DG Non-QM Investor Solutions Plus Series II

03.09.2026

Investor Solutions - DSCR Plus

Single Investment Property - Maximum LTV /CL TV

Maximum LTV/CLTV		>= **1.00**		
Minimum Credit Score	**Maximum Loan Amount**	**Purchase**	**Rate/Term**	**Cash-Out**
700	1,000,000	80	75	75
	1,500,000	80	75	75
	2,000,000	*75*	70	70
	2,500,000	70	65	65
680	1,000,000	*75*	75	70
	1,500,000	*75*	70	70
	2,000,000	70	65	65
	2,500,000	70	65	65

Property Type

- Single Family: Attached, Detached
- 2-4 Unit and Condominium: Mox LTV/CLTV Purchase *75%,* Refinance 70%
- **Ineligible:** Condo Hotel (Condotel), Rural

Housing History	Credit Event Seasoning	Investor Experience
0x30x12	BK/FC/SS/DIL/PreFC/MC: >=48 Mo Forbearance, Modification, or Deferral: > 12 Mo	**Experienced Investor:** Borrower /guarantor must have a history of owning and managing commercial or non-owner occupied residential real estate for at least 1 year in lost 3 years. **First Time Investor:** Ineligible **First Time Homebuyer (FTHB):** Ineligible
Vacant Refinance	LTV is less of 70% for refinance, or LTV based upon the DSCR/Credit Score/Loon Balance table.	

State Eligibility

- IL, NY: 2-4 Unit not eligible
- Ineligible Locations:
  - Baltimore City, MD
  - Philadelphia County, PA
  - Puerto Rico, Guam, & the US Virgin Islands
- State Overlays for CT,, IL, NJ, NY: Mox LTV/CLTV limited to *75%* for purchase and 70% for refinance, max loan amount limited to $2.0MM

Declining Market

If appraisal report identifies the property in declining market, max LTV/CLTV is limited to *75%* for purchase and 70% for refinance, max loon amount limited to $2.0MM

General Requirements

Product Type	• Fixed Rate Terms: 15, 30, 40 years • 5/6 ARM, 7 /6 ARM, 10/6 ARM with 30 and 40-year terms; ARM 40-year must be combined with interest only feature
InterestOnly (10)	• Mox LTV: *75%* Purchase, *75%* Rote/Term, 70% Cash-Out • 30 and 40-year total terms, qualification based upon the interest only payment
Loan Amounts	• Min: 100,000 • Mox: 2,500,000
Loan Amt< 150K	• Max LTV/CLTV: Purchase 70%, any Refinance 65% (Min DSCR 1.25)
Loan Purpose	• Purchase, Rote/Term, and Cash-Out • Non-Arm's Length transactions are ineligible
Occupancy	• Investment
Eligible Borrower	• U.S. Citizen • Permanent Resident Alien • Non-Permanent Resident Alien: Mox LTV /CLTV *75%*
Acreage	• Property up to 5-acres
Cash-In-Hand	• Max: $500,000 if LTV 65% • Max: $1,000,000 if LTV< 65% • Total equity withdrawn cannot exceed these limits (Not applicable to Delayed Financing transactions)
Appraisals	• FNMA Form 1004, 1025, 1073 with interior/exterior inspection. Appraisal review product required unless 2nd appraisal obtained. • 2nd Appraisal required for loons > $2,000,000.

Income Requirements

Income	**Short-Term Rental income is ineligible.** **Long-Term Rental Documentation and DSCR Calculation** • **Purchase Transactions:** o Monthly Gross Rents are the monthly rents established on FNMA Form 1007 or 1025 reflecting long-term market rents. o If the subject property is currently tenant occupied, the 1 007 or 1025 must reflect the current monthly rent. Monthly gross rent is to be evaluated for each unit individually. • If using the lower of the actual lease amount or estimated market rent, nothing further is required . • If using a higher actual lease amount, evidence of 2-months of receipt is required, and the lease amount must be within 120% of the estimated market rent from the 1007 /1025. If the actual rent exceeds the estimated market rent by more than 120%, the rents are copped at 120%. • If using a higher estimated market rent from 1007 /1025, it must be within 120% of the lease amount. If the estimated market rent exceeds the lease amount by more than 120%, the estimated market rent is copped at 120%. o A vacant or uni eased property is allowed without LTV restriction. o Unit subject to rent control or housing subsidy must utilize current contractual rent to calculate DSCR.

Investor Solutions - DSCR Plus (continued)

Income Requirements, Continued	
Income	**Refinance Transactions:** ■ Required documentation: • Original appraisal report reflecting tenant-occupied, and • FNMA Form 10 07 or 1025 reflecting long-term market rents, and • Executed lease agreement • Leases that hove converted to month-to-month ore allowed • If lease agreement is not provided, LTV /CLTV is limited to lesser of 70% or per DSCR/FICO/Loon balance matrix ■ A vacant property as indicated on the appraisal is allowed subject to the following: • LTV /CLTV limits: Lesser of 70%, or the LTV /CLTV based upon the DSCR/FICO/Loon balance matrix . ■ Monthly Gross Rents are determined by using the actual lease amount or estimated market rent from 1007 /1025. Monthly gross rent Income is to be evaluated for each unit individually. • If using the lower of the actual lease amount or estimated market rent, nothing further is required. • If using a higher actual lease amount, evidence of 2-months of receipt is required, and the lease amount must be within 120% of the estimated market rent from the 1007 /1025. If the actual rent exceeds the estimated market rent by more than 120% the rents ore copped at 120%. • If using a higher estimated market rent from 1007 /1025, it must be within 120% of the lease amount. If the estimated market rent exceeds the lease amount by more than 120%, the estimated market rent is capped at 120%. ■ Units subject to rent control or housing subsidy must utilize current contractual rent to calculate DSCR. **DSCR Calculation:** ■ Debt Service Coverage Ratio is the Monthly Gross Rents divided by the PITIA (or ITIA) of the subject property. ■ PITIA: Gross rents divided by PITIA = DSCR, ITIA: Gross rents divided by ITIA = DSCR

Underwriting Requirements			
Credit Score	• Use representative credit score of the borrower/ guarantor with the highest representative score ■ Representative score for each borrower is the lower of two (2) or middle of three (3) credit scores	**Tradelines**	• If borrower/ guarantor has three (3) credit scores, the minimum tradeline requirement is waived • Min: 2 reporting 24-months w/ activity in lost 12-months or 3 reporting 12-months w/recent activity
Assets	• Min of 30-days asset verification required	**Reserves**	• 6-months of PITIA • Loan Amount > $1.SM: 9-months of PITIA • Cash-out may be used to satisfy requirement
Gift Funds	• Allowed after min 10% borrower contribution	**Document Age**	• 120-days
Prepayment Penalty	■ Acceptable structures include the following: • Fixed percentage of no less than 3% • Declining structures that do not exceed 5% and do not drop below 3% in the first 3 years Example: (5% / 4% / 3% / 3% / 3%) or (5% / 4% / 3% / 2% / 1%) • Six (6) months of interest on prepayments that exceed 20% of the original principal balance in a given 1 2-month time period ■ Prepayment periods up to 5-Years eligible, see rate sheet		• **AK, KS, MI, MN, NM, OH, RI:** Penalties not allowed • **IL, NJ:** Penalties not allowed on loans vested to individuals • **MS:** Only declining prepayment penalty structures ore allowed • **PA:** Penalties not allowed on 1-2 unit loans with a loan amount less than or equal to the base figure ($329,411 for 2026; adjusted annually). This restriction applies to business purpose loans whether vested to an individual or an entity. 3+ unit loans, or with a loan amount greater than $329,411 are not subject to prepayment restrictions.
Escrows	• Escrows may be waived, see Section 2.5.5 - Escrow/Impounds for requirements		