

DG Non-QM Series IV

7/15/2025

									Occur's d									No. 2					
						1		Owner	Occupied	1		WVOE				1		Non Ow	ner Occupie	d 		1	
	Matrix			Full Doc		Bank State			099	P & L Only	′	Asset Dep	letion	Full Doc		8	Statement 1099	P & L Only	'	Asset Dep	oletion	-	OSCR
				12mo or 2 Purch		12mo or 2 Purch	_	12mo or 2 Purch		Purch	1	Purch	1	12mo or 2 Purch	_	12mo or Purch	_	Purch	l	Purch	1	Purch	1
Loan Amount \$	Reserves mo	Max DTI %	Credit Score	R/T	Cash Out	R/T	Cash Out	R/T	Cash Out	R/T	Cash Out	R/T	Cash Out	R/T	Cash Out	R/T	Cash Out	R/T	Cash Out	R/T	Cash Out	R/T	Cash Out
			720	90	80	90	80	90	80	80	75	80	75	85	80	85	80	75	70	75	70	80	80
			700	90	80	90	80	90	80	80	75	80	75	85	80	85	80	75	70	75	70	80	80
100,000	6	50	680	90	80	90	80	90	80	80	70	75	70	80	75	80	75	75	65	75	65	80	75
to 1,000,000			660	80	75	80	75	80	75	75	70	75	70	80	70	80	70	70	65	70	65	75	75
			640	80	70	80	70	80	70													75	70
			620	80	70	80	70	80	70								-						
			720	90	80	90	80	90	80	80	75	80	75	85	80	85	80	75	70	75	70	80	75
			700	90	80	90	80	90	80	80	75	80	75	80	75	80	75	75	70	75	70	80	75
1,000,001 to 1,500,000	9	50	680 660	85	75	85 80	75	85 80	75	75 75	70	75	70	80	75 70	80 75	75 70	70 70	65	70	65 60	80	75
10 1,500,000			640	80 70	75	70	75 65	70	75 65	/5	65	75	65	75	70	/5	70	70	60	70	60	75 65	70 65
			620	70	65 65	70	65	70	65								-					65	65
	_		720	90	80	90	80	90	80	80	70	70	65	80	75	80	75	70	60	70	60	75	70
			700	85	75	85	75	85	75	80	70	70	65	80	75	80	75	65	60	65	60	75	70
1,500,001	9	50	680	80	70	80	70	80	70	75	65	70	65	75	70	75	70	65	60	65	60	70	65
to 2,000,000		30	660	75	65	75	65	75	65	75	65	70	65	70	65	70	65	65	60	65	60	70	65
			640	65	03	65	05	65	05	1.5	- 05	- 10	0.5	,,,	05	10	03	103	00	03	- 00	65	0.5
			720	80	75	80	75	80	75	80	70	70	65	75	70	75	70	65	60	65	60	70	65
2,000,001			700	75	65	75	65	75	65	75	65	70	65	75	65	75	65	65	60	65	60	70	65
to 2,500,000	12	50	680	75	65	75	65	75	65	70	65	70	65	70	65	70	65	65	60	65	60	70	65
			660	70	65	70	65	70	65	70	65	70	65	70	65	70	65	65	60	65	60	70	65
			720	75	70	75	70	75	70	70	65	70	65	75	65	75	65	65	60	65	60	70	65
2,500,001 to 3,000,000	12	50	700	75	65	75	65	75	65	70	65	70	65	70	60	70	60	65	60	65	60	70	65
3,000,000			680	70	65	70	65	70	65	70	65	70	65	70	60	70	60	65	60	65	60	65	60
			720	70	55	70	55	70	55					70	55	70	55					70	55
3,000,001 to 3,500,000	12	50	700	70	55	70	55	70	55					70	55	70	55					70	55
3,500,001 to			720	70	50	70	50	70	50													60	
4,000,000	12	50																					
	Details			LTV	Reserves	LTV	Credit Score	Loan Amount	Reserves	DTI		Details		LTV	Reserves	LTV	Credit Score	Loan Amount	Reserves	DTI		Details	
		•		Matrix Ad	ljust	Max	Min	Max	Min	Max				Matrix Ad	just	Max	Min	Max	Min	Max			
		Condo				90										85							
		Non-Warr Con	do			85					No Foreign					80					No Foreign		
	Purchase & Rate-Term	Condotel				85		2.5M			No Foreign	National				75		2.0M			No Foreign	National	
	Nate-lellii	2-4 Unit				85										80							
		Modular				90										80							
Property Type		Rural												-									
		Condo	4.			80					No Femilia					80 75					No Females	N 1 - 42 1	
		Non-Warr Con Condotel	do			75		2.5M			No Foreign					70	-	2.0M			No Foreign		
	Cash-Out	2-4 Unit				80		2.5IVI			No Foreign	INGLIONAL				75		Z.UIVI			No Foreign	National	
		Modular		-		80										75							
		Rural		-		70										75							
		1x30x12		-		1,0										1,3							
Housing Lates		0x60x12		-5			+				+			-5			+				+		
		0x90x12		-20			+				No Cash O	ut					+				Not Allowe	d	
		36 months		<u> </u>							15 55577 0											-	
	FC, SS, DIL	24 months		-5										-5									
Credit Event		12 months		-15	1	1 '	1							-15		1 '	1	1	1				
Credit Event														· ——									

Seasoning		36 months										•									
	вк	24 months	-5										-5								
		12 months	-5							No Cash Ou	t		-5						No Cash Out		
	Cash-Out				-		Unl	imited								Un	limited				
	Interest Only				90					Max 90 LTV				80					Max 80 LTV		
	2nd Home				85																
	Residual Income	DTI > 43								Per VA or 2,500+150/	dependent					0			Per VA or 2,500+150/d	dependent	
	No Reserves - R	Γ Refi only			65					Max 65 LTV				65					Max 65 LTV		
	Reduced Reserv	es	-5	-3						5% LTV Red	uction		-5	-3					5% LTV Redu	ıction	
	Foreign Nationa	l (DSCR Only)											-5			1.5M			660 Matrix,	1.00 DSCR n	nin
	FTHB with renta	l history				640								See '	1st Time Investor	- FTHB" row	below		DSCR only		
					80	680	1.5M		50	Con Decident	0.0										
Overlays	FTHB w/o renta	l history			75	660	1.0M		50	Restrictions	& Documer	ntation for									
					70	640	1.0M		50												
	DSCR .750 to .9												-5		680				No Cash-Ou		
		r w/ Mtg History													660	1.5M			6mo Mortga		Reqd.
	1st Time Investo													75	700	1.5M	12		Min 1.00 DS	CR	
	Prepayment Per		1																Optional		
		Purchase																	Qualify with	market rent	ts
	Unleased Properties Refinance																		Max 1 2-4 U market rent		
		DSCR											-5						Refi w/prev. documented		,
		Purchase			80				45					'							
	Limited Credit	Rate-Term			80				45												
Expanded Criteria		Cash-Out			70				45												
Product	Funandad DTI	Primary		+3	80	680	1.5M			Ineligible or	40 vr term										
	Expanded DTI (50.01-55)	2nd Home		+3	70	680	1.5M				, ,, ,, ,, ,,										
		Investor											+3	75	680	1.5m			Ineligible on	40 yr term	
	Products		Product Co		oc Type ption	Qual Rate	Margin	Floor	Caps	I/O Period	Amort Term	Final Maturity	Product Code	Doc Type Option	Qual Rate	Margin	Floor	Caps	I/O Period	Amort Term	Final Maturity
		15yr	PN15F		All					-	15yr	15yr	IN15F	All					-	15yr	15yr
		30yr	PN30F		All					-	30yr	30yr	IN30F	All					-	30yr	30yr
Fixed Rate			PN40F		All	Note Rate	-	-	-	-	40yr	40yr	IN40F	All	Note Rate	-	-	-	-	40yr	40yr
		30yr I/O	PN30FIO		All					10yr	20yr	30yr	IN30FIO	All					10yr	20yr	30yr
		40yr I/O	PN40FIO		All					10yr	30yr	40yr	IN40FIO	All					10yr	30yr	40yr
		30yr	PN30A56		All					-	30yr	30yr	IN30A56	All					-	30yr	30yr
	5/6	30yr I/O	PN30A561	0	All				2/1/5	10yr	20yr	30yr	IN30A56IO	All	Greater of Note Refer to Rate or Fully Rate	l		2/1/5	10yr	20yr	30yr
6 Mo SOFR		40yr I/O	PN40A56I	0	All	Greater of Note Rate or Fully	Refer to Rate	Margin		10yr	30yr	40yr	IN40A56IO	All		Margin -		10yr	30yr	40yr	
5.810 JOHN		30yr	PN30A76		All	Indexed Rate	Sheet	Maigh		-	30yr	30yr	IN30A76	All	Indexed Rate		.viaigiii		-	30yr	30yr
	7/6	30yr I/O	PN30A761	0	All				5/1/5	10yr	20yr	30yr	IN30A76IO					5/1/5	10yr	20yr	30yr
		40yr I/O	PN40A76I	0	All					10yr	30yr	40yr	IN40A76IO	All	All				10yr	30yr	40yr

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D	ocument	tation Options		00	NOO	Additional Program Requirements				
				х	х	Alternative Loan Review Form (Exhibit F) or DU Ineligible finding is required at time of submission				
Full Doc 2Yr	1	Standard FNMA Documentation	All	х	х	Wage/Salary - 2 years W2, current paystub(s) reflecting 30 days earnings. 2 years Tax Returns required for income from other sources (rents, etc.)				
				х	х	Self Employed - 2 years Tax Returns. If applicable both personal and business with all schedules. YTD P&L plus 2 months business statements to support.				
				х	х	Alternative Loan Review Form (Exhibit F) or DU Ineligible finding is required at time of submission				
Full Doc 1Yr	2	W-2 (12mo) Tax	All	х	х	Wage Earner - 1 year most recent W-2 or 1 year tax returns plus current paystub(s) reflecting 30 days earnings. 1 year Tax Returns required for income from other sources (rents, etc.)				
Full DOC 111		Returns (12mo)	All	х	х	Self-Employed - 1 year most recent tax returns plus either: - YTD P&L				
				х	х	- 3 months bank statements verifying cash flow (No P&L)				
				х	х	Personal & Business-Combined or Business (12mo or 24mo):				
				х	х	At least one of the borrowers must be self-employed for at least 2 years (25% or greater ownership)				
		Bank Statement (24mo, 12mo)		х	х	Asset Depletion allowed with Bank Statement documentation				
				х	х	Standard expense factors apply: 50% expense facto				
				х	х	If business operates < standard expense factor, P&L or expense letter from CPA, CTEC (California Tax Education Council), or EA (Enrolled Agent) required				
Bank Statement	3		All	х	х	Expense factor per the CPA/CTEC/EA letter must be reasonable.				
				х	х	Minimum expense factor with 3rd party prepared P&L or letter is 10%				
				х	х	Personal & Business Separated (12mo or 24mo):				
				х	х	At least one of the borrowers must be self-employed for at least 2 years (25% or greater ownership)				
				х	х	Asset Depletion allowed with Bank statement documentation				
				х	х	Personal used to qualify, 2 months business to show business cash flows in order to utilize 100% of business relative				
P & L Only	7	P & L (12 mo) [CPA,	All	х	х	Self-employed (2yrs - 25% or greater ownership) P&L prepared by CPA, CTEC or EA - see guidelines for additional requirements				
F & L Only	,	CTEC, EA]	All	х	х	Qualifying income based on the net income as reflected on P&L statement (multiplied by borrower's ownership percentage) / 12 months				
1099	14	1000 (12mo)	OO/2nd	х		1099 plus either: Check/check stub or bank statement showing employment deposits (10% expense factor applied, see guidelines for specifics)				
	14	1099 (12mo)	OO/ZIId	х		Qualifying income = 1099 gross - 10% expense factor. Current check stub or bank statement deposits must support amounts consistent with 1099 levels				
WVOE	15	FNMA Form 100	OO/2nd	х		WVOE FNMA Form 1005 completed by HR, Payroll, Company Officer plus 2 mos personal bank statements supporting wages, or WVOE from online data source (Work Number, Finicity, etc.)				
				х		Borrowers employed by a family owned or managed business are ineligible for WVOE documentation program				
		Asset Statement (6mo)		х	х	Most recent 6 months asset documentation verified by: cash in bank (100%); stocks, bonds, and/or mutual funds (90%); IRAs, 401K, and/or retirement accts (80%)				
Asset Depletion	13		All	х	х	Allowable assets divided by 60 months = qualifying income				
				х	х	Maximum 50% DTI - No Expanded DTI available				

				х	Interest Only: - DSCR (Gross Rents / ITIA) - Qualifying ratios based on Note Rate Initial Interest Only payment (ITIA)
		> 1.00		х	Full Amortization: - DSCR (Gross Rents / PITIA) - Qualifying ratios based on Note Rate (PITIA)
DSCR	9		NOO 1-4 Unit	х	STR is acceptable. Refinances can qualify with 3rd party documentation of 12mos rents. For Purchases, the AMC's short-term rental income analysis will be used to determine DSCR Ratio
				x	See guidelines for limitations and treatment of vacant unit(s)
		.9975		х	Gross monthly rent divided by PITIA of subject property must be greater than or equal to 1.00 for max LTV
				х	DSCR from .99 to .75 available for Purchase or R/T Only with a 5% LTV reduction
				х	Prepayment penalty must be in compliance with the terms and limitations of the applicable state or federal law

Addition	al Program Requirements	00	NOO	
		х	х	Loan amounts > \$2,000,000 = Two Full Appraisals See guidelines for details
Appraisal		х	х	Loan amounts < \$2,000,000 = 1 Full Appraisal + AVM or FNMA CU Risk score of 2.5 or less
		х	х	2nd Full Appraisal required if AVM Confidence Score is below 90%
		х	х	All 1 unit investor appraisals require form 1007 Single Family Comparable Rent Schedule
Assets		х	х	See guidelines for details Assets sourced or seasoned for one month unless utilizing assets to document income (6 months)
		х	х	Gift funds are acceptable for use toward down payment and loan costs
Borrower	Citizenship	х	x	US Citizen Permanent Resident Alien Non-Permanent Resident Alien (with US Credit)
		х	х	Foreign National (DSCR Only)
Cash-Out		х	х	Cash-out max is unlimited See guidelines for details
		х	х	Cash-out may be counted toward reserve requirement
		х	х	Property owned 6 mos or greater- Valuation based on current market value. Refer to Guidelines for details
		х	х	Property owned less than 6 mos - Refer to Guidelines
		х	х	No Section 32 or state High Cost
		х	х	Loans must comply with all applicable federal and state regulations
Compliance		х	х	Fully documented Ability to Repay including Borrower Attestation (Excluding DSCR)
		х	х	Loans that do not pass the NY Subprime test are ineligible
		х	х	Impounds required on LTV > 80% or HPML loans unless otherwise specified by applicable state law
	Standard	х	х	3 tradelines reporting for 12+ months or 2 tradelines reporting for 24+ months all with activity in the last 12 months. If borrower has 3 credit scores, the min tradeline requirements are
		х	х	No mortgage or rental history (Lower of Matrix LTV or 80% LTV, 50% DTI)
Credit		х		Minimum requirements per standard credit are not met
	Limited	х		Valid Credit Score per FNMA require
	Limited	х		Minimum Credit Score 640

·		х		Limited credit not eligible on investor properties							
				Minimum Credit Score 640							
	With Rental History	x		Must have documented 0x30 rental history							
First Time Homebuyer				Primary & 2nd Home only; NOO for DSCR only - see First Time Investor section below Full Doc or Bank Bank Statement Only							
,,,,,	Without Rental History	x		Standard tradelines required							
	Without Kentai History	_ ^		No gifts							
				No non-occupying co-borrowers 6-month Primary mortgage history required, unless FTHB (see below)							
			х	Minimum Credit Score 660							
First Time Increases				Maximum loan amount \$1,500,000							
First Time Investor			х	FTHB - Max 75% LTV, Min 700 FICO, Min 1.00 DSCR, 12mos reserves, \$1.5M max loan amt, 12mos housing history							
			· · · · · ·	Any borrower who has not owned at least one investment property for a minimum of 12 months at any time within							
			х	the most recent 36 month							
Foreign National			х	Loans in the State of Florida must adhere to the restrictions imposed by Florida SB 264 affecting Foreign Nationals from the following countries China, Russia, Iran, North Korea, Cuba, Venezuela, Syria							
Investor History			х	Borrower must have a history of owning and managing at least one property for a minimum of 12 months within the most recent 36 months on DSCR product							
			х	Borrower must have a housing history for all investor products							
States	Restrictions	х	х	Texas Section 50(a)(6) Equity Cash-Out or Texas Section 50(a)(4) transactions - see guidelines for details							
		х	х	SOFR 5/6 30yr ARM 5yr Fixed 10yr I/O 20yr Full Amortization after I/O Period							
		х	х	SOFR 5/6 40yr ARM 5yr Fixed 10yr I/O 30yr Full Amortization after I/O Period.							
Interest Only		х	х	SOFR 7/6 30yr ARM 7yr Fixed 10yr I/O 20yr Full Amortization after I/O Period.							
interest Only		х	х	SOFR 7/6 40yr ARM 7yr Fixed 10yr I/O 30yr Full Amortization after I/O Period.							
		х	х	30yr Fixed 10yr I/O 20yr Full Amortization after I/O Period							
		х	Х	40yr Fixed 10yr I/O 30yr Full Amortization after I/O Period							
Prepayment Penalty Opti	on		х	Prepayment penalty must be in compliance with the terms and limitations of the applicable state or federal law							
		х	х	SFR Condominium Townhouse D-PUD Modular							
Property Types		Х	x	PUD Non-Warrantable Condo / Condotel. Rowhouse. 2 - 4 Unit. Rural							
				Full Amortization: Qualifying ratios based on greater of Note Rate or Fully Indexed Rate (PITIA)							
Qualifying Payment	х	х	Interest Only (DTI): Qualifying ratios based on greater of Note Rate or Fully Indexed Rate (PITIA), fully amortized payment on remaining term after I/O period								
, , , , , , , , , , , , , , , ,		х	Full Amortization (DSCR): Qualifying ratios based on Note Rate (PITIA)								
				Interest Only (DSCR): Qualifying ratios based on Note Rate Initial Interest Only payment (ITIA)							
Residual Income	Residual Income			Required on DTI > 43% only Per VA or \$2,500 plus an additional \$150/dependent							
		х	х	VA Residual Income Calc per VA Form #26-6393 and VA Residual Income Tables in VA Lending Manual Chapter 4.9							
Seller Concessions / IPC		х		Per FNMA (LTV 75.01 to 90% up to 6% toward closing; 75% or less 9% max Interested Party Contribution)							

Seller Concessions / IPC		х	Max 6% on Investor product
Subordinate Financi	х	х	CLTV max = LTV max
Subordinate i manci		х	Subordinate Financing payment must be included in DSCR calculation

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