

DG Non-QM Investor Solutions DSCR - Series II

Single Investment Property - Maximum LTV/CLTV				
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
	3,000,000	70	65	65
	3,500,000	70	65	NA
660	1,000,000	75	75	70
	1,500,000	75	70	70
	2,000,000	70	65	65
	2,500,000	70	65	65
	3,000,000	65	NA	NA
640	1,000,000	75	70	NA
	1,500,000	65	65	NA
	2,000,000	65	NA	NA
	3,000,000	60	NA	NA
Maximum LTV/CLTV		< 1.00		
700	1,000,000	75	70	70
	1,500,000	75	70	70
	2,000,000	70	65	65
	2,500,000	65	NA	NA
	3,000,000	60	NA	NA
680	1,000,000	70	65	NA
	1,500,000	70	65	NA
	2,000,000	65	60	NA
	3,000,000	60	NA	NA
660	1,000,000	65	NA	NA
Property Type				
- Single Family: Attached, Detached 2-4 Unit and Condominium: Max LTV/CLTV Purchase 75%, Refinance 70% - Condo Hotel (Condotel): Max LTV/CLTV Purchase 75%, Refinance 65%, Max Loan Amount \$1,500,000 - Rural: Max LTV/CLTV 75% Purchase, 70% Refinance				
Housing History	Credit Event Seasoning	Investor Experience		
1x30x1 2 - No reduction 0x60x1 2 - Max 70% LTV Purchase & Max 65% LTV Rate/Term & Cash-out	BK/FC/SS/DIL/PreFC/MC: >=36 Mo - No reduction >=24 Mo-Max 75%LTV Purchase & Max 70% LTV Rate/Term & Cash-out Forbearance, Modification, or Deferral: > 1 2 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 the last 3 years. First Time Investor: A borrower /guarantor that is purchasing an investment property for the first time, meaning they have not previously owned a property intended for rental income, resale, or other investment purposes. - First time investors eligible subject to the following restrictions: - First-time homebuyer (FTHB) not allowed - Min credit score: 700 >= 36 Mo seasoning from any credit event 1-Unit only DSCR > - Must own a primary residence First Time Homebuyer (FTHB): Not eligible except as allowed in Seller Guide		
Long-Term Rental-Vacant Refinance	LTV is lesser of 70% for refinance, or LTV based upon the DSCR/Credit Score/Loan Balance table.			
Short-Term Rental - All Transactions	LTV is lesser of 75% for purchase and 70% for refinance, or LTV based upon the DSCR/Credit Score/Loan 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: Max 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 loan 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			
Interest Only (10)	Min Credit Score: 680	Max LTV: 75% Purchase, 75% Rate/Term, 70% Cash-Out	30 and 40-year total terms, qualification based upon the interest only payment	
Loan Amounts	- Min: 100,000 - Max: 3,500,000			
Loan Amt< 1SOK	Max LTV/CLTV: Purchase 70%, any Refinance 65% (Min DSCR 1.25)			

General Requirements, continued			
Loan Purpose	• Purchase, Rate/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: Max LTV/CLTV 75%		
Acreage	• Property up to 5-acres		
Cash-In-Hand	• Max: \$500,000 if LTV $\geq$ 65% • Max: \$1,000,000 if LTV< 65% • Total equity withdrawn cannot exceed these limits (Not applicable to Delayed Financing transactions)		
Appraisals	• FNMA Form 1 004, 1025, 1073 with interior/exterior inspection. Appraisal review product required unless 2"d appraisal obtained. • 2"d Appraisal required for loans > \$2,000,000.		
Income Requirements			
Income	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 1007 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 1 20% of the estimated market rent from the 1007 /1025. If the actual rent exceeds the estimated market rent by more than 1 20%, the rents are capped 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%. - o A vacant or unleased property is allowed without LTV restriction. - o Unit subject to rent control or housing subsidy must utilize current contractual rent to calculate DSCR. • Refinance Transactions: - o Required documentation: • Original appraisal report reflecting tenant-occupied, and • FNMA Form 1007 or 1025 reflecting long-term market rents, and • Executed lease agreement • Leases that have converted to month-to-month are allowed • If lease agreement is not provided, LTV/CLTV is limited to lesser of 70% or per DSCR/FICO/Loan balance matrix - o 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/Loan balance matrix. - o Monthly Gross Rents are determined by using the actual lease amount or estimated market rent from 1007/1025. 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 1 20%, the rents are capped 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%. - o Units subject to rent control or housing subsidy must utilize current contractual rent to calculate DSCR. • DSCR Calculation: - o Debt Service Coverage Ratio is the Monthly Gross Rents divided by the PITIA (or ITIA) of the subject property. - o PITIA: Gross rents divided by PITIA = DSCR, ITIA: Gross rents divided by ITIA = DSCR Short-Term Rental (e.g., Airbnb, VRBO, FlipKey) Documentation and DSCR Calculation Short-term rentals are properties which are leased on a nightly, weekly, monthly, or seasonal basis. • Short-Term Rental Income- Purchase and Refinance Transactions: - o LTV is lesser of 75% for purchase and 70% for refinance, or LTV based upon the DSCR/FICO/Loan balance. (Excludes condotels) - o DSCR Calculation: • Monthly gross rents based upon a 12-month average to account for seasonality required. • Gross rents reduced by 20% to reflect extraordinary costs (i.e., advertising, furnishings, cleaning) associated with operating short-term rental property compared to non short-term property. If the rental documentation referenced below includes expenses, actual expenses should be compared to the 20% expense factor. If actual expenses are less than 20%, a minimum 20% expense factor is required to be utilized. If actual expense exceeds 20%, the actual expense factor should be used. • PITIA: (Gross Rents * .80) divided by PITIA = DSCR, ITIA: (Gross Rents * .80) divided by ITIA = DSCR • When short-term rental income is documented using multiple sources, the lowest source of monthly income is to be utilized for calculating DSCR. • Any of the following methods may be used to determine gross monthly rental income: - o Short-term rental (STR) analysis form or 1007/1025 may be used, must include the following: • Provide the source of the data used to complete the STR analysis. • Include comparable STR properties, focusing on room count, gross living area (GLA), location, and market appeal. • Include daily rental rate and occupancy percentage. • Factor seasonality and vacancy into the analysis. • Must be completed by a licensed appraiser. - o The most recent 12-month rental history statement from the Third party rental/management service. • The statement must identify the subject property /unit, rents collected for the previous 12-months, and all vendor management fees. The qualifying income must be net of all vendor or management fees. - o The most recent 12-month bank statements from the borrower/guarantor evidencing short-term rental deposits. Borrower/guarantor must provide rental records for the subject property to support monthly deposits. - o AIRDNA Rentolizer/Property Earning Potential Report accessed using the Explore Short-Term Rental data, must meet the following: • Only allowed for purchase transaction • Gross rents equal revenue projection from Property Earning Potential Report less the 20% extraordinary expense factor • Forecast period must cover 12-months and dated 90-days within the Note date • Must have three (3) comparable properties similar in size, room count, amenities, availability, and occupancy • Market Score or Sub-Market Score must be 60 or greater as reflected on the Property Earnings Potential Report.		

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 last 12- months or 3 reporting 12-months w/recent activity

Assets	Min of 30-days asset verification required	Reserves	2-months of PITIA - Loon Amount > \$1.SM: 6-months of PITIA - Loon Amount > \$2.SM: 1 2-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 12-month time period. - Prepayment periods up to 5-Years eligible, see rote sheet		
Escrows	Escrows may be waived, see Section 2.5.5 - Escrow /Impounds for requirements		