Non-QM: DSCR

		DSCR ≥ 1.00			DSCR .75 - .99			DSCR <.750		
FICO	**Loan Amount**	**Purchase**	**Rate/Term Refi**	**Cash-Out**	**Purchase**	**Rate/Term Refi**	**Cash-Out**	**Purchase**	**Rate/Term Refi**	**Cash-Out**
700	≤ $1.0M	80%	80%	75%	75%	70%	70%	75%	70%	70%
	≤ $1.5M	80%	75%	75%	75%	70%	70%	75%	70%	70%
	≤ $2.0M	75%	70%	70%	70%	65%	65%	70%	65%	65%
	≤ $2.5M	70%	70%	65%	65%	60%	60%	65%		
	≤ $3.0M	70%	65%	65%	60%			60%		
	≤ $3.5M	70%	65%							
680	≤ $1.0M	75%	75%	70%	70%	60%	60%	70%		
	≤ $1.5M	75%	70%	70%	70%	60%	60%	70%		
	≤ $2.0M	70%	65%	65%	65%	60%	60%	65%		
	≤ $2.5M	70%	65%	65%	60%			60%		
	≤ $3.0M	65%			60%			60%		
660	≤ $1.0M	75%	75%	70%	65%	60%	60%	65%		
	≤ $1.5M	75%	70%	65%						
	≤ $2.0M	70%	65%	65%						
	≤ $2.5M	70%	65%	65%						
	≤ $3.0M	65%								
640	≤ $1.0M	75%	70%							
	≤ $1.5M	65%	60%							
	≤ $2.0M	65%								
	≤ $2.5M	60%								

Available Products		
Fixed	**ARMs ***	**Interest Only ****
15 year	5/6 SOFR ARM	30 year Fixed IO (120/240)
30 year	7/6 SOFR ARM	40 year Fixed IO (120/360)
	10/6 SOFR ARM	

* See Arm Parameters below.

***IO availability (Fixed Only) is determined by the applicable Rate Sheet and program guidelines.*

Reserve Requirements	
Subject Loan Amount	**Required Reserves**
$125,000 – $500,000	3 months
$500,001 – $1,000,000	6 months
$1,000,001 – $2,000,000	9 months
$2,000,001 – $3,500,000	12 months
Additional Financed Properties	None
Cash-Out Used as Reserves	Allowable