

Investment Property Matrix

11/9/2018

Minimum FICO
 Housing Event Seasoning
 Recent Mortgage Delinquency
 Chapter 7/11 Bankruptcy Seasoning
 Chapter 13 Bankruptcy Seasoning
 Maximum Loan to Value
 Minimum Loan Amount
 Maximum Loan Amount
 Minimum Reserve Requirements
 DSCR (If Applicable)
 Maximum Cash Out

 Non Warrantable Condo's and 2 - 4 Unit Properties Max
 Interest Only Available (ARM's Only)

"A" Credit Borrower	"A-" Credit Borrower
620	540
2+ Years	1+ Years
0 x 30 x 12	0 x 60 x 12
2+ Years from Discharge	1+ Years from Discharge
2+ Years from Filing Date	Discharged / Dismissed
700+ 85%, 620+ 80%	640+ 80%, 620+ 75%, 540+ 70%
\$100,000	\$100,000
\$2,500,000	\$2,500,000
6 Months	6 Months
N/A	N/A
\$500,000.00	\$500,000.00
75%	75%
Yes - Minimum 620 FICO to 80% LTV	No - Not Permitted

Loan to Value Grid Up to \$1,500,000
 Purchase Money Loans (Non-Owner)

PURCHASE & R/T LOANS (NON-OWNER OCCUPIED ONLY) <=\$1,500,000				
FICO	"A" Credit Borrower		"A-" Credit Borrower	
	Full Doc	Alt/Reduced	Full Doc	Alt/Reduced
720	85%	80%	80%	75%
700	85%	80%	80%	75%
680	80%	75%	80%	70%
660	80%	75%	80%	70%
640	80%	75%	80%	70%
620	80%	70%	75%	70%
540	N/A	N/A	75%	N/A

Cash Out (Non-Owner)

CASH OUT REFINANCE (NON-OWNER OCCUPIED ONLY) <=\$1,500,000				
720	80%	75%	75%	70%
700	80%	75%	70%	70%
680	80%	75%	70%	70%
660	70%	70%	70%	65%
640	70%	70%	65%	65%
620	70%	70%	65%	60%
540	N/A	N/A	60%	N/A

Loan Amount \$1,500,001 - \$2,000,000
 Purchase Money Loans (Non-Owner)

PURCHASE MONEY LOANS (NON-OWNER OCCUPIED ONLY) \$1,500,001 - \$2,000,000				
FICO	"A" Credit Borrower		"A-" Credit Borrower	
	Full Doc	Alt/Reduced	Full Doc	Alt/Reduced
720	75%	75%	75%	N/A
700	75%	75%	75%	N/A
680	75%	70%	75%	N/A
640	75%	70%	75%	N/A
620	70%	70%	75%	N/A

Cash Out (Non-Owner)

CASH OUT REFINANCE (NON-OWNER OCCUPIED ONLY) \$1,500,001 - \$2,000,000				
720	70%	65%	70%	N/A
700	70%	65%	65%	N/A
680	65%	65%	65%	N/A
640	65%	60%	60%	N/A
620	65%	60%	60%	N/A

Loan Amount \$2,000,001 - \$2,500,000
 Purchase Money Loans (Non-Owner)

PURCHASE MONEY LOANS (NON-OWNER OCCUPIED ONLY) \$2,000,001 - \$2,500,000				
FICO	"A" Credit Borrower		"A-" Credit Borrower	
	Full Doc	Alt/Reduced	Full Doc	Alt/Reduced
720	70%	70%	N/A	N/A
700	70%	70%	N/A	N/A
680	70%	65%	N/A	N/A

Investment Property Matrix

Cash Out (Non-Owner)	640	70%	60%	N/A	N/A
	CASH OUT REFINANCE (NON-OWNER OCCUPIED ONLY) \$2,000,001 - \$2,500,000				
	720	65%	60%	N/A	N/A
	700	65%	60%	N/A	N/A
	680	60%	60%	N/A	N/A
	640	60%	60%	N/A	N/A
Additional Program Requirements					
Appraisal Review	Clear Capital CDA is required with a maximum 10% tolerance, if the 10% is exceeded, then the CDA value will be used.				
Assets (Cash to Table)	All funds for the transaction must be seasoned for 60 days (or sourced). Assets used for down payment and closing costs must also be seasoned in a U.S. depository institution for 30 days prior to closing. Assets held in foreign accounts are eligible for reserves.				
Compliance	Oaktree Follows TRID guidance in all transactions. No Section 32. Escrows required for taxes and insurance.				
Credit	3 tradelines reporting for 12+ months or 2 tradelines reporting for 24+ months all with activity in the last 12 months				
First Time Investor	Any borrower who has not owned at least one investment property for a minimum of 12 months anytime during the most recent 12-month period.				
Debt Ratios	50% For Credit Grade A & A-				
Foreign Nationals	Qualify at 640 FICO Score Max \$1.0MM Loan Amount "A-" or Professional Investor Credit Grade ONLY				
Personal Guarantee	Personal Guarantee required for loans titled in the name of an LLC or Corporation				
Points Allowed	Total borrower paid points & fees must be < 5%				
Product Types Allowed	A & A- Credit Grades: 30Y Fixed - 5/1 ARM - 7/1 ARM (I/O on ARMs 10 Years)				
Prepayment Penalty	Principal payment \geq 20% of the original loan amount will incur a 5% penalty of the outstanding UPB at the time of prepayment.				
Property Types Allowed	Single Family Residence 2-4 Units Townhomes Condo's (Warrantable & Non-Warrantable)				
Seller Concessions	Up to 2% of the purchase price towards closing costs				
Subordinate Financing	Not permitted at any Loan to Value				

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