



MORTGAGE LOAN MATRIX

Loan Product	Conventional	FHA	USDA	VA	Non-QM
Minimum Credit Score	620 - SFR 660 - SFR 97% LTV	620 - SFR 640 - FHA Streamline	640 - SFR	620 - SFR	620
Max Loan Amount	726,200	The max cannot exceed \$726,200. Must go by county loan limits.	Determined by DTI.	The max cannot exceed \$726,200. Must go by county loan limits.	\$1,500,000
Minimum Down Payment	3%	3.50%	None	None	10%
DTI	50% with 2 - 6 months reserves per AUS findings	55% with AUS approval	41% (Can exceed with compensating factor but cannot go over 50%. Must have GUS approval)	DTI follow AUS recommendation for Approve Eligible. Manual UW 43%	50%
Max LTV	97% - SFR 80% - Cashout Refinance	97.5% - SFR 80% - Cash-Out Refinance 125% - FHA Streamline	101% based on appraised value	100%- SFR 90% - Cashout Refinance (Including VA Funding Fee)	90%
CLTV	95%	Same as LTV	101% based on appraised value	Same as LTV	N/A - No sub-financing allowed
Max Properties	4	4	4	4	Unlimited
Bankruptcy	Chapter 7 - 4 years Chapter 13 - 4 years or 2 years after discharge / dismissal	Chapter 7 - 2 years Chapter 13 - 2 years after discharge / dismissal	Chapter 7 - 3 years Chapter 13 - 3 years	Chapter 7 - 2 years Chapter 13 - 2 years after discharge / dismissal	Chapter 7 - 2 years Chapter 13 - 1 years after discharge / dismissal
Short Sale	Must have 4 years of seasoning	3 Yrs + 1 day from current FHA case number, then loan application can be taken	Completed 36 months prior to loan application.	Complete 24 months prior to loan application.	1 Day Out of Short-Sale
Foreclosure	Must have 7 years of seasoning	3 Yrs + 1 day from current FHA case number, then loan application can be taken	Completed 36 months prior to loan application.	Must have 2 years of seasoning	1 Day Out of Foreclosure