

# Investment Property Matrix

8/19/2019

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 M  
 Interest Only Available (ARM's Only)

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

Cash Out (Non-Owner)

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

Cash Out (Non-Owner)

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

Cash Out (Non-Owner)

	"A+" Credit Borrower		"A" Credit Borrower		"A-" Credit Borrower	
	660		620		540	
	4+ Years		2+ Years		1+ Years	
	0 x 30 x 12		0 x 30 x 12		0 x 60 x 12	
	4+ Years from Discharge		2+ Years from Discharge		1+ Years from Discharge	
	4+ Years from Filing Date		2+ Years from Filing Date		Discharged / Dismissed	
	700+ 75%, 660+ 65%		700+ 85%, 620+ 80%		640+ 80%, 620+ 75%, 540+ 70%	
	\$100,000.00		\$100,000.00		\$100,000	
	\$2,500,000.00		\$2,500,000.00		Months	
	12 Months		6 Months		6 Months	
	N/A		N/A		N/A	
	1.5MM		500000		\$500,000.00	
	75%		75%		75%	
	Yes - 700 Minimum FICO to 70% LTV		Yes - Minimum 620 FICO to 80% LTV		No - Not Permitted	
	PURCHASE & R/T LOANS (NON-OWNER OCCUPIED ONLY) <=\$1,500,000					
FICO	"A+" Credit Borrower		"A" Credit Borrower		"A-" Credit Borrower	
	Full Doc	Alt/Reduced	Full Doc	Alt/Reduced	Full Doc	Alt/Reduced
720	85%	80%	85%	80%	80%	75%
700	85%	80%	85%	80%	80%	75%
680	80%	75%	80%	75%	80%	70%
660	80%	75%	80%	75%	80%	70%
640	N/A	N/A	80%	75%	80%	70%
620	N/A	N/A	80%	70%	75%	70%
540	N/A	N/A	N/A	N/A	75%	N/A
	CASH OUT REFINANCE (NON-OWNER OCCUPIED ONLY) <=\$1,500,000					
720	80%	75%	80%	75%	75%	70%
700	80%	75%	80%	75%	70%	70%
680	80%	75%	80%	75%	70%	70%
660	70%	70%	70%	70%	70%	65%
640	N/A	N/A	70%	70%	65%	65%
620	N/A	N/A	70%	70%	65%	60%
540	N/A	N/A	N/A	N/A	60%	N/A
	PURCHASE MONEY LOANS (NON-OWNER OCCUPIED ONLY) \$1,500,001 - \$2,000,000					
FICO	"A" Credit Borrower		"A" Credit Borrower		"A-" Credit Borrower	
	Full Doc	Alt/Reduced	Full Doc	Alt/Reduced	Full Doc	Alt/Reduced
720	75%	75%	75%	75%	75%	N/A
700	75%	75%	75%	75%	75%	N/A
680	75%	70%	75%	70%	75%	N/A
640	N/A	N/A	75%	70%	75%	N/A
620	N/A	N/A	70%	70%	75%	N/A
	CASH OUT REFINANCE (NON-OWNER OCCUPIED ONLY) \$1,500,001 - \$2,000,000					
720	70%	65%	70%	65%	70%	N/A
700	70%	65%	70%	65%	65%	N/A
680	65%	65%	65%	65%	65%	N/A
640	N/A	N/A	65%	60%	60%	N/A
620	N/A	N/A	65%	60%	60%	N/A
	PURCHASE MONEY LOANS (NON-OWNER OCCUPIED ONLY) \$2,000,001 - \$2,500,000					
FICO	"A" Credit Borrower		"A" Credit Borrower		"A-" Credit Borrower	
	Full Doc	Alt/Reduced	Full Doc	Alt/Reduced	Full Doc	Alt/Reduced
720	70%	70%	70%	70%	N/A	N/A
700	70%	70%	70%	70%	N/A	N/A
680	70%	65%	70%	65%	N/A	N/A
640	N/A	N/A	70%	60%	N/A	N/A
	CASH OUT REFINANCE (NON-OWNER OCCUPIED ONLY) \$2,000,001 - \$2,500,000					
720	65%	60%	65%	60%	N/A	N/A
700	65%	60%	65%	60%	N/A	N/A
680	60%	60%	60%	60%	N/A	N/A
640	N/A	N/A	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.

# Investment Property Matrix

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, & 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. This penalty will decrease by 1% each year subject to the duration of the prepayment penalty.
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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