



RiseTPO.com

Effective Date: 08/18/25 | Revised: 08/18/25

# RISE TPO Jumbo EDGE^ Matrix

Eligibility Matrix						Loan Programs							
Occupancy	Property	Loan Amount	Purchase, Rate/Term Refi					Cash-out Refi					
			Max LTV/CLTV to FICO					Max LTV/CLTV to FICO					
			740+	720+	700+	680+	660+	740+	720+	700+	680+	660+	
Primary Residence	SFR/2-4 Unit/PUD/Condo	\$ 2,000,000	89.99% <sup>1</sup>	89.99% <sup>1</sup>	89.99% <sup>1</sup>	89.99% <sup>1</sup>	80%	80%	80%	80%			
		\$ 2,500,000	80%	80%			80%						
		\$ 3,000,000	80%										
Second Home	SFR/2-4 Unit/PUD/Condo	\$ 2,000,000	89.99% <sup>1</sup>	89.99% <sup>1</sup>	89.99% <sup>1</sup>	89.99% <sup>1</sup>	80%	75%	75%	75%			
		\$ 2,500,000	80%	80%			75%						
		\$ 3,000,000	80%										
Investment <sup>2</sup>	SFR/2-4 Unit/PUD/Condo	\$ 1,000,000	80%	80%	80%	80%	70%	75%	75%	75%	75%		
		\$ 2,000,000	80%	80%	80%	80%	70%	75%	75%	70%	70%		
		\$ 2,500,000	75%	75%									
			Interest Only (Fixed Rate)										
			760+	740+	720+	700+	680+						
Primary Residence/ Second Home	SFR/2-4 Unit/PUD/Condo	\$ 1,000,000	80%	80%	75%	75%							
		\$ 2,000,000	75%	75%	75%								
		\$ 3,000,000	75%										

  

ARM Information	
<b>Fixed Rate Period</b>	10 years
<b>Index</b>	30 day average SOFR
<b>Lookback Period</b>	45 days
<b>Floor</b>	Subject to minimum margin and caps
<b>Margin</b>	2.75%
<b>Caps</b>	5%: Initial Cap (max increase or decrease) 1%: Subsequent Cap (max periodic increase or decrease) 5%: Lifetime Cap (max increase in interest rate over the life of loan)
<b>Fully Indexed Rate</b>	Sum of the index & margin rounded to the nearest .125
<b>Qualifying Rate</b>	Greater of fully indexed rate or Note rate

  

Product Restrictions (Not Permitted)		
<b>Borrowers</b>		
<ul style="list-style-type: none"> <li>Blind Trusts</li> <li>Foreign Nationals</li> <li>Guardianships</li> <li>Irrevocable Trusts</li> <li>ITIN</li> <li>Land Trusts</li> </ul>	<ul style="list-style-type: none"> <li>Less than 18 years old</li> <li>LLCs, LLPs, Corporations</li> <li>Life estates</li> <li>Party to a lawsuit</li> </ul>	<ul style="list-style-type: none"> <li>Real Estate Trusts</li> <li>Qualified Personal Residence Trusts</li> <li>With diplomatic immunity</li> <li>Without a social security number</li> </ul>
<b>Transactions</b>		
<ul style="list-style-type: none"> <li>1031 exchange on owner occupied 2-4 unit property</li> <li>Bridge loans</li> <li>Builder/Seller bailout</li> <li>Escrow holdbacks</li> <li>Foreclosure bailout</li> <li>Illinois Land Trust</li> </ul>	<ul style="list-style-type: none"> <li>Income produced, or in relation to, cannabis, hemp</li> <li>Model home leaseback</li> <li>Multiple property payment skimming</li> <li>Non-QM loans</li> </ul>	<ul style="list-style-type: none"> <li>Refinancing of a subsidized loan</li> <li>Reverse 1031 exchange</li> <li>Section 32 or High Cost loan</li> <li>Single closing construction to perm financing</li> <li>Straw borrowers</li> </ul>
<b>Property Types</b>		
<ul style="list-style-type: none"> <li>Agricultural zoned properties</li> <li>Assisted living facilities</li> <li>Bed and Breakfast</li> <li>Boarding house</li> <li>Container homes</li> <li>Commercial</li> <li>Condo hotels and condotels</li> <li>Condominium conversions</li> <li>Co-Ops</li> <li>Domes or geodesic domes</li> <li>Dwelling w/more than 4 units</li> <li>Earth or Berm homes</li> <li>Factory built housing</li> <li>Hawaii properties in lava zones 1 or 2</li> <li>Homes on Native American lands</li> </ul>	<ul style="list-style-type: none"> <li>Hotel or motel conversions</li> <li>Houseboats</li> <li>Hobby farms, ranches or orchards</li> <li>Illinois Land Trust</li> <li>Income producing properties</li> <li>Leasehold properties</li> <li>Log homes</li> <li>Manufactured or mobile homes</li> <li>Mixed use</li> <li>Non-warrantable Condos</li> <li>Projects that offer unit rentals daily, weekly or monthly</li> </ul>	<ul style="list-style-type: none"> <li>Properties &gt; 25 acres</li> <li>Property not accessible by roads</li> <li>Properties not suitable for year-round occupancy</li> <li>Properties with deed or resale restrictions</li> <li>Properties with PACE obligations</li> <li>Properties with UCC filings</li> <li>Row Homes in Baltimore City, MD</li> <li>Rural properties</li> <li>Unique properties</li> <li>Vacant land or land development properties</li> </ul>

  

Details	
Appraisal	≤ \$1.5MM: 1 appsl   > \$1.5MM: 2 appsls
Cash out Proceeds	No max cash out limits
Compliance	<ul style="list-style-type: none"> <li>Must be QM, Safe Harbor and Rebuttable Presumption permitted</li> <li>Higher Priced Mortgage Loans (HPML) allowed, must comply with all applicable regulatory requirements</li> <li>State and Federal High-Cost loans ineligible</li> </ul>
Credit Event (BK,SS,FC,DIL)	<ul style="list-style-type: none"> <li>7 yrs seasoning required</li> <li>Multiple events not allowed</li> </ul>
Credit Event (Forbearance)	Must have exited, not in a repayment plan, current and made 6 timely payments
Credit Scores	2 scores required • Lowest middle is decision score
Credit Tradelines	Follow AUS
DTI	<ul style="list-style-type: none"> <li>Fixed &amp; ARM: Determined by AUS up to max 45%</li> <li>Interest Only: Determined by AUS up to max 43%</li> </ul>
Eligible Borrowers	US Citizens   Permanent Resident Aliens   Non-Permanent Resident Aliens   First Time Homebuyers   Non-occ co-borrowers Refer to guidelines for eligibility requirements
First Time Homebuyer	Follow AUS
Geographic Restrictions	US Territories and Texas 50(a)(6) and (f)(2) Transactions ineligible
Housing History	Mortgage/Rent: 0x30x12
Income and Employment	<ul style="list-style-type: none"> <li>Follow respective AUS, additional documentation may be required • Tax transcripts required</li> <li>Other income: Follow respective AUS</li> </ul>
Interested Party Contributions	Follow AUS
Max Financed Properties	Follow AUS
Minimum Loan Amount	\$1 above conforming loan limit
Property Type	SFR, 1-4 Units, PUD, Condo
Seasoning	Follow AUS
Refinance - Cash-out	Follow AUS
Refinance - Delayed Financing	Eligible, property must have been purchased for cash within 180 days of application date
Refinance - Rate/Term	Follow AUS
Reserves	<ul style="list-style-type: none"> <li>Up to \$2.0MM follow AUS</li> <li>Primary &amp; 2nd Home Purch and R&amp;T refi - &gt; \$2.0MM - ≤ \$2.5MM: &gt; 12 mos or AUS   &gt; \$2.5MM - ≤ \$3.0MM: &gt; 18 mos or AUS</li> <li>Primary &amp; 2nd Home Cash-out refi - &gt; \$2.0MM: &gt; 18 mos or AUS</li> <li>Investment Properties - &gt; \$2.0MM: &gt; 12 mos or AUS</li> <li>Interest Only - &gt; \$2.0MM: &gt; 24 mos or AUS</li> <li>*Business funds &amp; gift funds ineligible*</li> </ul>
Secondary Financing	Permitted up to max LTV/CLTV
Temporary Buydowns	Ineligible
Underwriting	<ul style="list-style-type: none"> <li>DU Approve or LPA Accept recommendation required</li> <li>Must meet all requirements of DU/LPA approval &amp; applicable FNMA/FHLMC underwriting guidelines, only one guideline series allowed</li> <li>Where silent, defer respective Agency guidelines for requirements</li> </ul>

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