loanhouse

v2026_04

VIP PRODUCT

4/14/2026

Matrix

Loan Amount $	Reserves mo	Max DTI %	Credit Score	OO Full Doc (12mo or 24mo) Purch R/T	OO Full Doc Cash Out	OO Bank Statement (12mo or 24mo) Purch R/T	OO Bank Statement Cash Out	OO 1099 (12mo or 24mo) Purch R/T	OO 1099 Cash Out	OO P & L Only Purch R/T	OO P & L Only Cash Out	OO WVOE Asset Depletion Purch R/T	OO WVOE Asset Depletion Cash Out	NOO Full Doc (12mo or 24mo) Purch R/T	NOO Full Doc Cash Out	NOO Bank Statement & 1099 (12mo or 24mo) Purch R/T	NOO Bank Statement & 1099 Cash Out	NOO P & L Only Purch R/T	NOO P & L Only Cash Out	NOO Asset Depletion Purch R/T	NOO Asset Depletion Cash Out	NOO DSCR Purch R/T	NOO DSCR Cash Out
100,000 to 1,000,000	6	50	720	90	80	90	80	90	80	85	80	80	75	85	80	85	80	80	75	75	70	85	80
			700	90	80	90	80	90	80	80	75	80	75	85	80	85	80	75	75	75	70	80	80
			680	90	80	90	80	90	80	80	70	75	70	80	75	80	75	75	65	75	65	80	75
			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														
1,000,001 to 1,500,000	9	50	720	90	80	90	80	90	80	85	80	80	75	85	80	85	80	80	75	75	70	85	75
			700	90	80	90	80	90	80	80	75	80	75	80	75	80	75	75	75	75	70	80	75
			680	85	75	85	75	85	75	75	70	75	70	80	75	80	75	70	65	70	65	80	75
			660	80	75	80	75	80	75	75	65	75	65	75	70	75	70	70	60	70	60	75	70
			640	70	65	70	65	70	65													65	65
			620	70	65	70	65	70	65														
1,500,001 to 2,000,000	9	50	720	90	80	90	80	90	80	85	80	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
			680	80	70	80	70	80	70	75	65	70	65	75	70	75	70	65	60	65	60	70	65
			660	75	65	75	65	75	65	75	65	70	65	70	65	70	65	65	60	65	60	70	65
			640	65		65		65														65	
2,000,001 to 2,500,000	12	50	720	80	75	80	75	80	75	80	70	70	65	75	70	75	70	65	60	65	60	70	65
			700	75	65	75	65	75	65	75	65	70	65	75	65	75	65	65	60	65	60	70	65
			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
2,500,001 to 3,000,000	12	50	720	75	70	75	70	75	70	75	65	70	65	75	65	75	65	65	60	65	60	70	65
			700	75	65	75	65	75	65	70	65	70	65	70	60	70	60	65	60	65	60	70	65
			680	70	65	70	65	70	65	70	65	70	65	70	60	70	60	65	60	65	60	65	60
3,000,001 to 3,500,000	12	50	720	70	55	70	55	70	55					70	55	70	55					70	55
			700	70	55	70	55	70	55					70	55	70	55					70	55
3,500,001 to 4,000,000	12	50	720	70	50	70	50	70	50													60	

Details

Owner Occupied/Second Home

Category	Sub	Item	Matrix Adjust LTV	Matrix Adjust Reserves	LTV Max	Credit Score Min	Loan Amount Max	Reserves Min	DTI Max	Details
Property Type	Purchase & Rate-Term	Condo			90					
		Non-Warr Condo			85					No Foreign National
		Condotel			85		2.5M			No Foreign National
		2-4 Unit			85					
		Modular			90					
		Rural			80					
	Cash-Out	Condo			80					
		Non-Warr Condo			80					No Foreign National
		Condotel			75		2.5M			No Foreign National
		2-4 Unit			80					
		Modular			80					
		Rural			75					
Housing Lates		1x30x12								
		0x60x12	-5							
		0x90x12	-20							No Cash Out
Credit Event Seasoning	FC, SS, DIL	36 months								
		24 months	-5							
		12 months	-15							No Cash Out
	BK	36 months								
		24 months	-5							
		12 months	-5							No Cash Out
Overlays		Cash-Out	Unlimited							
		Interest Only			90					Max 90 LTV
		2nd Home			85					
		Residual Income DTI > 43								Per VA or 2,500+150/dependent
		No Reserves - RT Refi only			65					Max 65 LTV
		Reduced Reserves	-5	-3						5% LTV Reduction
		Foreign National (DSCR Only)								
		FTHB with rental history				640				
		FTHB w/o rental history			80	680	1.5M		50	See Product & Documentation for Restrictions
					75	660	1.0M		50	
					70	640	1.0M		50	
		Short-Term Rental (DSCR)								
		DSCR 0.750 to .999								
		DSCR .000 to .749								
		1st Time Investor w/ Mtg History								
		1st Time Investor - FTHB								
		Prepayment Penalty								
	Unleased Properties (DSCR - long-term rents)	Purchase								
		Refinance								
Expanded Criteria Product	Limited Credit	Purchase			80				45	
		Rate-Term			80				45	
		Cash-Out			70				45	
	Expanded DTI (50.01-55)	Primary		+3	80	680	1.5M			Ineligible on 40 yr term
		2nd Home		+3	70	680	1.5M			
		Investor								

Non Owner Occupied

Category	Sub	Item	Matrix Adjust LTV	Matrix Adjust Reserves	LTV Max	Credit Score Min	Loan Amount Max	Reserves Min	DTI Max	Details
Property Type	Purchase & Rate-Term	Condo			85					
		Non-Warr Condo			80					No Foreign National
		Condotel			75		2.0M			No Foreign National
		2-4 Unit			80					
		Modular			80					
		Rural			80					
	Cash-Out	Condo			80					
		Non-Warr Condo			75					No Foreign National
		Condotel			70		2.0M			No Foreign National
		2-4 Unit			75					
		Modular			75					
		Rural			75					
Housing Lates		1x30x12								
		0x60x12	-5							
		0x90x12								Not Allowed
Credit Event Seasoning	FC, SS, DIL	36 months								
		24 months	-5							
		12 months	-15							No Cash Out
	BK	36 months								
		24 months	-5							
		12 months	-5							No Cash Out
Overlays		Cash-Out	Unlimited							
		Interest Only			80					Max 80 LTV
		2nd Home								
		Residual Income DTI > 43								Per VA or 2,500+150/dependent
		No Reserves - RT Refi only			65					Max 65 LTV
		Reduced Reserves	-5	-3						5% LTV Reduction
		Foreign National (DSCR Only)	-5				1.5M			660 Matrix, 1.00 DSCR min
		FTHB with rental history			See "1st Time Investor - FTHB" row below					DSCR only
		FTHB w/o rental history								
		Short-Term Rental (DSCR)	-5							5% LTV Reduction
		DSCR 0.750 to .999	-5			680				Cash Out Max 70% LTV
		DSCR .000 to .749	-5			700	3.0M			Refi Max $2.0M; C/O Refi 70% LTV
			-10			680	3.0M			Refi Max $2.0M; C/O Refi 70% LTV
		1st Time Investor w/ Mtg History				660	1.5M			6mo Mortgage History Reqd.
		1st Time Investor - FTHB			75	700	1.5M	12		Min 1.00 DSCR
		Prepayment Penalty								Optional
	Unleased Properties (DSCR - long-term rents)	Purchase								Qualify with market rents
		Refinance	-5							Qualify with market rents 1-3 unit -max 1 vacant unit 4 unit - max 2 vacant units w/ 1.00 DSCR
Expanded Criteria Product	Limited Credit	Purchase								
		Rate-Term								
		Cash-Out								
	Expanded DTI (50.01-55)	Primary								
		2nd Home								
		Investor		+3	75	680	1.5m			Ineligible on 40 yr term

Products

Owner Occupied/Second Home

Product	Sub	Term	Product Code	Doc Type Option	Qual Rate	Margin	Floor	Caps	I/O Period	Amort Term	Final Maturity
Fixed Rate		15yr	PN15F	All	Note Rate	-	-	-	-	15yr	15yr
		30yr	PN30F	All					-	30yr	30yr
		40yr	PN40F	All					-	40yr	40yr
		30yr I/O	PN30FIO	All					10yr	20yr	30yr
		40yr I/O	PN40FIO	All					10yr	30yr	40yr
6 Mo SOFR	5/6	30yr	PN30A56	All	Greater of Note Rate or Fully Indexed Rate	Refer to Rate Sheet	Margin	2/1/5	-	30yr	30yr
		30yr I/O	PN30A56IO	All					10yr	20yr	30yr
		40yr I/O	PN40A56IO	All					10yr	30yr	40yr
	7/6	30yr	PN30A76	All				5/1/5	-	30yr	30yr
		30yr I/O	PN30A76IO	All					10yr	20yr	30yr
		40yr I/O	PN40A76IO	All					10yr	30yr	40yr

Non Owner Occupied

Product	Sub	Term	Product Code	Doc Type Option	Qual Rate	Margin	Floor	Caps	I/O Period	Amort Term	Final Maturity
Fixed Rate		15yr	IN15F	All	Note Rate	-	-	-	-	15yr	15yr
		30yr	IN30F	All					-	30yr	30yr
		40yr	IN40F	All					-	40yr	40yr
		30yr I/O	IN30FIO	All					10yr	20yr	30yr
		40yr I/O	IN40FIO	All					10yr	30yr	40yr
6 Mo SOFR	5/6	30yr	IN30A56	All	Greater of Note Rate or Fully Indexed Rate	Refer to Rate Sheet	Margin	2/1/5	-	30yr	30yr
		30yr I/O	IN30A56IO	All					10yr	20yr	30yr
		40yr I/O	IN40A56IO	All					10yr	30yr	40yr
	7/6	30yr	IN30A76	All				5/1/5	-	30yr	30yr
		30yr I/O	IN30A76IO	All					10yr	20yr	30yr
		40yr I/O	IN40A76IO	All					10yr	30yr	40yr

Loanhouse Mortgage Capital, Inc. Copyright 2026. All rights reserved. For more information please email us at info@loanhousetpo.com.

loanhouse

v2026_04

VIP PRODUCT

4/14/2026

Documentation Options				OO	NOO	Additional Program Requirements
Full Doc 2Yr	1	Standard FNMA Documentation	All	x	x	• Alternative Loan Review Form (Exhibit E) or DU Ineligible finding is required at time of submission
				x	x	• **Wage/Salary -** 2 years W2, current paystub(s) reflecting 30 days earnings. 2 years Tax Returns required for income from other sources (rents, etc.)
				x	x	• **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.
Full Doc 1Yr	2	W-2 (12mo)	All	x	x	• Alternative Loan Review Form (Exhibit E) or DU Ineligible finding is required at time of submission
				x	x	• **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.)
		Tax Returns (12mo)		x	x	• **Self-Employed** - 1 year most recent tax returns plus **either**: • YTD P&L
				x	x	• 3 months bank statements verifying cash flow (No P&L)
Bank Statement	3	Bank Statement (24mo, 12mo)	All	x	x	• Personal & Business-**Combined** or **Business** (12mo or 24mo):
				x	x	• At least one of the borrowers must be self-employed for at least 2 years (25% or greater ownership)
				x	x	• Asset Depletion allowed with Bank Statement documentation
				x	x	• Standard expense factors apply: 50% expense factor
				x	x	• If business operates < standard expense factor, P&L or expense letter from CPA, CTEC (California Tax Education Council), or EA (Enrolled Agent) required
				x	x	• Expense factor per the CPA/CTEC/EA letter must be reasonable.
				x	x	• Personal & Business **Separated** (12mo or 24mo):
				x	x	• At least one of the borrowers must be self-employed for at least 2 years (25% or greater ownership)
				x	x	• Asset Depletion allowed with Bank statement documentation
				x	x	• 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 Only	7	P & L (12 mo) [CPA, CTEC, EA]	All	x	x	• Self-employed (2yrs - 25% or greater ownership) P&L prepared by CPA, CTEC or EA - see guidelines for additional requirements
				x	x	• Qualifying income based on the net income as reflected on P&L statement (multiplied by borrower's ownership percentage) / 12 months
1099	14	1099 (12mo, 24mo)	All	x	x	• 1099 plus either: Check/check stub or bank statement showing employment deposits (10% expense factor applied, see guidelines for specifics)
				x	x	• 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 1005	OO/2nd	x		• 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.)
				x		• Borrowers employed by a family owned or managed business are ineligible for WVOE documentation program
Asset Depletion	13	Asset Statement (6mo)	All	x	x	• 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%)
				x	x	• Allowable assets divided by 60 months = qualifying income
				x	x	• Maximum 50% DTI - No Expanded DTI available
DSCR	9	≥ 1.00	NOO 1-4 Unit		x	• Interest Only: DSCR (Gross Rents / ITIA) Qualifying ratios based on Note Rate Initial Interest Only payment (ITIA)
					x	• Full Amortization: DSCR (Gross Rents / PITIA) Qualifying ratios based on Note Rate (PITIA)
					x	• STR is acceptable with 5% LTV reduction; Refinance qualifies w/ 3rd party documentation of 12mos rents. Purchases qualify using 1007 or AMC's STR income analysis form.
					x	• See guidelines for limitations and treatment of vacant unit(s)
					x	• Gross monthly rent divided by PITIA of subject property must be greater than or equal to 1.00 for max LTV
					x	• Prepayment penalty must be in compliance with the terms and limitations of the applicable state or federal law
		.750 - .999			x	• DSCR from .750 to .999: Reduce LTV by 5%. Min Fico 680. Cash out max LTV 70%
		.000 - .749			x	• Reduce LTV by 5% with Min 700 FICO; Reduce LTV by 10% with Min 680 FICO. Cash Out Max LTV 70% • 2-4 unit properties in IL & NY are not eligible

Additional Program Requirements		OO	NOO	
Appraisal		x	x	• Loan amounts > $2,000,000 = Two Full Appraisals • See guidelines for details
		x	x	• Loan amounts < $2,000,000 = 1 Full Appraisal + AVM or FNMA CU Risk score of 2.5 or less
		x	x	• Desk review/CDA required if AVM Confidence Score is below 90% or CU score > 2.50
			x	• All 1 unit investor appraisals require form 1007 Single Family Comparable Rent Schedule, except when rental income is not used to qualify (non-DSCR only)
Assets		x	x	• See guidelines for details • Assets sourced or seasoned for one month unless utilizing assets to document income (6 months)
		x	x	• Gift funds are acceptable for use toward down payment and loan costs
Borrower	Citizenship	x	x	• US Citizen • Permanent Resident Alien • Non-Permanent Resident Alien (with US Credit)
			x	• Foreign National (DSCR Only)
Cash-Out		x	x	• Cash-out max is unlimited • See guidelines for details
		x	x	• Cash-out may be counted toward reserve requirement
		x	x	• Property owned 6 mos or greater- Valuation based on current market value. Refer to Guidelines for details
		x	x	• Property owned less than 6 mos - Refer to Guidelines
Compliance		x	x	• No Section 32 or state High Cost
		x	x	• Loans must comply with all applicable federal and state regulations
		x	x	• Fully documented Ability to Repay including Borrower Attestation (Excluding DSCR)
		x	x	• Loans that do not pass the NY Subprime test are ineligible
		x	x	• Impounds required on LTV > 80% or HPML loans unless otherwise specified by applicable state law
Credit	Standard	x	x	• 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 met
		x	x	• No mortgage or rental history (Lower of Matrix LTV or 80% LTV, 50% DTI)
	Limited	x		• Minimum requirements per standard credit are not met
		x		• Valid Credit Score per FNMA required
		x		• Minimum Credit Score 640
		x		• Limited credit not eligible on investor properties
First Time Homebuyer	**With Rental History**	x	x	• Minimum Credit Score 640 • Must have documented 0x30 rental history • Primary & 2nd Home only; NOO for DSCR only - see First Time Investor section below
	Without Rental History	x		• Full Doc, Bank Statement or 1099 Only • Standard tradelines required • No gifts • No non-occupying co-borrowers
First Time Investor (DSCR)			x	• 6-month Primary mortgage history required, unless FTHB (see below) • No gifts allowed • Minimum Credit Score 660 • Maximum loan amount $1,500,000
			x	• FTHB - Max 75% LTV, Min 700 FICO, Min 1.00 DSCR, 12mos reserves, $1.5M max loan amt, 12mos housing history, Foreign Nationals not eligible
			x	• Any borrower who has not owned at least one investment property for a minimum of 12 months at any time within the most recent 36 months
Foreign National			x	• 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			x	• 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
			x	• Borrower must have a housing history for all investor products
States	Restrictions	x	x	• Texas Section 50(a)(6) Equity Cash-Out or Texas Section 50(a)(4) transactions - see guidelines for details • NY & IL -2-4 unit business purpose loans w/ DSCR < 0.75 ineligible
Interest Only		x	x	• SOFR 5/6 30yr ARM 5yr Fixed 10yr I/O 20yr Full Amortization after I/O Period
		x	x	• SOFR 5/6 40yr ARM 5yr Fixed 10yr I/O 30yr Full Amortization after I/O Period
		x	x	• SOFR 7/6 30yr ARM 7yr Fixed 10yr I/O 20yr Full Amortization after I/O Period
		x	x	• SOFR 7/6 40yr ARM 7yr Fixed 10yr I/O 30yr Full Amortization after I/O Period
		x	x	• 30yr Fixed 10yr I/O 20yr Full Amortization after I/O Period
		x	x	• 40yr Fixed 10yr I/O 30yr Full Amortization after I/O Period
Prepayment Penalty Option			x	• Prepayment penalty must be in compliance with the terms and limitations of the applicable state or federal law
Property Types		x	x	• SFR • Condominium • Townhouse • D-PUD • Modular
		x	x	• PUD • Non-Warrantable Condo / Condotel • Rowhouse • 2 - 4 Unit • Rural
Qualifying Payment		x	x	• Full Amortization: Qualifying ratios based on greater of Note Rate or Fully Indexed Rate (PITIA)
		x	x	• 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
			x	• Full Amortization (DSCR): Qualifying ratios based on Note Rate (PITIA)
			x	• Interest Only (DSCR): Qualifying ratios based on Note Rate Initial Interest Only payment (ITIA)
Residual Income		x	x	• Required on DTI > 43% only • Per VA or $2,500 plus an additional $150/dependent
		x	x	• VA Residual Income Calc per VA Form #26-6393 and VA Residual Income Tables in VA Lending Manual Chapter 4.9
Seller Concessions / IPC		x		• Per FNMA (LTV 75.01 to 90% up to 6% toward closing; 75% or less 9% max Interested Party Contribution)
			x	• Max 6% on Investor product
Subordinate Financing		x	x	• CLTV max = LTV max • Loans closing concurrently with a VPM Equity Solutions CES must qualify to the guideline requirements of both products
			x	• Subordinate Financing payment must be included in DSCR calculation

Loanhouse Mortgage Capital, Inc. Copyright 2026. All rights reserved. For more information please email us at info@loanhousetpo.com.