MORTGAGE PROGRAM MATRIX

AM LENDINGS
WE ARE EXPERTS!

NMLS #295075
41 E Live Oak Ave, Arcadia, CA 91006
1 (877) 789-8816
Lock Desk Email: lockdesk@aaalendings.com

Special Geographic Restrictions

MaryLand	★Baltimore City: not eligible.
New Jersey	★Essex County & Bergen County: Investment is not eligible
New York	★Orange County & Rockland County: Investment is not eligible ★Brooklyn(Investment) - Field Review required.
Pennsylvania	★Philadelphia County: not eligible.
Tennessee	★Memphis - Field Review required.

Prepayment Penalty

A prepayment penalty (PPP) applies to investments for the programs below and please note the State-Specific Requirements:

State	CPA Prepared P&L/WVOE	DSCR	Bank Statement
Alaska	Not Allowed		
Kansas	Not Allowed		
Michigan	Not Allowed		
New Mexico	Not Allowed		
Minnesota	Not Allowed		
Pennsylvania	Allowed when loan amount is at least $329,411 (For calendar year 2026)		
New Jersey	★Permitted only when vested in an S-Corp or C-Corp. LLCs are permitted on a case-by-case basis.		
Illinois	Permitted when vested in an entity		
Ohio	Maximum 1% when loan amounts ≥ $116,356.	Not Allowed	Maximum 1% when loan amounts ≥ $116,356.
Mississippi	Declining structure only		

All Other States: Maximum permitted PPP is 5% of the amount prepaid for 60 months.

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CPA Prepared P&L/WVOE

C01-X5

FICO	Loan Amount	Primary Home		Second Home		Investment	
		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%	80.00%	70.00%	80.00%	70.00%
	<= $1.5mm	80.00%	75.00%	80.00%	70.00%	80.00%	70.00%
	<= $2.0mm	80.00%	75.00%	80.00%	70.00%	80.00%	70.00%
	<= $2.5mm	80.00%	70.00%	75.00%	65.00%	75.00%	65.00%
	<= $3.0mm	75.00%	65.00%	70.00%	60.00%	70.00%	60.00%
	<=$3.5mm	65.00%	NA	60.00%	NA	NA	NA
>=720	<= $1.0mm	80.00%	75.00%	80.00%	70.00%	80.00%	70.00%
	<= $1.5mm	80.00%	75.00%	80.00%	70.00%	80.00%	70.00%
	<= $2.0mm	80.00%	70.00%	80.00%	70.00%	80.00%	70.00%
	<= $2.5mm	80.00%	70.00%	75.00%	65.00%	75.00%	65.00%
	<= $3.0mm	75.00%	65.00%	70.00%	60.00%	70.00%	60.00%
	<=$3.5mm	60.00%	NA	60.00%	NA	NA	NA
>=700	<= $1.0mm	80.00%	75.00%	80.00%	70.00%	80.00%	70.00%
	<= $1.5mm	80.00%	75.00%	80.00%	70.00%	80.00%	70.00%
	<= $2.0mm	80.00%	70.00%	80.00%	70.00%	80.00%	70.00%
	<= $2.5mm	75.00%	65.00%	75.00%	65.00%	75.00%	65.00%
	<= $3.0mm	70.00%	60.00%	70.00%	60.00%	70.00%	60.00%
>=680	<= $1.0mm	80.00%	70.00%	80.00%	70.00%	80.00%	70.00%
	<= $1.5mm	80.00%	70.00%	80.00%	70.00%	80.00%	70.00%
	<= $2.0mm	75.00%	65.00%	75.00%	65.00%	75.00%	65.00%
	<= $2.5mm	70.00%	60.00%	70.00%	NA	70.00%	NA
>=660	<= $1.0mm	80.00%	70.00%	80.00%	70.00%	80.00%	70.00%
	<= $1.5mm	75.00%	70.00%	75.00%	70.00%	75.00%	70.00%
	<= $2.0mm	75.00%	60.00%	70.00%	60.00%	70.00%	60.00%
	<= $2.5mm	70.00%	NA	65.00%	NA	65.00%	NA

Other LTV Requirements

★Cash-In-Hand: Max $750K for LTV>60%, unlimited for LTV<=60%.
★2nd Home/Investment: Max LTV 70% for C/O Refi.
★Warrantable Condo /2-4 Units: Max LTV 70% for C/O Refi.
★Non-warrantable Condo: Max LTV 65% for C/O Refi.
★FTHB without housing history max DTI 50.00%.

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.
★Max Mtg Late 0x30x12. Plz call for price if mortgage late within 24 months.
★Bankruptcy/Foreclosure/Short Sales/Deed-in-Lieu ≥ 3 Years. If seasoning 36-47 months, the loan will have price adjustment.

Income

★For WVOE, a valid professional license is required if the borrower works in a licensed occupation, such as nail technician, massage therapist, real estate agent etc.

Assets & Reserves

★Most recent **one** month bank statement required.
★100% access letter obtained from all joint owners.
★Gift Funds are allowed after meeting min 5% borrower contribution of the sales price from their own funds for Primary and Second; 10% borrower contribution for Investment.
★Stocks/Bond/Mutual Funds - 80% of stock accounts may be considered in the calculation of assets for closing costs and reserves.
★Vested Retirement Account funds – 70% may be considered for closing and/or reserves.
★When bank statements are used, large deposits must be evaluated. Large deposits are defined as a single deposit that exceeds 50% of the total monthly qualifying income for the loan.
★Cash-out proceeds may be used as reserves for loans with a maximum LTV reduction of 5% and cash on hand below $750,000.
★Reserves:
Loan Amt $150,000 - $1,000,000: 6 Months PITIA;
Loan Amt $1,000,001 - 1,500,000: 9 months PITIA;
Loan Amt >$1,500,000: 12 months PITIA
Additional financed properties reserves: 2 Months incremental PITIA/ITIA per financed property.

Property Eligibility

Appraisal

★Loan amounts ≤ $2,000,000:
*One Full appraisal report
*Appraisal review:
o FNMA CU Risk score of 2.5 or less; or
o CDA report
★Loan amounts > $2,000,000 or flipping property : Two Full Appraisals
★Max LTV/CLTV reduced by 10% if the appraisal report indicates the market value is declining.
★Subject property located in Memphis, TN: Field review always required.
★Transferred appraisal report: Allowed; Max LTV/CLTV reduced by 5% if C/O Refi.

Prepayment Penalty

★Maximum permitted PPP is 5% of the amount prepaid for 60 months.
★For State-specific requirements, refer to: The Prepayment Penalty section (Matrix, page 1).

Other Requirements

★Vesting in an LLC is permitted only if the loan occupancy is investment.
★For all cash-out refinances, properties previously listed for sale are to be seasoned at least six (6) months.
★Max DTI 53%.
★Program availability is subject to **county-level** exclusions within participating states, as detailed in the **Special Geographic Restrictions** section on page 1.

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C03-X5 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%	75.00%	65.00%
	<= $1.5mm	75.00%	70.00%	70.00%	65.00%	70.00%	60.00%
	<= $2.0mm	75.00%	60.00%	65.00%	60.00%	65.00%	60.00%
>=720	<= $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%	60.00%
	<= $2.0mm	75.00%	60.00%	65.00%	NA	NA	NA
>=700	<= $1.0mm	80.00%	70.00%	75.00%	65.00%	65.00%	60.00%
	<= $1.5mm	75.00%	70.00%	70.00%	65.00%	65.00%	60.00%
	<= $2.0mm	70.00%	60.00%	65.00%	NA	NA	NA
>=680	<= $1.0mm	80.00%	65.00%	70.00%	60.00%	60.00%	60.00%
	<= $1.5mm	70.00%	60.00%	NA	NA	NA	NA
	<= $2.0mm	65.00%	NA	NA	NA	NA	NA
>=660	<= $1.0mm	70.00%	65.00%	60.00%	60.00%	60.00%	60.00%
	<= $1.5mm	65.00%	60.00%	NA	NA	NA	NA
	<= $2.0mm	60.00%	NA	NA	NA	NA	NA
Foreign National	NA						

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%
★Non-warrantable Condo: Max LTV 65% for C/O Refi.
★Warrantable Condo: Max LTV 70% for C/O Refi.

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.
★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.

Assets & Reserves

★Most recent **one** month bank statement required.
★100% access letter obtained from all joint owners.
★Gift Funds are allowed after meeting min 10% borrower contribution of the sales price from their own funds.
★Stocks/Bond/Mutual Funds - 80% of stock accounts may be considered in the calculation of assets for closing costs and reserves.
★Vested Retirement Account funds – 70% may be considered for closing and/or reserves.
★When bank statements are used, large deposits must be evaluated.

Reserves

★Reserves: Loan Amt $125,000-$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 for loans with a maximum LTV reduction of 5% and cash on hand below $750,000.
★Equity lines of credit and gift funds are not acceptable sources to meet the reserve requirement.
★Foreign National: 12 months PITIA

Property Eligibility

Appraisal

★Loan amounts ≤ $2,000,000 :
*One Full appraisal report
*Appraisal review:
o FNMA CU Risk score of 2.5 or less; or
o CDA report
★Loan amounts > $2,000,000 or flipping property: Two Full Appraisals.
★Max LTV/CLTV reduced by 10% if the appraisal report indicates the market value is declining.
★Subject property located in Memphis, TN: Field review always required.
★Transferred appraisal report: Allowed; Max LTV/CLTV reduced by 5% if C/O Refi.

Prepayment Penalty

★Maximum permitted PPP is 5% of the amount prepaid for 60 months.
★For **State-specific requirements**, refer to: The Prepayment Penalty section (Matrix, page 1).

Other Requirements

★For all cash-out refinances, properties previously listed for sale are to be seasoned at least six (6) months. Exception can be granted for DSCR loan with Prepayment penalty and 5% LTV reduction, the property listing must be withdrawn prior to loan application. This scenario is permitted with max price 100.00.
★For all cash-out loans vested in an entity, the maximum LTV is reduced by 10%. Free and clear properties cash out may be considered on a case-by-case basis.
★First Time Home Buyers Ineligible.
★First Time Investor: Min DSCR ratio: 1.0, Min FICO 700, Max LTV 75%.
★Foreign National: Escrow Waiver is not allowed.
★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%. For foreigner, Vacant Unit(s) for refin is not acceptable.
★Program availability is subject to **county-level** exclusions within participating states, as detailed in the **Special Geographic Restrictions** section on page 1.

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C05-X5	Bank Statement							
FICO	Loan Amount	Primary Home		Second Home		Investment		
		P	R/T Refi	C/O Refi	P	R/T Refi	C/O Refi	P	R/T Refi	C/O Refi

FICO	Loan Amount	Primary Home P / R/T Refi	Primary Home C/O Refi	Second Home P / R/T Refi	Second Home C/O Refi	Investment P / R/T Refi	Investment C/O Refi
>=740	<= $1.0mm	90.00%	80.00%	85.00%	70.00%	85.00%	70.00%
	<= $1.5mm	85.00%	75.00%	80.00%	70.00%	80.00%	70.00%
	<= $2.0mm	85.00%	75.00%	80.00%	70.00%	80.00%	70.00%
	<= $2.5mm	80.00%	70.00%	75.00%	65.00%	75.00%	65.00%
	<= $3.0mm	75.00%	65.00%	70.00%	60.00%	70.00%	60.00%
	<= $3.5mm	65.00%	NA	60.00%	NA	NA	NA
>=720	<= $1.0mm	85.00%	75.00%	85.00%	70.00%	85.00%	70.00%
	<= $1.5mm	85.00%	75.00%	80.00%	70.00%	80.00%	70.00%
	<= $2.0mm	80.00%	70.00%	80.00%	70.00%	80.00%	70.00%
	<= $2.5mm	80.00%	70.00%	75.00%	65.00%	75.00%	65.00%
	<= $3.0mm	75.00%	65.00%	70.00%	60.00%	70.00%	60.00%
	<= $3.5mm	60.00%	NA	60.00%	NA	NA	NA
>=700	<= $1.0mm	85.00%	75.00%	85.00%	70.00%	85.00%	70.00%
	<= $1.5mm	85.00%	75.00%	80.00%	70.00%	80.00%	70.00%
	<= $2.0mm	80.00%	70.00%	80.00%	70.00%	80.00%	70.00%
	<= $2.5mm	75.00%	65.00%	75.00%	65.00%	75.00%	65.00%
	<= $3.0mm	70.00%	60.00%	70.00%	60.00%	70.00%	60.00%
>=680	<= $1.0mm	80.00%	70.00%	80.00%	70.00%	80.00%	70.00%
	<= $1.5mm	80.00%	70.00%	80.00%	70.00%	80.00%	70.00%
	<= $2.0mm	75.00%	65.00%	75.00%	65.00%	75.00%	65.00%
	<= $2.5mm	70.00%	60.00%	70.00%	NA	70.00%	NA
>=660	<= $1.0mm	80.00%	70.00%	80.00%	70.00%	80.00%	70.00%
	<= $1.5mm	75.00%	70.00%	75.00%	70.00%	75.00%	70.00%
	<= $2.0mm	75.00%	60.00%	70.00%	60.00%	70.00%	60.00%
	<= $2.5mm	70.00%	NA	65.00%	NA	65.00%	NA

Other LTV Requirements		★Cash-In-Hand: Max $750K for LTV > 60%, unlimited for LTV<=60%. ★Warrantable Condo /2-4 Units: Max LTV 70% for C/O Refi. ★Non-warrantable Condo: Max LTV 65% for C/O Refi. ★FTHB without housing history max LTV 80% and max DTI 50.00%
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. ★Max Mtg Late 0x30x12. Plz call for price if mortgage late within 24 months. ★Bankruptcy/Foreclosure/Short Sales/Deed-in-Lieu ≥ 3 Years. If seasoning 36-47 months, the loan will have price adjustment.
Income		★At least one of the borrowers must be self-employed for at least 2 years (25% or greater ownership) to qualify for this program. Less than two (2) years permitted if the borrower has been employed in the same line of work and same industry for at least two (2) years, with supporting documentation. Minimum length of self-employment is one (1) year, and the max LTV is limited to 80%.
Assets & Reserves		★Most recent **one** month bank statement required. ★100% access letter obtained from all joint owners. ★Gift Funds are allowed after meeting min 5% borrower contribution of the sales price from their own funds for Primary and Second; 10% borrower contribution for Investment. ★Gift is not allowed for Asset Depletion program. ★Stocks/Bond/Mutual Funds - 80% of stock accounts may be considered in the calculation of assets for closing costs and reserves. ★Vested Retirement Account funds – 70% may be considered for closing and/or reserves. ★When bank statements are used, large deposits must be evaluated. Large deposits are defined as a single deposit that exceeds 50% of the total monthly qualifying income for the loan. ★Cash-out proceeds may be used as reserves for loans with a maximum LTV reduction of 5% and cash on hand below $750,000. ★Reserves: Loan Amt $150,000 - $1,000,000: 6 Months PITIA; Loan Amt $1,000,001 - 1,500,000: 9 months PITIA; Loan Amt > $1,500,000: 12 months PITIA LTV > 80%, 12 months PITIA
Property Eligibility	Appraisal	★Loan amounts ≤ $2,000,000 : *One Full appraisal report *Appraisal review: o FNMA CU Risk score of 2.5 or less; or o CDA report ★Loan amounts > $2,000,000 or flipping property : Two Full Appraisals. ★Max LTV/CLTV reduced by 10% if the appraisal report indicates the market value is declining. ★Subject property located in Memphis, TN: Field review always required. ★Transferred appraisal report: Allowed; Max LTV/CLTV reduced by 5% if C/O Refi.
Prepayment Penalty		★Maximum permitted PPP is 5% of the amount prepaid for 60 months. ★For **State-specific requirements**, refer to: The Prepayment Penalty section (Matrix, page 1).
Other Requirements		★Vesting in an LLC is permitted only if the loan occupancy is investment. ★For all cash-out refinances, properties previously listed for sale are to be seasoned at least six (6) months. ★If using business bank statement to qualify the loan, qualifying income is equal to the total monthly business deposits divided by 12 months with the consideration of 50% expense factor, or with CPA Letter/ P&L to support expense factors. ★Max DTI 53%. ★Program availability is subject to **county-level** exclusions within participating states, as detailed in the **Special Geographic Restrictions** section on page 1.