



NONI65

Effective Date
8/29/2022

FICO	Loan Amount	Reserves	Purchase or Rate & Term	Cash-Out
680+	\$2,000,000	None	65%	65%

Products	Margin & Caps	I/O (Y/N)	Final Maturity	Residency	Property Restrictions	Max LTV																																																												
5/6, 7/6 & 10/6 Adjustable Rate (ARM)	4.50	2/1/5	N	30 years	Condotels	Allowed																																																												
					Non-Warrantable Condo	No Restriction																																																												
					Warrantable Condo	No Restriction																																																												
30 & 40 Year Fixed	NA	NA	N	30/40 years	Modular	No Restriction																																																												
Interest Only: 5/6, 7/6 & 10/6 Adj Rate (ARM)	4.50	2/1/5	Y	30 Years	Florida Condo	No Restriction																																																												
Interest Only: 30 Year Fixed	NA	NA	Y	30 Years	Rural Properties	Not Allowed																																																												
Interest Only: 40 Year Fixed	NA	NA	Y	40 Years																																																														
Guidelines Quick Reference																																																																		
ARM Index & Floor	Index: 30 day SOFR Floor = Note Rate			Impounds	Not required																																																													
Qualifying Rate	Note Rate			Appraisal	• No C5 or C6 • 2 appraisals >\$1.5MM																																																													
Qualifying Payment	Full Amortization: PITIA based on note rate IO: Initial ITIA based on note rate				• ARR/CDA req or CU risk score > 2.5																																																													
Assets	Sourced or seasoned 60 days (2 mos most recent bank statements req.)			Min Sq. footage	600 sq feet																																																													
Credit	Mortgage only credit report with FICO required. * FTHB - 2 open and active trade lines seasoned for 24 months are required				Credit Score • Must have 1 valid score; Take the Mid score when all 3 agency scores provided; lower of 2 if only 2; Lowest of all borrowers Representative score																																																													
Cash Out	Business purpose use ONLY			Compliance	• Points & Fees may not exceed 5%																																																													
Prepayment Penalty	* 5% of the amount prepaid			Hard Prepay Only	• 0, 1, 2, 3, 4 & 5 year prepays available • Not allowed in AK, KS, MI, MN, MS, NM, OH & RI; Must buyout PPP																																																													
State Specific	<p>*PA- Loan amounts ≥ \$278,205 can be vested as an Entity or as an Individual</p> <p>*PA- Loan amounts < \$278,205 must be vested in a Corp, LLC, Partnership or Trust & PrePay not allowed, must be bought out</p>																																																																	
	<h2>What is a DSCR Loan? How do you qualify?</h2>																																																																	
	<p>DSCR stands for Debt-Service-Coverage-Ratio. This means your loan is qualified based on the cash flow/ market rents of the How do I qualify? Take your gross rents based off the lesser of market rents or lease agreement / by the PITIA (Full Am) or ITIA (Interest Only)</p>																																																																	
	<p>Interest Only Example: If your DSCR ≥ 1.00 you've got a "NONI".</p>			<p>Full Amortization Example: If your DSCR < 1.00 you still have a loan just at a different price.</p>																																																														
	$\frac{\text{Gross Rents} = \$1500}{\text{ITIA} = \$1500} = 1.00 \text{ DSCR}$			$\frac{\text{Gross Rents} = \$1500}{\text{PITIA} = \$2000} = 0.75 \text{ DSCR}$																																																														
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