

Non-Agency Advantage Product Matrix

11/9/2018



OAKTREE FUNDING
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	Tier 1 Credit			Tier 2 Credit			Tier 3 Credit			Tier 4 Credit			Tier 5 Credit		
Minimum FICO	660			620			580			580			540		
Housing Event Seasoning	4+ Years			3+ Years			2+ Years			2+ Years			Settled		
Recent Mortgage Delinquency	0 x 30 x 12			1 x 30 x 12			1 x 30 x 12			0 x 60 x 12			0 x 30 Since Event		
Chapter 7/11 Bankruptcy Seasoning	4+ Years from Discharge			2+ Years from Discharge (*3+ Years for 95% LTV)			1+ Years from Discharge			1 Year from Discharge			1 Year from Discharge (1 Day if MTG included)		
Chapter 13 Bankruptcy Seasoning	4+ Years from Filing Date			2+ Years from Discharge/Dismissal Date			1+ Years from Discharge/Dismissal Date			Discharged or 1 Year from Dismissal			Discharged or 1 Year from Dismissal		
Maximum Loan to Value	720+ 95%, 660+ 90%			720+ 95%*, 680+ 90%, 660+ 90%, 620+ 85%			680+ 90%, 660+ 85%, 580+ 80%			680+ 90%, 680+ 85%, 580+ 80%			640+ 85%, 580+ 80%, 540+ 75%		
Minimum Loan Amount	\$150,000 LTV >90.01 \$453,100			\$150,000 LTV >90.01 \$453,100			\$150,000			\$150,000			\$150,000		
Maximum Loan Amount	\$3,000,000			\$3,000,000			\$2,500,000			\$2,000,000			\$2,000,000		
Minimum Reserve Requirements	3 Months (See Table on Page 2)			3 Months (See Table on Page 2)			3 Months (See Table on Page 2)			3 Months (See Table on Page 2)			3 Months (See Table on Page 2)		
Consumer Late Payments	Unlimited			Unlimited			Unlimited			Unlimited			Unlimited		
Maximum Cash Out	F&C or LTV < 50% Unlimited >50% LTV Max of \$500,000			F&C or LTV < 50% Unlimited >50% LTV Max of \$500,000			F&C or LTV < 50% Unlimited >50% LTV Max of \$500,000			F&C or LTV < 50% Unlimited >50% LTV Max of \$500,000			\$250,000 Reduce 5% From Max C/O LTV \$500,000		
Interest Only Available (ARM's Only)	Yes - Minimum 660 FICO to 90% LTV			Yes - Min 660 FICO to 90% LTV, 620 to 85%			Yes - Min 660 FICO to 90% LTV, 620 to 80%			Yes - Min 660 FICO to 90% LTV, 620 to 80%			No		
Property Type & Max LTV	SFR / PUD 95%	Condo / Non-War 85% / 80%	2 - 4 Unit 80%	SFR / PUD 95%	Condo / Non-War 85% / 80%	2 - 4 Unit 80%	SFR / PUD 90%	Condo / Non-War 85% / 80%	2 - 4 Unit 80%	SFR / PUD 90%	Condo / Non-War 85% / 80%	2 - 4 Unit 80%	SFR / PUD 85%	Condo / Non-War 80% / 80%	2 - 4 Unit 75%
PURCHASE MONEY LOANS (OWNER OCCUPIED) MAX LOAN \$1,500,000															
Loan to Value Grid Up to \$1,500,000	Tier 1 Credit			Tier 2 Credit			Tier 3 Credit			Tier 4 Credit			Tier 5 Credit		
Purchase Money Loans (Owner Occupied)	Full Doc	Alt-Doc	Reduced Doc	Full Doc	Alt-Doc	Reduced Doc	Full Doc	Alt-Doc	Reduced Doc	Full Doc	Alt-Doc	Reduced Doc	Full Doc	Alt-Doc	Reduced Doc
720	95%	90%	90%	95%*	90%	85%	90%	90%	85%	90%	85%	80%	85%	80%	80%
680	90%	90%	90%	90%	90%	85%	90%	85%	80%	90%	80%	80%	85%	80%	80%
660	90%	90%	85%	90%	90%	85%	85%	85%	80%	85%	80%	80%	85%	80%	N/A
640	N/A	N/A	N/A	85%	85%	80%	85%	80%	80%	85%	80%	80%	85%	80%	N/A
620	N/A	N/A	N/A	85%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	N/A
580	N/A	N/A	N/A	N/A	N/A	N/A	80%	80%	N/A	80%	80%	N/A	80%	80%	N/A
540	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	75%	N/A	N/A
RATE AND TERM REFINANCE (OWNER OCCUPIED) MAX LOAN \$1,500,000															
720	90%	90%	85%	90%	90%	85%	90%	90%	85%	90%	85%	80%	85%	80%	80%
680	90%	90%	85%	90%	90%	85%	90%	85%	80%	90%	80%	80%	85%	80%	80%
660	90%	90%	85%	90%	90%	85%	85%	85%	80%	85%	80%	80%	85%	80%	N/A
640	N/A	N/A	N/A	85%	85%	80%	85%	80%	80%	85%	80%	80%	85%	80%	N/A
620	N/A	N/A	N/A	85%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	N/A
580	N/A	N/A	N/A	N/A	N/A	N/A	80%	80%	N/A	80%	80%	N/A	80%	80%	N/A
540	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	75%	N/A	N/A
DEBT CONSOLIDATION LOANS (NO MORE THAN 2% CASH TO BORROWER AT CLOSING - OWNER OCCUPIED) MAX LOAN \$1,500,000															
720	85%	85%	80%	85%	80%	80%	85%	80%	80%	85%	80%	80%	N/A	N/A	N/A
680	85%	85%	80%	85%	80%	80%	85%	80%	80%	85%	80%	80%	N/A	N/A	N/A
660	85%	80%	80%	85%	80%	80%	85%	80%	80%	85%	80%	80%	N/A	N/A	N/A
640	N/A	N/A	N/A	85%	75%	75%	80%	75%	75%	80%	75%	75%	N/A	N/A	N/A
620	N/A	N/A	N/A	80%	70%	70%	80%	70%	70%	80%	70%	70%	N/A	N/A	N/A
600	N/A	N/A	N/A	N/A	N/A	N/A	75%	N/A	N/A	75%	N/A	N/A	N/A	N/A	N/A
580	N/A	N/A	N/A	N/A	N/A	N/A	75%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
540	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
CASH OUT REFINANCE (OWNER OCCUPIED) MAX LOAN \$1,500,000															
720	85%	85%	80%	85%	80%	80%	85%	80%	80%	80%	80%	80%	75%	75%	65%
680	85%	85%	80%	85%	80%	80%	85%	75%	75%	80%	80%	75%	75%	75%	65%
660	80%	80%	80%	80%	80%	80%	80%	75%	75%	80%	80%	75%	75%	75%	N/A
640	N/A	N/A	N/A	80%	70%	70%	80%	70%	70%	80%	80%	70%	75%	75%	N/A
620	N/A	N/A	N/A	80%	70%	70%	80%	70%	70%	80%	80%	70%	75%	75%	N/A
580	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	75%	75%	N/A	70%	70%	N/A
540	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	70%	N/A	N/A

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PURCHASE MONEY LOANS (OWNER OCCUPIED) MAX LOAN \$2,000,000															
Tier 1 Credit			Tier 2 Credit			Tier 3 Credit			Tier 4 Credit			Tier 5 Credit			
Full Doc	Alt-Doc	Reduced Doc	Full Doc	Alt-Doc	Reduced Doc	Full Doc	Alt-Doc	Reduced Doc	Full Doc	Alt-Doc	Reduced Doc	Full Doc	Alt-Doc	Reduced Doc	
Loan Amount \$1,500,001 - \$2,000,000 Purchase Money (Owner Occupied)															
720	90%	85%	85%	90%	85%	80%	85%	85%	80%	85%	80%	75%	80%	75%	75%
680	85%	85%	85%	85%	85%	80%	85%	80%	75%	85%	75%	75%	80%	75%	75%
660	85%	85%	80%	85%	85%	80%	80%	80%	75%	80%	75%	75%	80%	75%	N/A
640	N/A	N/A	N/A	80%	80%	75%	80%	75%	75%	80%	75%	75%	80%	75%	N/A
620	N/A	N/A	N/A	N/A	N/A	N/A	75%	75%	N/A	75%	75%	N/A	75%	75%	N/A
580	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	75%	75%	N/A	75%	75%	N/A
540	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	70%	N/A	N/A
Rate & Term Refinance (Owner Occupied)															
RATE AND TERM REFINANCE (OWNER OCCUPIED) MAX LOAN \$2,000,000															
720	85%	85%	80%	85%	85%	80%	85%	85%	80%	85%	80%	75%	80%	75%	75%
680	85%	85%	80%	85%	85%	80%	85%	80%	75%	85%	75%	75%	80%	75%	75%
660	85%	85%	80%	85%	85%	80%	80%	80%	75%	80%	75%	75%	80%	75%	N/A
640	N/A	N/A	N/A	80%	80%	75%	80%	75%	75%	80%	75%	75%	80%	75%	N/A
620	N/A	N/A	N/A	N/A	N/A	N/A	75%	75%	N/A	75%	75%	N/A	75%	75%	N/A
580	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	75%	75%	N/A	75%	75%	N/A
540	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	70%	N/A	N/A
Cash Out / Debt Cons. (Owner Occupied)															
CASH OUT REFINANCE (OWNER OCCUPIED) MAX LOAN \$2,000,000															
720	80%	80%	75%	80%	75%	75%	80%	75%	75%	75%	75%	75%	70%	70%	60%
680	80%	80%	75%	80%	75%	75%	80%	70%	70%	75%	75%	70%	70%	70%	60%
660	75%	75%	75%	75%	75%	75%	75%	70%	70%	75%	75%	70%	70%	70%	N/A
640	N/A	N/A	N/A	75%	65%	65%	75%	65%	65%	75%	75%	65%	70%	70%	N/A
620	N/A	N/A	N/A	75%	65%	N/A	75%	65%	N/A	75%	75%	N/A	70%	70%	N/A
580	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	70%	70%	N/A	65%	65%	N/A
540	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	65%	N/A	N/A
Loan Amount \$2,000,001 - \$3,000,000 Purchase Money (Owner Occupied)															
PURCHASE MONEY LOANS (OWNER OCCUPIED) MAX LOAN \$3,000,000									ADDITIONAL INFORMATION						
Tier 1 Credit			Tier 2 Credit			Tier 3 Credit			Required Reserves						
Full Doc	Alt-Doc	Reduced Doc	Full Doc	Alt-Doc	Reduced Doc	Full Doc	Alt-Doc	Reduced Doc	Occupancy	Loan Purpose	Property Type	Loan Amount		Reserves	
720	85%	80%	80%	85%	80%	75%	80%	80%	Primary Residence	All Loan Types	SFR, Condo, Townhouse, PUD, Co-op, 2-Unit	\$150,000 - \$500,000		3 Months	
680	80%	80%	80%	80%	80%	75%	80%	75%				70%	\$500,001 - \$999,999		6 Months
660	80%	80%	N/A	80%	80%	N/A	75%	75%				N/A	\$1,000,000 - \$1,500,000		9 Months
640	N/A	N/A	N/A	N/A	N/A	N/A	75%	70%				N/A	\$1,500,001 and Up		12 Months
620	N/A	N/A	N/A	N/A	N/A	N/A	70%	70%				N/A	Borrowers with greater than 2 financed properties require 2 months of reserves for each additional financed property. The 2 months additional reserves are based on the PITI plus HOA fees of the other financed properties		
Rate & Term Refinance (Owner Occupied)															
RATE AND TERM REFINANCE (OWNER OCCUPIED) MAX LOAN \$3,000,000															
720	80%	80%	75%	80%	80%	75%	80%	80%	75%	Interest Only loans require a minimum of 6 months reserves					
680	80%	80%	75%	80%	80%	75%	80%	75%	70%	Occupancy	Loan Purpose	Property Type	Maximum Loan Amount	Reserves	
660	80%	80%	N/A	80%	80%	N/A	75%	75%	N/A	Second Home	Purchase, Rate/Term Refinance, Debt	SFR, Condo, Townhouse, PUD	\$1,500,000	See Loan Amount Criteria Above	
640	N/A	N/A	N/A	N/A	N/A	N/A	75%	70%	N/A						
620	N/A	N/A	N/A	N/A	N/A	N/A	70%	70%	N/A						
Cash Out / Debt Cons. (Owner Occupied)															
CASH OUT REFINANCE (OWNER OCCUPIED) MAX LOAN \$2,500,000															
720	75%	75%	70%	75%	70%	70%	75%	70%	70%	Borrowers with greater than 2 financed properties require an additional 2 months of reserves for each additional financed property. The 2 months additional reserves are based on the PITI plus HOA fees of the other financed properties					
680	75%	75%	70%	75%	70%	70%	75%	65%	65%						
660	70%	70%	N/A	70%	70%	N/A	70%	65%	N/A						
640	N/A	N/A	N/A	N/A	N/A	N/A	70%	60%	N/A						
620	N/A	N/A	N/A	N/A	N/A	N/A	70%	60%	N/A						

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