

Matrix				Owner Occupied				2nd Home				Non Owner Occupied				
				Full Doc	Bank Stmtnt 1099	WVOE	P & L Only	Full Doc	Bank Stmtnt 1099	WVOE	P & L Only	Full Doc	Bank Stmtnt 1099	WVOE	P & L Only	DSCR
				12mo or 24mo	12mo or 24mo			12mo or 24mo	12mo or 24mo			12mo or 24mo	12mo or 24mo			Min 1.00 DSCR
				CLTV				CLTV				CLTV				
Loan Amount \$	Max DTI %	Credit Score														
50,000 To 350,000	50	720		90	90	85	80	80	80	75	70	80	80	75	70	80
		700		90	85	80	75	80	75	70	65	80	75	70	65	75
		680		85	80	75	70	75	70	65	60	75	70	65	60	70
		660		80	75	70	65	70	60	60	55	70	60	60	55	
350,001 To 500,000	50	720		90	85	80	75	80	75	70	65	80	75	70	65	75
		700		85	80	75	70	80	70	65	60	80	70	65	60	70
		680		80	75	70	65	70	65	60	55	70	65	60	55	65
		660		75	65	65	60	65	60	55	50	65	60	55	50	
500,001 To 750,000	50	720		80	80	75	70	75	70	65	60	75	70	65	60	
		700		80	75	70	65	70	65	60	55	70	65	60	55	65
		680		75	65	65	60	65	55	55	50	65	55	55	50	55
		660		70	60	60	55	60	50	50	45	60	50	50	45	
750,001 To 850,000	50	720		75	75											
		700		70	70											

Details		OO / 2nd	NOO	
Combined Lien Balance		x	x	Max Combined Lien Bal Max CLTV 2,000,000 90 3,000,000 85 3,500,000 80 4,000,000 75 5,000,000 60
Assets		x	x	None required on stand alone CES. Piggyback purchases require copy of assets for 1st lien.
Asset Depletion		x	x	Eligible on stand-alone CES to augment qualifying income on all doc types except DSCR. Not allowed as a separate income doc type
Appraisal Requirements		x	x	- HPML - Full Appraisal (1004, 1025, 1073) - Non-HPML - Loan Amount ≤ \$400k - AVM with a 90% Confidence Factor (ClearCapital, Collateral Analytics, CoreLogic, HouseCanary, Homegenius, Quantarium, Veros) - Property Condition Inspection - Loan Amount > \$400k - Full Appraisal (1004, 1025, 1073)
Recently Listed Properties		x	x	Properties listed for sale in the last 6 months are not eligible.
Borrowers - Eligible		x	x	- US Citizen - Non-Permanent Resident Alien (with US Credit); Not eligible for DSCR transactions - Permanent Resident Alien
Borrowers - Ineligible		x	x	Non-occupant co-borrowers; Foreign Nationals
Compliance		x	x	- No Section 32 or state High Cost - Loans must comply with all applicable federal and state regulations - Fully documented Ability to Repay. - Higher-Priced Mortgage Loans (HPML) and Higher-Priced Covered Transactions (HPCT) are permitted subject to complying with all applicable regulatory requirements. - Loans that do not pass NY Subprime test are ineligible
Prepayment Penalty (NOO Business Purpose Only)			x	- Prepayment penalties eligible on non-owner occupied business purpose loans where allowed by state. Prepayment penalty must be in compliance with the terms and limitations of the applicable state or federal law - Minimum 1yr prepayment penalty required on DSCR doc type where allowable by state
Credit	Stand-Alone	x	x	3 tradelines reporting for 12+ months or 2 tradelines reporting for 24+ months all with activity in the last 12 months
	Piggy-Back	x	x	- Default to AUS Approval (if applicable), no minimum tradelines required. - Does not meet tradeline requirements. Primary only ok with 0x30x12 mortgage reported on credit (No private party mortgages)
	Limited Credit	x		
Credit Scores		x	x	- Qualifying score is the lowest of 2 scores or middle of 3 scores from the primary income earner. DSCR loans qualify using the lowest middle score of all borrowers. - Non-traditional credit ineligible.
Credit Event Seasoning		x	x	48 months - Foreclosure, short-sale, deed in lieu, bankruptcy. No multiple events in last 7 years.
Derogatory Credit		x	x	- Open charge-offs or collections < \$1000 per occurrence ok. No delinquent tradelines at closing. - Open Medical collections < \$1000 per occurrence ok.
Housing Lates		x	x	0x30x12 On all mortgages for all borrowers. Minimum 12 months housing history required.
Ineligible Senior Liens		x	x	- Loans in active forbearance or deferment are ineligible. Deferred balance from modifications > 12mos may remain open. - Negative amortization - Reverse mortgages - Balloon loans that the balloon payment comes due during the amortization period of the 2nd lien.

Interest Only Senior Lien	x	x	- Interest-Only senior liens acceptable when qualified at max 50% DTI - Qualify 1st lien I/O on Fully Amortized payment on remaining term after I/O period.
	x	x	
Lien Position	x	x	2nd Position Only
States	x		Texas Section 50(a)(6) Equity Cash-Out & Texas Section 50(a)(4) eligible with DG Pinnacle prior approval of Correspondent Seller.
Senior Lien Payment Calc (ARM)	x	x	1st lien ARMS with < 3 years fixed period remaining qualified on fully indexed payment.
Property Type	x	x	- SFR max 10 acres - PUD - Condo - Warrantable max 75 CLTV OO, 70 CLTV NOO 2-4 Unit max 75 CLTV OO, 70 CLTV NOO
Rural Property	x		Rural Primary to 80 CLTV, max 10 acres
Qualifying Payment	x	x	Qualifying ratios based on Full Note Rate
Title Report	x	x	ALTA, Jr ALTA, ALTA Lite, ALTA Short Form – Lenders Policy
Seasoning	x	x	> 6 months ownership seasoning no restrictions. ≤ 6 months ownership seasoning ineligible for refinance. ≤ 6 months seasoning since previous refinance on either 1st lien or 2nd lien max 80 CLTV
	x	x	
Piggyback w/ DG TPO Series 1st Mtg	x	x	CES loans closing concurrently with a DG Series 1st Mortgage must qualify to the guideline requirements of both products
DG Pinnacle Loan Eligibility Guidelines	x	x	Refer to DG Pinnacle Loan Eligibility Guidelines for details on topics not covered here.

Products			Product Code	Min Amt	Doc Type Option	Qual Rate	Amort Term	Balloon Term	Product Code	Min Amt	Doc Type Option	Qual Rate	Amort Term	Balloon Term
Fixed Rate	Full Am	10yr	PT10F	50k	All	Note Rate	10yr	-	IT10F	50k	All	Note Rate	10yr	-
		15yr	PT15F	50k			15yr	-	IT15F	50k			15yr	-
		20yr	PT20F	50k			20yr	-	IT20F	50k			20yr	-
		30yr	PT30F	50k			30yr	-	IT30F	50k			30yr	-
	Balloon	30/15	PT30B	200k			30yr	15yr	IT30B	200k			30yr	15yr
		40/15	PT40B	200k			40yr	15yr	IT40B	200k			40yr	15yr

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Documentation Options			Additional Program Requirements
Full Doc 2YrCES & HELOC	1	Standard FNMA Documentation	NonQM and Agency Eligible - Salaried: 2 years W2 and YTD paystub reflecting minimum 30 days earnings. - Self-Employed: 2 years tax returns, all schedules. YTD P&L or 3 months business bank statements to support continuance of tax return income.
Full Doc 1Yr CES & HELOC	2	W-2 (12mo) Tax Returns (12mo)	NonQM and Agency Eligible - Salaried: 1 year most recent W2 and YTD paystub reflecting minimum 30 days earnings. - Self-Employed: 1 year tax returns, all schedules. YTD P&L or 3 months business bank statements to support continuance of tax return income.
Bank Statement	3	Bank Statement(24mo, 12mo)	Personal & Business-Combined or Business (12mo or 24mo): - At least one of the borrowers must be self-employed for at least 2 years (25% or greater ownership) - Asset Depletion allowed with Bank Statement documentation on Closed End Seconds only. - Standard expense factors apply: 50% expense factor - If business operates < standard expense factor, P&L or expense letter from CPA, CTEC (California Tax Education Council), or EA (Enrolled Agent) required - Expense factor per the CPA/CTEC/EA letter must be reasonable. Personal & Business Separated (12mo or 24mo): - At least one of the borrowers must be self-employed for at least 2 years (25% or greater ownership) - Asset Depletion allowed with Bank statement documentation on Closed End Seconds only. - Personal used to qualify, 2 months business to show business cash flows in order to utilize 100% of business related deposits in personal account (no expense factor)
P & L OnlyCES Only	7	P & L (12 mo) [CPA, CTEC, EA]	- Self-employed (2yrs - 25% or greater ownership) P&L prepared by CPA, CTEC or EA - see guidelines for additional requirements - Qualifying income based on the net income reflected on P&L statement (multiplied by borrower's ownership percentage) / 12 months
1099CES Only	14	1099 (12mo)	1099 plus either: Current check/check stub or bank statement showing deposits from each 1099 payor (10% expense factor applied). - Qualifying income = 1099 gross - 10% expense factor. Current check stub or bank statement deposits must support amounts consistent with 1099 levels
WVOECES Only	15	FNMA Form 1005	- 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, etc.) - Borrowers employed by a family owned or managed business are ineligible for WVOE documentation program
DSCRCES Only	9	Debt Service Coverage	- Stand-alone cash-out transactions only; - Minimum 1.00 DSCR Ratio; - Qualifying DSCR ratio based on Note Rate (PITIA); - Non Perm Resident Aliens not allowed - Short-Term Rental income accepted with 3rd party documentation of 12 months rents - Long-Term Rental Income qualifies using the lower of the lease agreement or the 1007 (if available). Lease agreement required for all LTR transactions - Minimum 1yr prepayment penalty required where allowable by state. Prepayment penalty must be in compliance with the terms and limitations of the applicable state or federal law
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