

SHARP DSCR PRODUCT SUITE

SHARP S DSCR (1-4 Unit Properties)												
Occupancy	DSCR >=1.0						DSCR <1.0					
	Units	Loan Amount	MIN FICO	MAX LTV/CLTV			Units	Loan Amount	MIN FICO	MAX LTV/CLTV		
				Purchase	R/T	C/O				Purchase	R/T	C/O
Investment	1*	<=\$1.0MM	700+	80%	75%	75%	1*	<=\$1.0MM	700+	75%	70%	70%
			660	75%	75%	70%			680	70%	65%	
			640	75%	70%				660	65%		
		<=\$1.5MM	700+	80%	75%	75%		<=\$1.5MM	700+	75%	70%	70%
			660	75%	70%	70%			680	70%	65%	
			640	65%	65%				660			
		<=\$2.0MM	700+	75%	70%	70%		<=\$2.0MM	700+	70%	65%	65%
			660	70%	65%	65%			680	65%	60%	
			640	65%					660			
		<=\$2.5MM	700+	70%	65%	65%		<=\$2.5MM	700+	65%		
			660	70%	65%	65%			680	60%		
			640	60%					660			
		<=\$3.0MM	700+	70%	65%			<=\$3.0MM	700+	60%		
			660						680	60%		
		<=\$3.5MM	700+	70%	65%							

* 2-4 Units see eligibility property types for requirements.

SHARP I DSCR (1-4 Unit Properties)												
Occupancy	DSCR >=1.00						DSCR >=.80					
	Units	Loan Amount	MIN FICO	MAX LTV/CLTV			Units	Loan Amount	MIN FICO	MAX LTV/CLTV		
				Purchase	R/T	C/O				Purchase	R/T	C/O
Investment	1*	< \$1.5MM	740+	80%	80%	75%	1*	<=\$1.5MM	720+	75%	70%	70%
			700	80%	80%	75%						
		>=\$2.0MM	740+	70%	70%	65%						
			700	70%	70%	65%						
		>=\$2.5MM	700+	70%	70%	65%						

* 2-4 Units see eligibility property types for requirements.

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SHARP C DSCR (1-4 Unit Properties)												
Occupancy	DSCR >=1.00						DSCR >=0.75					
	Units	Loan Amount	MIN FICO	MAX LTV/CLTV			Units	Loan Amount	MIN FICO	MAX LTV/CLTV		
				Purchase	R/T	C/O				Purchase	R/T	C/O
Investment	1*	<=\$1.0MM	700	80% ¹	75%	70%	1*	<=\$750K	680	70%	70%	
			680	80% ¹	75%	65%						
			660	70% ²	70% ²	65%						
			640 ³	70% ²	70% ²							
		<=\$1.5MM	720+	75%	75%	75%						
			700	75%	75%							
			680	70%	70%							
			660	65%	65%							
		<=\$2.0MM	740	75%	75%	70%						
			720	75%	75%							
			700	70%	70%							
			680	65%	65%							
			660	60%	60%							
		<=\$2.5MM ³	740+	70%	70%							

¹ Purchase only | Warrantable condo MAX LTV 75% | Non-Warrantable Condo PUR/R&T MAX LTV 75%, C/O MAX LTV 70% | Rural MAX LTV 75%

² 1-Unit only | 2-4 Units MAX LTV 65%

³ MIN DSCR 1.25

* 2-4 Units see eligibility property types for requirements.

SHARP W DSCR (1-4 Unit Properties)												
Occupancy	DSCR >=1.0						DSCR <1.0 - >=0.75					
	Units	Loan Amount	MIN FICO	MAX LTV/CLTV			Units	Loan Amount	MIN FICO	MAX LTV/CLTV		
				Purchase	R/T	C/O				Purchase	R/T	C/O
Investment	1*	<=\$1.5MM	700+	80%	80%	75%	1*	<=\$1.5MM	700+	75%	75%	70%
			680	80%	80%	70%			680	75%	75%	65%
			660	75%	75%	65%			660	70%	70%	60%
		<=\$2.0MM	700+	75%	75%	70%		<=\$2.0MM	700+	65%	65%	60%
			680	70%	70%	65%			680	65%	65%	55%
			660	65%	65%	60%			660	60%	60%	50%
		<=\$2.0MM	700+	75%	75%	70%		<=\$2.0MM	700+	65%	65%	60%
			680	70%	70%	65%			680	65%	65%	55%

* 2-4 Units see eligibility property types for requirements.

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GENERAL PROGRAM GUIDANCE

REFER TO PROGRAM SPECIFIC REQUIREMENTS FOR OVERLAYS

MIN DSCR	Refer to program specifics		OCCUPANCY	Investment Only	
HOUSING HISTORY	• Mortgages on other REOs (non-subject & non-PR) that are not reporting on credit, do not need to be verified. • See program specific requirements for allowable payment history.				
PRIMARY HOUSING	Borrower must currently maintain a primary residence (Own or Rent) Rent free not permitted.				
COLLECTIONS	• Items not impacting title do not need to be considered. • Open judgements/garnishments must be paid off prior to or at closing.				
CASH-OUT SEASONING	• Refinance of a previous cash-out within past 6 MO. ineligible • C/O for personal purposes not permitted.				
CREDIT REPORTING	Loan decisions are based on individual creditworthiness. Credit reporting to individual credit bureaus is at the servicer's discretion.				
FIRST TIME HOMEBUYER	Borrowers who have not had homeownership in the past 3 years are not eligible.				
FIRST TIME INVESTOR	Borrower(s) who does not have a history of owning and managing a rental property for 12 months in the last 3 years				
ENTITY LENDING/VESTING	Vesting and Lending to the entity permitted. Note/Mortgage/Deed in the name of the entity (LLC, LP, GP, CORP & S CORP). Credit qualifying using individual borrower – Personal Guaranty Required Foreign Entities not permitted.				
TRANSCRIPTS	Not required				
CONCESSIONS	Seller Concessions - MAX 5%		INSURANCE	6 MO. Rent Loss Insurance required.	
INTEREST ONLY	I/O Period 10 YRs Amortization period 20 YRs Maturity 30 YRs		I/O QUALIFYING	Using the ITIA payment	
ADU'S	Permitted: Refinance, 1007 rents, copy of current lease and evidence of 2 MO. Receipt. Purchase, Use the lower of 1007 rents or actual. Appraisal must indicate legal/conforming use, zoning permits ADU, ADU typical for area, MIN 1 comp w/ADU, MAX 1 ADU per property, Multi units not permitted, ADU market rents listed on 1007, copy of current lease and evidence of 2 MO. Receipt.				
LOAN AMTS	Loan amounts ≥\$2.0MM a second signature required.				
2 ND LIENS	New subordinate financing not permitted. Re-subordinated liens subject to MAX LTV Second lien may not be privately held, HELOC or Reverse Mortgage.				
NON-ARMS	Non-Arm's Length transactions not permitted				
CREDIT REPORTING	Loan decisions are based on individual creditworthiness. Credit reporting is at the servicer's discretion.				
DSCR CALCULATIONS					
ANNUAL	• Occupied Properties – Use the 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	• 5% LTV Reduction MIN DSCR 1.0 Lesser of 12 MO Rental History or Market Rents • REFI Only: 12 MO history provided from on-line rental service Evidence of active listing. • Gross rents X 80% ÷ PITIA (Fully Amortizing) Interest Only, Gross rents X 80% ÷ ITIA (Interest Only)	
APPRAISAL REQUIREMENTS					
APPRAISAL	LN AMTS <\$2.0 MM - 1 Full Appraisal LN AMTS ≥\$2.0MM - 2 Full Appraisals	CDA	CDA < 10% of appraised value full second appraisal required		CU CU of 2.5 or less CDA not required.
STATES/CITY					
CITY OF NY	Short Term Rentals are not permitted		TX 50 (a) (6) and (a) (4) Ineligible		

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GENERAL REQUIREMENTS								
MIN DSCR	<1.0 allowed. A DSCR factor is required		0.75		0.80		0.75	
LOAN AMOUNTS	• MIN \$100k • MAX \$3.5MM • <\$150K PUR MAX 70% REFI MAX 65% & MIN DSCR 1.25		• LTV >75% MIN \$200K • LTV ≤ 75% MIN \$125K • MAX \$2.5MM		• MIN \$100K • MAX \$3.0MM • <\$150K MAX 75% LTV • >\$1.5MM MAX 75% LTV • >\$2.0MM MAX 70% LTV and MIN FICO 700		• MIN \$100K • MAX \$2.0MM	
TERMS	FIXED	15 YR, 30 YR, 40 YR	FIXED	15 YR, 30 YR	FIXED	30 YR	FIXED	30 YR
	ARMS	SOFR 5/6, 7/6, 10/6	ARMS	SOFR 5/6, 7/6	ARMS	SOFR 5/6, 7/6	ARMS	N/A
	INTEREST ONLY	FX 30 YR, 40 YR ARM 5/6, 7/6, 10/6 YR	INTEREST ONLY	FX 30 YR, 40 YR ARM 5/6, 7/6	INTEREST ONLY	FX 30 YR, 40 YR ARM 5/6, 7/6	INTEREST ONLY	FX 30 YR
ARM QUALIFYING	The note rate is used to determine the qualifying payment.		The greater of the note rate or the fully indexed rate is used to determine the qualifying payment.		The greater of the note rate or the fully indexed rate is used to determine the qualifying payment.		N/A	
INTEREST ONLY	• MIN 680 FICO, • PUR, R&T MAX LTV/CLTV 75% • C/O MAX LTV/CLTV 70%		MIN DSCR 1.0		• MIN DSCR 1.0, MIN FICO 700, • MAX LN AMT \$3MM • MAX LTV 80%		• MIN 680 FICO, • PUR, R&T MAX LTV 80% • C/O MAX LTV 75%	
ELIGIBLE PROP TYPES	SFD, SFA, 2-4 Units & Condos		SFD, SFA, 2-4 Units & Condos		SFD, SFA, 2-4 Units & Condos		SFD, SFA, 2-4 Units & Condos	
	2-4 Units & Warrantable Condo • PUR MAX LTV/CLTV 75% • REFI MAX LTV/CLTV 70% • 2-4 Units in IL & NY see State Restrictions		Warrantable Condos MAX 75%		Warrantable Condos MAX 80%		2-4 Units • MAX LN AMT \$2.5MM; and • If \$2.5MM 5% LTV reduction; and • MIN FICO 680 Warrantable Condos • Follow SFD LTVs	
	Non-Warrantable Condo & Condotel • PUR MAX LTV/CLTV 75%, • REFI MAX LTV/CLTV 65% & MAX LN AMT. \$1.5MM		Non-Warrantable Condo & Condotels • PUR/R&T MAX 75% • C/O MAX 70%		Non-Warrantable Condo • MAX LTV 75% Condotel • MAX LN AMT \$1.0MM, • MIN LN AMT \$150k • PUR MAX LTV 75%, • REFI MAX LTV 65% • MIN DSCR 1.0		Non-Warrantable Condo • MAX LTV/CLTV 70% Rural – Ineligible	
INELIGIBLE PROP TYPES	Manufactured, Co-ops, Mixed Use		Manufactured, Co-ops, Mixed Use		Manufactured, Co-ops, Mixed Use		Manufactured, Co-ops, Mixed Use, Condotel	
CASH-OUT	MAX C/O Amounts: • LTV/CLTV ≥ 65% - \$500k, • LTV/CLTV <65% \$1MM C/O amounts may be used to meet reserve requirements		MAX C/O Amounts: • LTV/CLTV > 60% - \$500K, • LTV/CLTV ≤ 60% - Unlimited C/O may be used to meet reserve requirements		MAX C/O Amounts: • LTV/CLTV > 65% - \$1.0 MM • LTV/CLTV ≤ 65% - Unlimited C/O may be used to meet reserve requirements		MAX C/O Amounts: • LTV/CLTV ≥ 65% - \$500k, • LTV/CLTV <65% - \$1MM C/O may be used to meet reserve requirements	

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PROPERTIES LISTED FOR SALE	- Must be taken off the market prior to application date. - C/O – Properties listed for sale within 6 MO. Prior to the application 10% LTV reduction required.	- Must be taken off the market prior to the application date. - C/O – Properties listed for sale within 6 MO. Prior to the application 10% LTV reduction required	- Must be taken off the market prior to the application date. - C/O – Properties listed for sale within 6 MO. Prior to the application 10% LTV reduction required	- Must be taken off the market prior to the application date. - C/O – If the property was listed in the 6 MO. Prior to application a 10% LTV reduction is required.
RURAL	- Rural – MAX 5 Acres - PUR MAX LTV/CLTV 75% - REFI MAX LTV/CLTV 70%	- Permitted – MAX 2 acres - MAX LTV 75%, 6 MO. Reserves 0x30x12 housing payment history.	Permitted – MAX 20 acres	- Not permitted - MAX acreage 2 - Property may not be zoned or indicated by appraisal as rural or AG.
FLORIDA CONDOS	- Condo's Greater than 3 stories AND over 30 YRS old; OR 25 YRS old and within 3 miles of the coast - A structural inspection required. - Unacceptable reports - Ineligible	N/A	N/A	N/A
DECLINING VALUES	Appraisal indicated declining market - PUR MAX 75% - REFI MAX 70% - MAX LN AMT \$2MM	Appraiser indicated declining market. 5% LTV Reduction	Appraiser indicated declining market and LTV >65% 5% LTV Reduction	Appraiser indicated declining market. 5% LTV Reduction
VACANT PROPERTIES	Vacant/Unleased Properties: - PUR MAX 75% - REFI MAX 70% - Use market rents established by 1007. Short-Term Rentals do not apply.	Vacant/Unleased Properties - Use rents from 1007 - REFI - Borrower letter of explanation required - REFI & LTV >65% - Acceptable CDA of appraisal required	Vacant/Unleased Properties - PUR only - Use rents from 1007 Short-Term Rentals do not apply.	Vacant/Unleased Properties: - PUR MAX 75% - REFI MAX 70% - Use market rents established by 1007. Short-Term Rentals do not apply.
FIRST TIME INVESTOR	Borrower Experience - Owned/managed 1 INV prop in the past 12 MO Borrowers not meeting the above limitations: 700 MIN FICO - MIN DSCR 1.00 - MIN 36 MO. Seasoning from any credit event - SFR Only - Owns a PR for MIN 1 YR. - Credit event seasoning MIN 36 MO - FTHB – Not permitted 1-Unit only	Borrower Experience - Owned/managed 1 INV prop in the past 12 MO. Borrowers not meeting the above: - MIN 680 FICO - PUR only - MIN DSCR 1.0	Borrower Experience - Owned/managed 1 INV prop in the past 3 YRS for a MIN of 12 MO. Borrowers not meeting the above: - PUR only - MIN DSCR 1.0 - MAX LTV 75% 12 MO. Reserves required 12 MO. verified housing payment history	Borrower Experience - Owned/managed 1 INV prop in the past 12 MO. Borrowers not meeting the above: - Owns a PR for MIN 1 YR - Credit event seasoning MIN 36 MO. - PUR/R&T only - MAX LN AMT \$1.0MM
HOUSING HISTORY	1 X 30 X 12 permitted – MAX allowed for all mortgages reporting on the credit reports.	0 X 30 X 12 for all mortgages reporting on the credit report.	0 X 30 X 12 for all mortgages reporting on the credit report OR 1 X 30 X 12 - for all mortgages reporting on the credit report MAX LTV 75% - Rent Free permitted with a LOE	1 X 30 X 12 permitted – MAX allowed for all mortgages reporting on the credit reports

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CREDIT SCORES	Representative credit score 3 scores – Use the MID score 2 scores – Use the lowest - Use the highest credit score of all borrowers to determine eligibility.	Representative credit score 3 scores – Use the MID score 2 scores – Use the lowest - Use the highest credit score of all borrowers to determine eligibility	Representative credit score 3 scores – Use the MID score 2 scores – Use the lowest - When more than one borrower qualifies for the loan, the qualifying credit score is the lower representative score of all borrowers.	Representative credit score 3 scores – Use the MID score 2 scores – Use the lowest - Use the highest credit score of all borrowers to determine eligibility
TRADELINE REQUIREMENTS	- Borrowers with 3 reporting credit scores the MIN requirements are waived, OR - MIN 2 tradelines with activity in the last 12 MO or 3 tradelines reporting for 12 MO w/recent activity	3 tradelines reporting for last 12 MO. (open or closed w/activity in the past 12 MO.) or 2 reporting for 24 MO w/activity in past 12 MO, or 3 credit scores with 1 tradeline reporting for a MIN of 36 MO, account may be open or closed w/activity in the past 12 MO.	- Borrowers with 3 reporting credit scores the MIN requirements are waived, OR 3 tradelines reporting for last 12 MO. or 2 reporting for 24 MO w/activity in past 12 MO	- Borrowers with 3 reporting credit scores the MIN requirements are waived, OR - MIN 2 tradelines with activity in the last 12 MO or 3 tradelines reporting for 12 MO w/recent activity
CREDIT EVENT SEASONING	- BK 7 & 13 – 36 MO discharge/dismissal date - SS, DIL, FC, Mod, 120+ housing late 36 MO. 24 MO. Permitted, PUR MAX 75% - REFI MAX 70%	- BK 7 & 13 – 36 MO discharge/dismissal date - SS, DIL, FC, Mod, 120+ housing late 36 MO.	- BK 7 & 13 – 36 MO discharge/dismissal date - SS, DIL, FC, Mod, 120+ housing late 36 MO.	- BK 7 & 13 – 36 MO discharge/dismissal date - SS, DIL, FC, Mod, 120+ housing late 36 MO. 24 MO. Permitted, PUR MAX 75% - REFI MAX 70%
RESERVES	Subject property - Loan Amounts: ≤\$1.5MM 6 MO. >\$1.5MM 9 MO.	Subject property – Loan Amounts \$125K - \$500K and ≤70% LTV: 3 MO. or > 70% MIN 6 MO. > \$500K 6 MO.	Subject property – Loan Amounts < \$1MM 3 MO. > \$1.0MM - \$1.5MM 6 MO. >\$1.5MM – 9 MO. - R&T ≤ 65% No MIN required	Subject property - Loan Amounts: ≤\$1.5MM 6 MO. >\$1.5MM 9 MO.
GIFT FUNDS	Permitted - MIN borrower contribution 10% - Funds may not be used to meet reserve requirements	Permitted – MIN borrower contribution 5%	Permitted – MIN borrower contribution 10%	Permitted - MIN borrower contribution 5% - Funds may not be used to meet reserve requirements
BORROWERS	- U.S. Citizens, Perm Res Aliens & Non-Perm Res Aliens - VISA Waivers in lieu of residency documents will not be accepted. - Foreign Nationals not permitted - Foreign Nationals not permitted	- U.S. Citizens, Perm Res Aliens & Non-Perm Res Aliens - Foreign Nationals not permitted	- U.S. Citizens, Perm Res Aliens & Non-Perm Res Aliens - Foreign Nationals not permitted	- U.S. Citizens, Perm Res Aliens & Non-Perm Res Aliens - Foreign Nationals not permitted
ESCROW WAIVERS	- Tax & Insurance waivers permitted when LTV ≤80%, MIN FICO 720, MIN 12 MO. Reserves - Tax & Insurance waivers are NOT permitted on HPML loans - Required Flood insurance must be escrowed	- Tax & Insurance waivers permitted – MIN FICO 700, MIN Reserves 6 MO. (excluding C/O proceeds) LTV/CLTV ≤ 70%, CA ≤ 90% - Tax & Insurance waivers are NOT permitted on HPML loans - Required Flood insurance must be escrowed	- Tax & Insurance waivers permitted when LTV ≤80% - Tax & Insurance waivers are NOT permitted on HPML loans - Required Flood insurance must be escrowed	- Tax & Insurance waivers permitted when LTV ≤80%, MIN FICO 720, MIN 12 MO. Reserves - Tax & Insurance waivers are NOT permitted on HPML loans - Required Flood insurance must be escrowed

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STATE OVERLAYS	CT, FL, IL, NJ, NY – MAX LTV/MAX LN AMT: • PUR 75% • R&T and C/O – 70% • MAX LN AMT - \$2MM • 2-4 Units in State of IL & NY ineligible • Baltimore City, MD • TX – SB 17 - Entities majority owned by, or Individuals who are domiciled and/or citizens of China, Russia, Iran & North Korea ineligible. • AZ – SB 1082 – Any borrower, guarantor, principal who qualifies as a foreign adversary agent tied to China, Iran & North Korea ineligible.	• Baltimore City, MD	• Baltimore City, MD	• Baltimore City, MD • Philadelphia, PA • Newark, NJ