

STAR DSCR										
Loan Amount	FICO	DSCR ≥1.0			DSCR <1.0 ->0.75			DSCR ≤0.75		
		P	R/T	C/O	P	R/T	C/O	P	R/T	C/O
LTV/CLTV										
≤ \$1.0 MM	740+	80%	80%	75%	75%	75%	70%	70%	70%	65%
	720-739	80%	80%	75%	75%	75%	70%	70%	70%	60%
	700-719	80%	80%	75%	75%	75%	65%	65%	65%	60%
	680-699	80%	75%	70%	70%	70%	60%			
	660-679	75%	75%	70%	60%	60%	60%			
	640-659	75%	70%	65%						
≤ \$1.5 MM	740+	80%	80%	75%	75%	70%	65%	70%	70%	60%
	720-739	80%	80%	75%	75%	70%	65%	65%	65%	60%
	700-719	80%	80%	75%	75%	70%	65%	65%	65%	60%
	680-699	75%	75%	70%	70%	65%				
	660-679	75%	70%	70%						
	640-659	65%	65%							
≤ \$2.0 MM	740+	80%	80%	70%	65%	65%	60%			
	720-739	75%	75%	70%	65%	65%				
	700-719	75%	75%	70%	65%	65%				
	680-699	70%	70%	65%						
	660-679	70%	65%	65%						
	640-659	65%								
≤ \$2.5 MM	740+	70%	70%	65%	65%					
	720-739	70%	70%	65%	65%					
	700-719	70%	70%	65%	65%					
	680-699	65%	65%	55%	55%					
	660-679	65%	65%							
	640-659									
≤ \$3.0 MM	720+	70%	65%	65%						
	700-719	70%	65%	65%						

TERMS	
AVAILABLE TERMS	30 YR FX & I/O, 40 YR I/O ARM & I/O - 5/6, 7/6
INTEREST ONLY	MIN DSCR 1.0 FICO 700 MAX 75% LTV I/O Term 10 YRS
I/O QUALIFICATION	DSCR MIN 1.0 Period 10 YR. Qual at ITIA payment
LOAN AMOUNT	MIN \$150K MAX \$3.0 MM

STATES	
TEXAS	50 (a) (6) and (a) (4) Ineligible
INELIGIBLE	ND, NE, VT

UNDERWRITING	
MIN DSCR	No MIN
OCCUPANCY	Investment Properties Only Business Purpose Only
QUALIFYING FICO	3 Scores - Lowest MID score amongst all borrowers 2 Scores - Lowest score amongst all borrowers
CREDIT EVENTS	BK 7 & 13 Seasoning 36 MO. discharge/dismissal date SS, DIL, FC, Mod, 120+ housing late 36 MO.
TRADELINES	3 tradelines reporting for last 12 MO. or 2 tradelines reporting for 24 MO w/activity in past 12 MO.
HOUSING HISTORY	0 x 30 x 12 All mortgages reporting on credit report Mortgages on other REOs not reporting on credit do not need to be verified
PRIMARY RESIDENCE	Borrower must maintain a primary residence (Own or Rent) Rent Free not eligible
FIRST TIME HOME BUYER	Borrowers who have not had homeownership in past 3 years are not eligible
FIRST TIME INVESTOR	Borrowers who have not owned/managed 1 investment property for 12 MO in the most recent 3 YRS. PUR Only MIN 1.0 DSCR MAX 75% LTV MIN 680
CASH-OUT	Refinance of a previous cash-out within past 6 MO ineligible C/O for personal purposes not permitted Proceeds intent letter from borrower required May be used to meet reserve requirements
MAX CASH-OUT	≥ 65% \$500K <65% \$1MM
RESERVES	Loan Amounts ≤\$1.5MM 6 MO >\$1.5MM 9 MO
GIFT FUNDS	Allowed MIN Borrower contribution 10%
DOCUMENTS	Business Purpose & Occupancy Affidavit required
VACANT PROPERTIES	REFI Ineligible PUR use Market Rents/1007
RENTAL INSURANCE	6 MO. Rental loss Insurance required
SELLER CONCESSIONS	2%
VESTING	Business Purpose loans permitted to be vested in the name of LLC, CORP or Partnership

DSCR CALCULATIONS	
ANNUAL RENTALS	Occupied Properties - Use lower of leases or Market Rents. If actual lease amounts are higher, lease amounts may be used up to 120% of Market rents w/3 MO. receipt Gross rents/PITIA (Fully Amortizing) Interest Only, Gross rents/ITIA (Interest Only)
SHORT TERM RENTALS	5% LTV Reduction MIN DSCR 1.0 Lesser of 12 MO Rental History or Market Rents 12 MO history provided from on-line rental service Evidence of active listing No First Time Investors Gross rents X 80% ÷ PITIA (Fully Amortizing) Interest Only, Gross rents X 80% ÷ ITIA (Interest Only)

APPRAISAL REQUIREMENTS	
APPRAISALS	Loan Amounts <\$1.5 MM 1 Full Appraisal Loan Amounts ≥\$1.5 2 Full Appraisals
CU	Collateral Underwriter Score of 2.5 or less CDA not required
CDA	Value support within 10% CDA > 10% Second full appraisal required
DECLINING MARKETS	Appraiser indicated declining market - 5% LTV Reduction

PROPERTY TYPES	
ELIGIBLE	SFD, SFA, 1-4 Units, Modular, Warrantable, Non-Warrantable Condo Warrantable Condo & 2-4 Units - MAX LTV PUR 75% REFI 70%
NW CONDO	MIN 1.0 DSCR MAX LTV 75%
CONDOTEL	MIN 1.0 DSCR PUR MAX LTV 75% R/T, C/O REFI MAX 65% MAX LN \$1.0MM
RURAL	Rural and/or Agriculture properties are ineligible

