

MORTGAGE PROGRAM MATRIX



DSCR										
FICO	Loan Amount	DSCR>=1			DSCR(0.75-0.99)			DSCR(0.01-0.74)		
		P	R/T Refi	C/O Refi	P	R/T Refi	C/O Refi	P	R/T Refi	C/O Refi
>=740	<= \$1.0mm	80.00%		75.00%	75.00%	70.00%	70.00%	60.00%		
	<= \$1.5mm	75.00%		70.00%	70.00%	65.00%	65.00%	55.00%		
	<= \$2.0mm	75.00%		60.00%	65.00%	60.00%	60.00%	55.00%		
>=720	<= \$1.0mm	80.00%		75.00%	75.00%	70.00%	65.00%	55.00%		
	<= \$1.5mm	75.00%		70.00%	70.00%	65.00%	60.00%	55.00%		
	<= \$2.0mm	75.00%		60.00%	65.00%	NA	NA	NA		
>=700	<= \$1.0mm	80.00%		70.00%	75.00%	65.00%	60.00%	55.00%		
	<= \$1.5mm	75.00%		70.00%	70.00%	65.00%	60.00%	55.00%		
	<= \$2.0mm	70.00%		60.00%	65.00%	NA	NA	NA		
>=680	<= \$1.0mm	80.00%		65.00%	70.00%	60.00%	60.00%	55.00%	55.00%	
	<= \$1.5mm	70.00%		60.00%	NA	NA	NA	NA	NA	
	<= \$2.0mm	65.00%		NA	NA	NA	NA	NA	NA	
>=660	<= \$1.0mm	70.00%		65.00%	60.00%	60.00%	55.00%	55.00%	55.00%	
	<= \$1.5mm	65.00%		60.00%	NA	NA	NA	NA	NA	
	<= \$2.0mm	60.00%		NA	NA	NA	NA	NA	NA	
Foreign National	<= \$1.0mm	70.00%	65.00%	65.00%	NA					
	<= \$1.5mm	70.00%	60.00%	60.00%						
Other LTV Requirements	★Interest Only: DSCR 0.75-0.99, Min 700 FICO, Max 70% LTV; DSCR < 0.75, not available ★C/O Refi, DSCR >=1, Max LTV 75%; DSCR <1, Max LTV 70%. ★Cash-In-Hand: Max \$750K for LTV>60%, unlimited for LTV<=60% ★Foreign National: Max LTV 65% for Refi. Min DSCR 1.0 and Max Loan Amount \$1.5M. (Escrow Waiver is not allowed) ★Non-warrantable Condo / Short-Term Rentals: Max LTV 65% for C/O Refi. ★Warrantable Condo: Max LTV 70% for C/O Refi.									
Assets	★Most recent one month bank statement required. ★100% access letter obtained from all joint owners. ★Gift funds are acceptable for use toward down payment and loan costs.Borrower(s) must contribute at least 5% of the transaction (lower of Purchase Price or appraised Value) from their own funds. ★Stocks/Bond/Mutual Funds - 90% of stock accounts may be considered in the calculation of assets for closing costs and reserves. ★Vested Retirement Account funds – 80% may be considered for closing and/or reserves. ★When bank statements are used, large deposits must be evaluated.									
Reserves	★Reserves: Loan Amt \$125,001-\$1,000,000: 6 Months PITIA; Loan Amt \$1,000,001 - 1,500,000: 9 months PITIA; Loan Amt \$1,500,001 - 2,000,000: 12 months PITIA ★Cash-Out proceeds may be used as reserves. ★Equity lines of credit and gift funds are not acceptable sources to meet the reserve requirement. ★Foreign National: 12 months PITIA									
Credit	★Each Borrower’s credit profile must include a minimum of two (2) trade lines within the last twenty-four (24) months that show a twelve (12) month history, or a combined credit profile between Borrower and co-Borrower with a minimum of three (3) tradelines. The tradeline requirements can be waived if borrower has 3 credit scores reporting on credit.									
Credit Event	★Mortgage History: 0 x 30 x 12. Plz call for price if mortgage late within 24 months. ★Foreclosure/Short Sale/Deed-in-Lieu/Bankruptcy Seasoning: 36 months. If seasoning 36-47 months, the loan will have price adjustment.									
Job & Income	★Not required.									
Appraisal	★Loan amounts ≤ \$2,000,000 = 1 Full Appraisal (ARR, CDA or FNMA CU Risk score of 2.5 or less is required in addition to appraisal) ★Loan amounts > \$2,000,000 or "flip" transaction = Two Full Appraisals									
Prepaid Payment Penalty	AAA Lendings permits PPP (Prepayment Penalties) on investment loans only. Here are the specific regulations: ★States Where Prepayment Penalties are Not Allowed: AK,KS,MI,NM,MN ★States Where Prepayment Penalties are Allowed with Restrictions: PA: Allowed when loan amount is at least \$319,777 (For calendar year 2025) MS: Declining structure only IL and NJ: Permitted when vested in a LLC OH: Maximum 1% when loan amounts ≥ \$112,957 (For calendar year 2025) ★All Other States: Maximum permitted PPP is 5% of the amount prepaid for 60 months.									
Other Requirements	★First Time Home Buyers Ineligible. ★First Time Investor: Min DSCR ratio: 1.0, min FICO 700 ★Vacant Unit(s) for refin – Use 75% of market rents for vacant unit(s) to calculate DSCR (Maximum 1 vacant unit), and max LTV/CLTV will be reduced by 5%									

