

Investment Property Matrix

1/13/2020

	"A+" Credit Borrower	"A" Credit Borrower	"A-" Credit Borrower			
Minimum FICO	660	620	540			
Housing Event Seasoning	4+ Years	2+ Years	1+ Years			
Recent Mortgage Delinquency	0 x 30 x 12	0 x 30 x 12	0 x 60 x 12			
Chapter 7/11 Bankruptcy Seasoning	4+ Years from Discharge	2+ Years from Discharge	1+ Years from Discharge			
Chapter 13 Bankruptcy Seasoning	4+ Years from Filing Date	2+ Years from Filing Date	Discharged / Dismissed			
Maximum Loan to Value	700+ 85%, 660+ 80%	700+ 85%, 620+ 80%	640+ 80%, 620+ 75%, 540+ 70%			
Minimum Loan Amount	\$100,000.00	\$100,000.00	\$100,000			
Maximum Loan Amount	\$2,500,000.00	\$2,500,000.00	Months			
Minimum Reserve Requirements	12 Months	6 Months	6 Months			
DSCR (If Applicable)	N/A	N/A	N/A			
Maximum Cash Out	1.5MM	\$500,000.00	\$500,000.00			
Non Warrantable Condo's and 2 - 4 Unit Properties M	75%	75%	75%			
Interest Only Available (ARM's Only)	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						
Loan to Value Grid Up to \$1,500,000	FICO		"A+" Credit Borrower	"A" Credit Borrower	"A-" Credit Borrower	
Purchase Money Loans (Non-Owner)	Full Doc/Alt Doc	Reduced Doc	Full Doc/Alt Doc	Reduced Doc	Full Doc/Alt Doc	Reduced Doc
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 (Non-Owner)	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						
Loan Amount \$1,500,001 - \$2,000,000	FICO		"A+" Credit Borrower	"A" Credit Borrower	"A-" Credit Borrower	
Purchase Money Loans (Non-Owner)	Full Doc/Alt Doc	Reduced Doc	Full Doc/Alt Doc	Reduced Doc	Full Doc/Alt Doc	Reduced Doc
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 (Non-Owner)	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						
Loan Amount \$2,000,001 - \$2,500,000	FICO		"A+" Credit Borrower	"A" Credit Borrower	"A-" Credit Borrower	
Purchase Money Loans (Non-Owner)	Full Doc/Alt Doc	Reduced Doc	Full Doc/Alt Doc	Reduced Doc	Full Doc/Alt Doc	Reduced Doc
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 (Non-Owner)	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

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	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, & 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 an 80% of 6 month's interest penalty to be assessed to the loan.
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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