-Warrantable	75
Declining Markets	75
2-4 Unit	90
For Sale by Owner	70

Interest Only Terms	
IO Period	Maturity / Amort Term
10 Yr	30 Yr / 20 Yr
10 Yr	40 Yr / 30 Yr

Overlays		
Loan Amt	Min Loan Amount	\$125,000
	Max Loan Amount	\$3,000,000
	<=\$1mm Reserves Required	6
	>\$1mm Reserves Required	12
	>\$2mm	Max 85 LTV
I/O	>\$2mm	Min FICO 680
Cashout	Min FICO	720
	Max LTV	85%
	Max Amt	\$3,000,000
	Max Cashout	\$500,000
	Max LTV	85%
Investor	Min FICO	660
	< 50 LTV	Unlimited
Second Home	Max DTI	50%
	Max LTV	85%
Tier Definition	Max LTV	85%
	Credit Event Seasoning	48 months
	Mtg Dq 24 Mnth	1x30
DTI>43	Max LTV	90%
	Max DTI	50%
>80 LTV	Max DTI	50%
	Purpose	Purchase/RT Refi only
>85 LTV	Max Loan Amount	\$2,000,000

ARM Info	
5/1 ARM	1YR LIBOR- Margin: 3.5%, Caps: 2/2/5
	30D Avg SOFR - Margin: 3.5%, Caps: 2/1/5
7/1 ARM	1YR LIBOR- Margin: 3.5%, Caps: 5/2/5 or 2/2/5
	30D Avg SOFR - Margin: 3.5%, Caps: 5/1/5

This communication does not represent any offer, commitment or obligation by Equity Prime Mortgage ("EPM") to purchase any loans. EPM is engaged in the business of originating and selling residential mortgage loans on the secondary market. Any communication that a seller or broker has with EPM in regards to a loan scenario does not represent any offer, commitment or obligation by EPM to originate any loans. EPM has the right to determine in its sole discretion whether to originate loans based on, among other things, market conditions and completion of our underwrite which is acceptable to EPM in its sole discretion. Seller or brokers further acknowledges and agrees that EPM is not a party to the initial sourcing of the loan and has not taken part in any credit decision with respect to the loan and that seller or broker's decision to prepare a loan for consideration to EPM, shall be made in its sole discretion and is not contingent upon any agreement by EPM to originate the loan. EPM reserves the right at any time to decline to enter into the proposed transaction for any reason without explanation and without any liability to you or your affiliates. The origination of any loan shall be governed by the terms and conditions of any final agreement between the parties.

Equity Prime Mortgage Investor Program

Program Eligibility & Credit Matrix



Effective Date:	11/08/2021
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FICO/LTV Eligibility		
Tiers	FICO	Purchase & R/T
	760+	80.00
	740 - 759	
	720 - 739	
	700 - 719	
	680 - 699	
	660 - 679	

Other	
Occupancy	Investment Properties Only
Property Types	SFR, 2-4 Unit, Condo, Co-op, Rural up to 10 acres
DSCR Calc	DSCR = Gross Rental Income/P&I or IO for Interest Only loans
Subordinate Financing	Not Allowed
First Time Investor	Requires min 6 months reserves, 5% LTV Reduction and min 1.0 DSCR
Citizenship	US Citizen, Permanent Resident Alien & Non-Permanent Resident Alien
Appraisal Review	1 Appraisal + CDA, >\$1.5M 2 Appraisals + CDA
Prepayment Penalties	Yes

Program Products	
30 or 40 Yr Fixed	30 Yr Fully Amortizing or 10 Yr IO available; 40 Yr with 10 Yr IO Only
5/1, 7/1 ARM	30 Yr Fully Amortizing or 10 Yr IO available

Property Type Max LTV Limits	
Condo - Warrantable	80
Condo - Non-Warrantable	75
Declining Markets	70
2-4 Unit	80
For Sale by Owner	70

Overlays		
Loan Amt	Min Amt	\$75,000
	Max Amt	\$3,000,000
	Minimum Reserve <=\$1M	6
	Minimum Reserve >\$1.5M	12
	>\$2mm	Max 80 LTV
	>\$2mm	Min FICO 700
I/O	Min FICO	720
	Max LTV	80%
Cashout	Max Cashout	\$500,000
	Max LTV	80%
	Min FICO	680
	I/O	Y
DSCR	< 50 LTV	Unlimited
	Min	0.75
	DSCR <1.00 Reserves Required	12
Tier Definition	DSCR <1.00 Max LTV	80%
	Credit Event Seasoning	36 months
	Credit Event Max LTV	75%
	Mtg Dq 24 Mnth	1x30

ARM Info	
5/1 ARM	1YR LIBOR- Margin: 6.0%, Caps: 2/2/5
	30D Avg SOFR - Margin: 6.0%, Caps: 2/1/5
7/1 ARM	1YR LIBOR- Margin: 6.0%, Caps: 5/2/5 or 2/2/5
	30D Avg SOFR - Margin: 6.0%, Caps: 5/1/5

This communication does not represent any offer, commitment or obligation by Equity Prime Mortgage ("EPM") to purchase any loans. EPM is engaged in the business of originating and selling residential mortgage loans on the secondary market. Any communication that a seller or broker has with EPM in regards to a loan scenario does not represent any offer, commitment or obligation by EPM to originate any loans. EPM has the right to determine in its sole discretion whether to originate loans based on, among other things, market conditions and completion of our underwrite which is acceptable to EPM in its sole discretion. Seller or brokers further acknowledges and agrees that EPM is not a party to the initial sourcing of the loan and has not taken part in any credit decision with respect to the loan and that seller or broker's decision to prepare a loan for consideration to EPM, shall be made in its sole discretion and is not contingent upon any agreement by EPM to originate the loan. EPM reserves the right at any time to decline to enter into the proposed transaction for any reason without explanation and without any liability to you or your affiliates. The origination of any loan shall be governed by the terms and conditions of any final agreement between the parties.