

Non-Agency Advantage Product Matrix

5/29/2019

	Tier 1 Credit			Tier 2 Credit			Tier 3 Credit			Tier 4 Credit			Tier 5 Credit			
Minimum FICO	620			580			580			580			500			
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			2 x 30 x 12			0 x 60 x 12			0 x 90 x 12 or 0 x 30 Since Housing Event			
Chapter 7/11 Bankruptcy Seasoning	4+ Years from Discharge 24+ months from dismissal			2+ Years from Discharge/Dismissal (*3+ Years for 95% LTV and Debt Consolidation >85%LTV)			1+ Years from Discharge No Dismissal Seasoning Required			1+ Years from Discharge No Dismissal Seasoning Required			1 Year from Discharge (1 Day if MTG included) No Dismissal Seasoning Required			
Chapter 13 Bankruptcy Seasoning	4+ Years from Filing Date			2+ Years from Filing Date (3+ Years for Debt Consolidation > 85% LTV)			1+ Years from from Filing Dattel Date See Guidelines for req's to leave open			1+ Years from Filing Date See Guidelines for req's to leave open			1+ Years from Filing Date See Guidelines for req's to leave open			
Maximum Loan to Value	720+ 95%, 660+ 90%, 620+ 85%			720+ 95%*, 660+ 90%, 620+ 85%, 580+ 80%			680+ 90%, 660+ 85%, 580+ 80%			680+ 90%, 680+ 85%, 580+ 80%			640+ 85%, 580+ 80%, 500+ 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 (No More than 0x60 for DC≥ 85% LTV)			Unlimited (No More than 0x60 for DC ≥ 85% LTV)			Unlimited			Unlimited			Unlimited			
Maximum Cash Out	F&C or LTV < 50% Unlimited >50% LTV Max \$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			
Debt Consolidation Transactions	Max 1.5MM LA (LTV > 90%, 750k)** Addtl requirements in guidelines			Max 1.5MM LA Addtl requirements in guidelines			Max 1.5MM LA Addtl requirements in guidelines			Max 1.5MM LA Addtl requirements in guidelines			N/A			
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			
Foreign National (2nd Homes Only)	Full Doc Only to 70% LTV all transaction types (640 FICO for pricing)			Full Doc Only to 70% LTV all transaction types (640 FICO for pricing)			Full Doc Only to 70% LTV all transaction types (640 FICO for pricing)			Full Doc Only to 70% LTV all transaction types (640 FICO for pricing)			Full Doc Only to 70% LTV all transaction types (640 FICO for pricing)			
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 Purchase Money Loans (Owner Occupied)	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	
	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	85%	85%	85%	85%	85%	80%	85%	80%	80%	85%	80%	80%	85%	80%	N/A
	620	85%	80%	80%	85%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	N/A
	580	N/A	N/A	N/A	80%	80%	N/A	80%	80%	N/A	80%	80%	N/A	80%	80%	N/A
500	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																
Rate & Term Refinance (Owner Occupied)	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	85%	85%	85%	85%	85%	80%	85%	80%	80%	85%	80%	80%	85%	80%	N/A
	620	85%	80%	80%	85%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	N/A
	580	N/A	N/A	N/A	80%	80%	N/A	80%	80%	N/A	80%	80%	N/A	80%	80%	N/A
	500	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 LESSER OF 5% OR 2K CASH TO BORROWER AT CLOSING - OWNER OCCUPIED) MAX LOAN \$1,500,000															
Debt Consolidation (Owner Occupied)	740	95%**	90%	90%	90%	85%	85%	85%	80%	80%	85%	80%	80%	N/A	N/A	N/A
	720	90%	90%	90%	90%	85%	85%	85%	80%	80%	85%	80%	80%	N/A	N/A	N/A
	680	90%	90%	90%	90%	85%	85%	85%	80%	80%	85%	80%	80%	N/A	N/A	N/A
	660	90%	85%	85%	85%	85%	80%	85%	80%	80%	85%	80%	80%	N/A	N/A	N/A
	640	85%	85%	80%	85%	85%	75%	80%	75%	75%	80%	75%	75%	N/A	N/A	N/A
	620	85%	80%	80%	80%	80%	70%	80%	70%	70%	80%	70%	70%	N/A	N/A	N/A
	600	N/A	N/A	N/A	80%	80%	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	80%	80%	N/A	75%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
500	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																
Cash Out (Owner Occupied)	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	80%	80%	80%	80%	70%	70%	80%	70%	70%	80%	80%	70%	75%	75%	N/A
	620	80%	80%	80%	80%	70%	70%	80%	70%	70%	80%	80%	70%	75%	75%	N/A
	580	N/A	N/A	N/A	80%	70%	N/A	N/A	N/A	N/A	75%	75%	N/A	70%	70%	N/A
	500	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

Non-Agency Advantage Product Matrix

5/29/2019

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%	90%	80%	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	80%	80%	80%	80%	80%	75%	80%	75%	75%	80%	75%	75%	80%	75%	N/A
620	80%	75%	75%	80%	75%	N/A	75%	75%	N/A	75%	75%	N/A	75%	75%	N/A
580	N/A	N/A	N/A	75%	75%	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	65%	N/A	N/A
500	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
Rate & Term Refinance (Owner Occupied)															
RATE AND TERM REFINANCE (OWNER OCCUPIED) MAX LOAN \$2,000,000															
720	90%	90%	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	80%	80%	80%	80%	80%	75%	80%	75%	75%	80%	75%	75%	80%	75%	N/A
620	80%	75%	75%	80%	75%	N/A	75%	75%	N/A	75%	75%	N/A	75%	75%	N/A
580	N/A	N/A	N/A	75%	75%	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	65%	N/A	N/A
500	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 / 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	75%	75%	75%	75%	65%	65%	75%	65%	65%	75%	75%	65%	70%	70%	N/A
620	75%	75%	75%	75%	65%	N/A	75%	65%	N/A	75%	75%	N/A	70%	70%	N/A
580	N/A	N/A	N/A	75%	65%	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
500	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
Loan Amount \$2,000,001 - \$3,000,000															
Purchase Money (Owner Occupied)															
PURCHASE MONEY LOANS (OWNER OCCUPIED) MAX LOAN \$3,000,000 TIER 1 ONLY ALL OTHERS \$2.5MM MAX.															
Tier 1 Credit			Tier 2 Credit			Tier 3 Credit			ADDITIONAL INFORMATION						
Full Doc	Alt-Doc	Reduced Doc	Full Doc	Alt-Doc	Reduced Doc	Full Doc	Alt-Doc	Reduced Doc	Required Reserves						
720	85%	80%	80%	80%	75%	80%	80%	75%	Occupancy Primary Residence	Loan Purpose Purchase, Rate/Term Refinance, Cash-Out	Property Type SFR, Condo, Townhouse, PUD, Co-op, 2-Unit	Loan Amount		Reserves	
680	80%	80%	75%	80%	80%	75%	80%	\$150,000 - \$500,000				3 Months			
660	80%	80%	75%	80%	80%	N/A	75%	\$500,001 - \$999,999				6 Months			
640	75%	75%	75%	75%	75%	N/A	70%	\$1,000,000 - \$1,500,000				9 Months			
620	75%	70%	70%	75%	70%	N/A	70%	\$1,500,001 and Up				12 Months			
Rate & Term Refinance (Owner Occupied)															
RATE AND TERM REFINANCE (OWNER OCCUPIED) MAX LOAN \$3,000,000 TIER 1 ONLY ALL OTHERS \$2.5MM MAX.															
720	80%	80%	75%	80%	80%	75%	80%	80%	75%	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. Interest Only loans require a minimum of 6 months reserves					
680	80%	80%	75%	80%	80%	75%	80%	75%	70%						
660	80%	80%	75%	80%	80%	N/A	75%	75%	N/A						
640	75%	75%	75%	75%	75%	N/A	75%	70%	N/A						
620	75%	70%	70%	75%	70%	N/A	70%	70%	N/A						
Cash Out / Debt Cons. (Owner Occupied)															
CASH OUT REFINANCE (OWNER OCCUPIED) MAX LOAN \$3,000,000 TIER 1 ONLY ALL OTHERS \$2.5MM MAX.															
720	75%	75%	70%	75%	70%	70%	75%	70%	70%	Occupancy Second Home	Loan Purpose Purchase, Rate/Term Refinance, Cash-Out	Property Type SFR, Condo, Townhouse, PUD	Maximum Loan Amount		Reserves
680	75%	75%	70%	75%	70%	70%	75%	65%	65%				\$1,500,000	See Loan Amount Criteria Above	
660	70%	70%	70%	70%	70%	N/A	70%	65%	N/A						
640	70%	70%	70%	70%	60%	N/A	70%	60%	N/A						
620	70%	70%	70%	70%	60%	N/A	70%	60%	N/A						

All program and product information displayed herein represents a portion of what is required to render a credit decision on a particular loan file. Simply meeting the FICO, LTV and Specific Credit parameters does not constitute or guaranty a loan approval. Each loan must be manually underwritten and / or reviewed by Oaktree Funding or it's team prior to Funding or Purchasing of any loan file. All loan programs and products offered are subject to secondary market liquidity and availability. Any and all loan programs offered by Oaktree Funding are subject to change without notice, at any time prior to loan commencement. Oaktree Funding Corp. | 1298 West 7th Street | Upland, CA | 91786 | NMLS # 71640
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