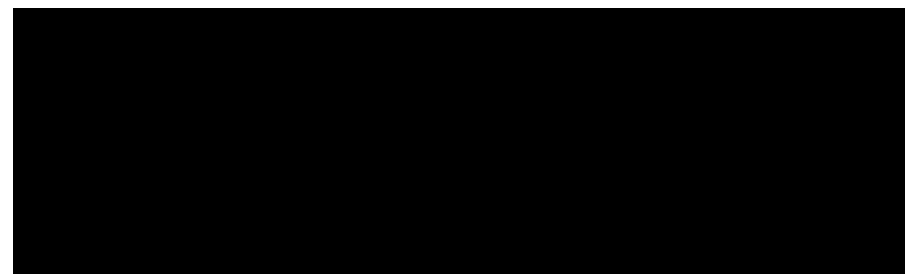




G-Pa Matrix

Effective Date: 03.18.24
Updated 3.22.2024

12 Month I/O			Stabilized- Min DSCR ≥ 1.10		
FICO	Loan Amount	Reserves	Purchase	R/T	Cash-Out
680	\$1,000,000	6 Months	75%	65%	60%
	\$1,500,000		70%	60%	55%
650	\$1,000,000		70%	60%	55%
	\$1,500,000		65%	55%	50%



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	\$1,500,000
Rural Properties	Not Allowed		\$3.5M w/exception
Vacant Properties (Refinance only)	10% LTV Reduction	Originations Charge	2 Points Origination Fee

Geographic Restrictions	
Cities: Baltimore, MD, Hartford, CT, Houston, TX	10% LTV Reduction Borrower must have 3 previous transactions in that specific city
Hawaii	Borrower must have 3 previous transactions on the same island
** 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 (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



G-Pa Matrix

Effective Date: 03.18.24
Updated 3.22.2024

Credit Score	<ul style="list-style-type: none"> Median FICO below 650 (the lower score shall be used in the event only two credit scores are obtained) Credit score and Primary Guarantor shall be used. Minimum FICO is 650
Tradelines	<ul style="list-style-type: none"> No Minimum Tradelines required
Compliance	<ul style="list-style-type: none"> Points & Fees man not exceed 5%
Citizenship	<ul style="list-style-type: none"> US Citizen, Perm/ Non-Perm Res. Alien/ Foreign Nationals
Foreign Nationals	<ul style="list-style-type: none"> Allowed by exception only
Properties Acquired within last 2 years	<ul style="list-style-type: none"> Final HUD from purchase is required
Seller Concessions	<ul style="list-style-type: none"> Max 6%
Max Acreage	<ul style="list-style-type: none"> 2 Acres
Max # if Financed Properties	<ul style="list-style-type: none"> Committee Review if over 4
Loan Amounts over \$1,000,000	<ul style="list-style-type: none"> A Certificate of Occupancy is required
Gift Funds	<ul style="list-style-type: none"> Not Allowed
Non-Arm's Length Transactions	<ul style="list-style-type: none"> Not Allowed
First Time Home Buyers	<ul style="list-style-type: none"> Eligible
First Time Investor	<ul style="list-style-type: none"> Eligible
ACH	<ul style="list-style-type: none"> Required on All transactions
LLC's	<ul style="list-style-type: none"> All members must be individual
Declining Markets	<ul style="list-style-type: none"> Subject to LTV reduction and management review
Reserves	<ul style="list-style-type: none"> 6 months of debt service (I/O) payments based on the max loan amount 3 months additional for any REO in forbearance
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	



G-Pa Matrix

Effective Date: 03.18.24
Updated 3.22.2024

Declining Values

MSA 1	MSA 2	MSA 3	
Single Family: \$80 K "As Is" and >\$100 K "ARV" 2-4 Family: \$40 K "As Is" and \$50 K peMSA1r unit ARV	Single Family: \$120 K "As Is" and >\$150 K "ARV" 2-4 Family: \$50 K "As Is" and \$75 K per unit ARV	Single Family: \$140 K "As Is" and >\$175 K "ARV" 2-4 Family: \$50 K "As Is" and \$87.5 K per unit ARV	Not Permitted
Los Angeles	Atlanta	Baltimore	Alaska
Memphis	Cleveland	Chicago/Gary	North Dakota
Miami	New Haven	Detroit/Flint	South Dakota
New Orleans	New Jersey (All Other)	Newark/ Paterson/ Trenton	U.S. Territories
Oakland	Philadelphia	Camden and Adjacent Suburbs	
St. Louis			

Property Condition Reviewers

Level 1
**Project Feasibility, &
Fund Control**
CFSI Loan Management
KOW Building Consultants
Land Gorilla
Trinity

Level 2
**Project Feasibility &
Fund Control**
Partners ESI
Granite
Hillman Consulting
AEI Consultants
EMJ Construction (Tri-State, DC)