

NonQM Stacking Credit Matrix						
Invest Star						
DSCR ≥ 1.00						
Transaction Type	≤ \$1.0M		≤ \$1.5M		≤ \$2.0M	
	Max Qualifying LTV Prior to Stacking	Total LTV After Stacking	Max Qualifying LTV Prior to Stacking	Total LTV After Stacking	Max Qualifying LTV Prior to Stacking	Total LTV After Stacking
Purchase	75%	77.25%	75%	77.25%	70%	72.10%
Rate/Term	75%	77.25%	75%	77.25%	70%	72.10%
Cash Out Refi	70%	72.10%	70%	72.10%	70%	72.10%
DSCR ≥ .75 ≤ 1.00						
Transaction Type	≤ \$1.0M		≤ \$1.5M		≤ \$2.0M	
	Max Qualifying LTV Prior to Stacking	Total LTV After Stacking	Max Qualifying LTV Prior to Stacking	Total LTV After Stacking	Max Qualifying LTV Prior to Stacking	Total LTV After Stacking
Purchase	75%	N/A	70%	N/A	65%	N/A
Rate/Term	70%	N/A	65%	N/A	60%	N/A
Cash Out Refi	70%	N/A	65%	N/A	60%	N/A
DSCR < .75						
Transaction Type	≤ \$1.0M		≤ \$1.5M		≤ \$2.0M	
	Max Qualifying LTV Prior to Stacking	Total LTV After Stacking	Max Qualifying LTV Prior to Stacking	Total LTV After Stacking	Max Qualifying LTV Prior to Stacking	Total LTV After Stacking
Purchase	75%	N/A	70%	N/A	65%	N/A
Rate/Term	70%	N/A	70%	N/A	65%	N/A
Cash Out Refi	65%	N/A	60%	N/A	60%	N/A
Product Type Restrictions						
Eligibility	Purchase		Rate & Term		Cash Out Refi	
	Max Qualifying LTV Prior to Stacking	Total LTV After Stacking	Max Qualifying LTV Prior to Stacking	Total LTV After Stacking	Max Qualifying LTV Prior to Stacking	Total LTV After Stacking
2 - 4 Units	75%	77.25%	75%	77.25%	70%	72.10%
Short Term Rental	75%	77.25%	70%	72.10%	70%	72.10%
Non-Warrantable Condo	75%	77.25%	75%	77.25%	70%	72.10%
Condotel	70%	72.10%	65%	66.95%	65%	66.95%
Interest Only	75%	77.25%	75%	77.25%	70%	72.10%
Non-Permanent Resident	75%	77.25%	70%	72.10%	65%	66.95%
Foreign National	75%	77.25%	70%	72.10%	70%	72.10%

Invest Star Plus						
Transaction Type	≤ \$1.0M		≤ \$1.5M		≤ \$2.0M	
	Max Qualifying LTV Prior to Stacking	Total LTV After Stacking	Max Qualifying LTV Prior to Stacking	Total LTV After Stacking	Max Qualifying LTV Prior to Stacking	Total LTV After Stacking
Purchase	75%	77.25%	75%	77.25%	75%	77.25%
Rate/Term	75%	77.25%	75%	77.25%	75%	77.25%
Cash Out Refi	70%	72.10%	70%	72.10%	70%	72.10%
Product Type Restrictions						
Eligibility	Purchase		Rate & Term		Cash Out Refi	
	Max Qualifying LTV Prior to Stacking	Total LTV After Stacking	Max Qualifying LTV Prior to Stacking	Total LTV After Stacking	Max Qualifying LTV Prior to Stacking	Total LTV After Stacking
2 - 4 Units	75%	77.25%	75%	77.25%	70%	72.10%
Interest Only	75%	77.25%	75%	77.25%	70%	72.10%
Non-Warrantable Condo	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed
Condotel	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed
Short Term Rental	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed
Non-Permanent Resident	65%	66.95%	65%	66.95%	60%	61.80%
Foreign National	65%	66.95%	65%	66.95%	60%	61.80%
Foreign National / Non-Permanent Resident with DSCR ≥ 1.3	70%	72.10%	70%	72.10%	65%	66.95%

All Star										
Primary Residence										
Transaction Type	≤ \$1.0M		≤ \$1.5M		≤ \$2.0M		≤ \$2.5M		≤ \$3.0M	
	Max Qualifying LTV Prior to Stacking	Total LTV After Stacking	Max Qualifying LTV Prior to Stacking	Total LTV After Stacking	Max Qualifying LTV Prior to Stacking	Total LTV After Stacking	Max Qualifying LTV Prior to Stacking	Total LTV After Stacking	Max Qualifying LTV Prior to Stacking	Total LTV After Stacking
Purchase	80%	82.40%	80%	82.40%	80%	82.40%	70%	72.10%	70%	72.10%
Rate/Term	80%	82.40%	80%	82.40%	75%	77.25%	70%	72.10%	70%	72.10%
Cash Out Refi	75%	77.25%	75%	77.25%	70%	72.10%	65%	66.95%	60%	61.80%
Second Home										
Transaction Type	≤ \$1.0M		≤ \$1.5M		≤ \$2.0M		≤ \$2.5M		≤ \$3.0M	
	Max Qualifying LTV Prior to Stacking	Total LTV After Stacking	Max Qualifying LTV Prior to Stacking	Total LTV After Stacking	Max Qualifying LTV Prior to Stacking	Total LTV After Stacking	Max Qualifying LTV Prior to Stacking	Total LTV After Stacking	Max Qualifying LTV Prior to Stacking	Total LTV After Stacking
Purchase	80%	82.40%	80%	82.40%	75%	77.25%	70%	72.10%	65%	66.95%
Rate/Term	75%	77.25%	75%	77.25%	70%	72.10%	70%	72.10%	65%	66.95%
Cash Out Refi	70%	72.10%	70%	72.10%	65%	66.95%	60%	61.80%	60%	61.80%
Product Type Restrictions										
Eligibility					Purchase		Rate & Term		Cash Out Refi	
					Max Qualifying LTV Prior to Stacking	Total LTV After Stacking	Max Qualifying LTV Prior to Stacking	Total LTV After Stacking	Max Qualifying LTV Prior to Stacking	Total LTV After Stacking
Asset Qualifier					80%	82.40%	75%	77.25%	70%	72.10%
Interest Only					80%	82.40%	80%	82.40%	75%	77.25%
Foreign National					75%	77.25%	70%	72.10%	70%	72.10%
Non-Permanent Resident					75%	77.25%	70%	72.10%	70%	72.10%
Non-Warrantable Condo					75%	77.25%	75%	77.25%	70%	72.10%
Condotel					70%	72.10%	65%	66.95%	65%	66.95%

Rising Star										
Primary Residence										
Transaction Type	≤ \$1.0M		≤ \$1.5M		≤ \$2.0M		≤ \$2.5M		≤ \$3.0M	
	Max Qualifying LTV Prior to Stacking	Total LTV After Stacking	Max Qualifying LTV Prior to Stacking	Total LTV After Stacking	Max Qualifying LTV Prior to Stacking	Total LTV After Stacking	Max Qualifying LTV Prior to Stacking	Total LTV After Stacking	Max Qualifying LTV Prior to Stacking	Total LTV After Stacking
Purchase	80%	82.40%	80%	82.40%	80%	82.40%	70%	72.10%	70%	72.10%
Rate/Term	80%	82.40%	80%	82.40%	80%	82.40%	70%	72.10%	70%	72.10%
Cash Out Refi	80%	82.40%	80%	82.40%	80%	82.40%	60%	61.80%	60%	61.80%
Second Home										
Transaction Type	≤ \$1.0M		≤ \$1.5M		≤ \$2.0M		≤ \$2.5M		≤ \$3.0M	
	Max Qualifying LTV Prior to Stacking	Total LTV After Stacking	Max Qualifying LTV Prior to Stacking	Total LTV After Stacking	Max Qualifying LTV Prior to Stacking	Total LTV After Stacking	Max Qualifying LTV Prior to Stacking	Total LTV After Stacking	Max Qualifying LTV Prior to Stacking	Total LTV After Stacking
Purchase	80%	82.40%	80%	82.40%	80%	82.40%	70%	72.10%	65%	66.95%
Rate/Term	75%	77.25%	75%	77.25%	75%	77.25%	65%	66.95%	65%	66.95%
Cash Out Refi	75%	77.25%	75%	77.25%	75%	77.25%	N/A	N/A	N/A	N/A
Investment Property										
Transaction Type	≤ \$1.0M		≤ \$1.5M		≤ \$2.0M		≤ \$2.5M		≤ \$3.0M	
	Max Qualifying LTV Prior to Stacking	Total LTV After Stacking	Max Qualifying LTV Prior to Stacking	Total LTV After Stacking	Max Qualifying LTV Prior to Stacking	Total LTV After Stacking	Max Qualifying LTV Prior to Stacking	Total LTV After Stacking	Max Qualifying LTV Prior to Stacking	Total LTV After Stacking
Purchase	80%	82.40%	80%	82.40%	80%	82.40%	N/A	N/A	N/A	N/A
Rate/Term	80%	82.40%	80%	82.40%	80%	82.40%	N/A	N/A	N/A	N/A
Cash Out Refi	75%	77.25%	75%	77.25%	75%	77.25%	N/A	N/A	N/A	N/A
Product Type Restrictions										
Eligibility					Purchase		Rate & Term		Cash Out Refi	
					Max Qualifying LTV Prior to Stacking	Total LTV After Stacking	Max Qualifying LTV Prior to Stacking	Total LTV After Stacking	Max Qualifying LTV Prior to Stacking	Total LTV After Stacking
Credit Grade A					80%	82.40%	80%	82.40%	80%	82.40%
Credit Grade B					80%	82.40%	70%	72.10%	70%	72.10%
Credit Grade C					80%	82.40%	70%	72.10%	N/A	N/A
Asset Qualifier					80%	82.40%	75%	77.25%	70%	72.10%
Interest Only					80%	82.40%	80%	82.40%	75%	77.25%
Foreign National					75%	77.25%	70%	72.10%	65%	66.95%
Non-Permanent Resident					75%	77.25%	70%	72.10%	70%	72.10%
Non-Warrantable Condo					75%	77.25%	75%	77.25%	70%	72.10%
Condotel					70%	72.10%	65%	66.95%	65%	66.95%