



G-Pa Matrix

Effective Date: 03.13.23
Posted: 05.11.2023

12 Month I/O			Stabilized-No DSCR Min		
FICO	Loan Amount	Reserves	Purchase	R/T	Cash-Out
680	\$1,500,000	9 Months	75%	65%	60%
	\$2,000,000		70%	60%	55%
650	\$1,500,000		70%	60%	55%
	\$2,000,000		65%	55%	50%

2+1 (24 Month I/O)			Min DSCR ≥ 1.10		
FICO	Loan Amount	Reserves	Purchase	R/T	Cash-Out
680	\$1,500,000	9 Months	75%	70%	65%
	\$2,000,000		70%	65%	60%
650	\$1,500,000		70%	65%	60%
	\$2,000,000		65%	60%	55%

**2+1 loans have an initial 24 month I/O term with one 12-month extension upon good history and standing with the payment and an additional 1.0% fee

Property Restrictions		Program Parameters	
Non-Warrantable Condo	Not Allowed	Minimum Loan Amount SFR/Condo	\$100,000
Condotel	Not Allowed	Minimum Loan Amount 2-4 Units	\$100,000
Assisted Living/ Nursing Homes	Not Allowed	Maximum Loan Amount	\$2,000,000
Rural Properties	Not Allowed		\$3.5M w/exception
Vacant Properties (Refinance only)	10% LTV Reduction	Origination Charge	2 Points Origination Fee

Geographic Restrictions	
Cities: Baltimore, MD, Hartford, CT, Houston, TX	10% LTV Reduction
** Baltimore, Philadelphia, and Chicago requires at least 1 borrower or guarantor (with min 10% interest) to have at least 3 documented real estate sales, completed rehab, on rental properties or equivalent experience in the past 3 years within that specific city to be eligible	

Quick Guidelines	
Mortgage History	<ul style="list-style-type: none"> Refinance Transactions 0x30x6 120+ lates must be >24 months
BK/FC/SS/DIL/MOD	<ul style="list-style-type: none"> >36 Months – No Restriction
Terms	<ul style="list-style-type: none"> 12 Month I/O (No DSCR required) 24 Month IO w/ 1 year extension possible (DSCR 1.10+ required)
Qualifying Rate	<ul style="list-style-type: none"> Note Rate
Qualifying Payment	<ul style="list-style-type: none"> I/O: Initial ITIA based on note rate
Assets	<ul style="list-style-type: none"> Sourced or seasoned 30 days (1 mos most recent bank statements req.)
Cash-Out	<ul style="list-style-type: none"> Business purpose use ONLY
Impounds	<ul style="list-style-type: none"> Not Required
Appraisal	<ul style="list-style-type: none"> No C5 or C6; 2 Appraisals >\$1.5MM; ARR/CDA req or CU risk score >2.5
Min Sq Footage	<ul style="list-style-type: none"> SFR & Townhome 700 Sq Ft 2-4 Units 500 Sq Ft per Unit Condo 500 Sq Ft
Credit Score	<ul style="list-style-type: none"> Median FICO below 650 (the lower score shall be used in the event



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	<ul style="list-style-type: none"> only two credit scores are obtained) • Credit score and Primary Guarantor shall be used. • Minimum FICO is 650
Tradelines	• No Minimum Tradelines required
Compliance	• Points & Fees man not exceed 5%
Citizenship	• US Citizen, Perm/ Non-Perm Res. Alien/ Foreign Nationals
Foreign Nationals	• Allowed by exception only
Properties Acquired within last 2 years	• Final HUD from purchase is required
Seller Concessions	• Max 6%
Max Acreage	• 2 Acres
Max # if Financed Properties	• Committee Review if over 4
Loan Amounts over \$1,000,000	• A Certificate of Occupancy is required
Gift Funds	• Not Allowed
Non-Arm's Length Transactions	• Not Allowed
First Time Home Buyers	• Eligible
First Time Investor	• Eligible
ACH	• Required on All transactions
LLC's	• All members must be individual
Declining Markets	• Subject to LTV reduction and management review
Prepayment Penalty	
<ul style="list-style-type: none"> • A 6 month prepay will only apply if there is an approved exception on the loan <ul style="list-style-type: none"> • PA- Loan amounts < \$301,022 cannot have a prepayment penalty • PA- Loan amounts < \$301,022 must be vested in a Corp, LLC, Partnership or Trust <ul style="list-style-type: none"> • IL - Loan with a rate ≥ 8% must close in the name of an entity • IL & NJ - Prepayment penalty not allowed if vesting as an individual 	
Eligible States	
AL, AR, AZ, CA, CO, CT, DE, DC, FL, GA, HI, IA, ID, IL*, IN, KS, KY, LA, MA, MD, ME, MI, MN, MO, MS, MT, NC, , NE, NH, NM, NJ, NV, NY, OH, OK, OR, PA*, RI, SC, TN, TX, UT, VA, WA, WI, WV, WY	