Rise TPO Full Doc, Alt Doc & DSCR Closed End Second Matrix

Concurrent Close & Standalone Eligibility Matrix ⁴											Loan Programs							
Cash-Out Refi Purchase, Rate/Term & Cash-Out Refi																		
	Occupancy	Dronout 2,3	Select Full Doc ⁴			ore Full	Doc	, nate/ 16	& Cas		it Doc & D	SCR			. 10	-Year Fixed (:	120 Months)	
	Occupancy	Property ^{2,3}	FICO to Max CLTV ¹			to Max					O to Max			Fixed		-Year Fixed (
Loan Amount \$ 350,000			720+ 700+ 680+ 80% 80% 75%	740+ 85%	720 +	700+ 85%		660+ 75%	740+ 85%	720+ 85%	700+ 80%	680+ 75%	660+ 70%	Fully Amortized	• 30	-Year Fixed (360 Months)	
\$ 500,000 \$ 750,000	Primary Residence	SFR/PUD/ 2-4 Unit/Condo	75% 70%	80%	80%	80%	75%	70%	75%	70%	70%	65%	60%					
\$ 350,000	Investment ⁵	SFR/PUD/ 2-4 Unit/Condo	70%	80%	80%	80%	75%	70%	75%	75%	70%	65%	60%		Program Codes	& Descripti	ions	
\$ 500,000 \$ 350,000				75% 80%	75% 80%	70% 80%	65% 75%	60% 60%	65% 75%	65% 75%	60% 70%	55% 65%	50% 60%		r rogram coucs	a Descript	0113	
\$ 500,000	Second Home	SFR/PUD/Condo		70%	70%	70%	65%	60%	65%	65%	60%	55%	50%	Select Full Doc, Core			DSCR	
¹ 5% CLTV reduction for d ² 75% max CLTV ≤ \$500,0		> \$500,000 on 2-4 Unit								Non-QM/TRID – 30 Yr Fixed – Concurrent Non-QM/Business – 30 Yr Fixed – Concurrent Non-QM/TRID – 30 Yr Fixed – Standalone Non-QM/Business – 30 Yr Fixed – Standalone								
32-4 Unit ineligible on Sel	elect Full Doc	t Full Doc, concurrent transaction ineligible											Non-QM/TRID = 20 Yr Fix	Non-QM/TRID – 20 Yr Fixed – Concurrent Non-QM/Business – 20 Yr Fixed – Concurrent Non-QM/Business – 20 Yr Fixed – Standalone Non-QM/Business – 20 Yr Fixed – Standalone				
): All properties located in Essex County, NJ and Baltimore City, MD (and it's neighborhoods) are ineligible											Non-QM/TRID = 10 YF Fixed = Standalone Non-QM/TRID = 10 YF Fixed = Concurrent Non-QM/TRID = 10 YF Fixed = Concurrent Non-QM/Business = 10 YF Fixed = Standalone Non-QM/Business = 10 YF Fixed = Standalone					
Details		Concurrent Close Standalone Close										1/Business – 10 Yr Fixed – Standalone						
Max LTV/CLTV/HCLTV Property Type			More restrictive of 1st lien program or Eligibility Matrix Refer to Eligibility Matrix 2-4 Unit - 75% max CLTV < \$500,000 & 65% max CLTV > \$500,000 (Second Home and Select Full Doc ineligible)										Product Features					
CLTV Restrictions			able & non-warrantable) - 759	6 max CLTV,	All FL Co	ndos: Pu	urchase & R					nax CLTV		• Fixed	I term loan			
Income Ty	vpes	Full Doc - Select and Core Alt Doc - Bank Statements, P&L w/3 mos Bank Stmt, One Yr Self-Employment, 1099, WVOE only, Asset Utilization									Fully disbursed at closing, no draw feature Closed End Second Eligible as 2nd lien only							
nicome types					• [OSCR		,,		,				(CES) • Must subordinate to OCMBC 1st mortgage when concurrent close • Qualifying rate is note rate • Qualifying payment is fully amortized payment				
Alt Doc - One Yr SE, WVOE, 1099					5% CLTV													
ITIN DACA				75% n	nax CLTV	(Select i	neligible) neligible)											
Foreign National			700 min FICO, 70% max CLTV (Select ineligible)									Product Restrictions (Not Permitted)						
Eligible 1st Minimum Loar		Refer to Product Re	estrictions 1st Liens - Concur	rent Close	\$7	5,000	Refer t	o Product I	Restrictions	1st Lier	s - Standalı	one Close		-	Borrov	wers		
		\$2.0MM-1 > 9.00/ 0.50/	\$75,000								CLTV	Blind Trusts	• Land		Non-Permanent Resident			
Max Combined Liens		\$2.0MM:>80% -85% CLTV \$2.5MM:> >70% -80% CLTV \$3.5MM:>60% -70% CLTV \$5.0MM:>50% -60% CLTV No max limit: ≤50% CLTV Combined loans amounts over \$2.5MM: Primary Residences only, min 700 FICO required								CLIV	 Foreign Nationals (Select o Irrevocable Trusts 	nly) • Less t old	han 18 years	Aliens (Select only) • Party to a lawsuit				
			All existing subordinate/junior liens (except solar liens/leases/UCC filings) must be satisfied									ITIN (Select only)	• Life e	states	With diplomatic immunity			
DTI			tive of 1st lien requirement or tive of 1st lien requirement or						• ≤ 80%: 50 • > 80%: 45						Transac	tions		
Full Doc - S	Select					d: 2 yrs	personal an					transcripts	s					
Full Doc - (Wage Earners: Paystub, 2 yrs W-2s, W-2 transcripts Self-Employed: 2 yrs personal and business (if applicable) tax returns, tax transcripts Wage Earners: Paystub, 1- 2 yrs W-2s, W-2 transcripts Self-Employed: 1-2 yrs personal and business (if applicable) tax returns, tax transcripts 									pts	Assumable loans Community Seconds		Escrow holdbacks High Cost Loans Income produced by short term rentals (excludes DSCR) Lien free properties or in relation to, cannabis, hemp The components of				
Alt Doc - Bank Si Alt Doc - P&L + 3		• 12 months personal • 12 months business • Self-Employed only										 Concurrent close with a len 	der • Incom					
Alt Doc - One Year S		 3+ months business + P&L statement • Self-Employed only 12 months banks statements and prior year W2 • Self-Employed only 											other than OCMBC					
Alt Doc - W							arner only											
Alt Doc -1099 • 1099(s) only source of income Alt Doc -Asset Utilization • Amortized liquid assets for income - May be all income or blended w/other income • 100% Utilization (w/out DTI)											1st Liens - Con	current Close						
DSCR	ł		of 1st lien requirement or ≥ 1				,			0 DSCR	, ,							
Vacant/Unlease					Ineligible									First lien with lender other OCMBC	than • FHA, \ mortg	/A or USDA		
STR (DSCR) Credit Event (BK,SS,FC,DIL)		• 5% CLTV reduction • Experienced investors only, must also have ≥ 12 mos STR rental history in last 3 years • 48 months (Core Full Doc, Alt Doc & DSCR only (Select ineligible) 84 months - Select Full Doc 48 months - Core Full Doc, Alt Doc & DSCR										DSCR	Agency and Non-Agency fix	ed • High-I	TV Refinance	V Refinance Mortgage Insurance Option ne • HomeStyle		
		Multiple credit events not allowed										rate and ARMs with initial fixed term < 5 years	Home Home					
Housing Hi	istory	0 X 30 X 12 (Core Full Doc, Alt Doc & DSCR only (Select ineligible) 0x30x24 - Select Full Doc 0 X 30 X 12 - Core Full Doc, Alt Doc & DSCR																
Cash-Out & Se	easoning	 • Max cash-out cannot exceed second lien amount (includes both 1st and 2nd loan proceeds on concurrent close refinance) • Select only - No more than 1 cash-out refinance w/in last 12 mos, max of 2 allowed with ≤ 75% CLTV on current transaction 										1st Liens - Standalone Close						
First Lien Sea	asoning	Seasoning not required Seasoning not required 6 mos seasoning required on existing first mortgage																
Recently Listed Properties		Properties listed for sale ≤ 6 mos ineligible (refis only)									All Affordable Purch, Refi & DPA Programs (HomeStyle, FHA, Refi loans		iteralized	Private Mortgages				
Appraisal								50,000: AVM w/≥ .90 Score & FSD ≤ .10 & PCR w/acceptable findings,						Now, HomeReady, etc.)	Home equ	Renovation loans e equity line of		
		w/acceptable findings, exterior-only appraisal or full appraisal allowed (DSCR_Condoc_FEMA_declared_areas_require_full_appraisal)								 ARMs (Select only) Balloon notes or features 	credit (HE • Land Trust	OC) (RTL)						
		Systance areas require full appraisal y Systance areas required Systance areas required Systance areas required Transferred appraisal required									Construction loans	Loans in for	Reverse mortgages					
		Transferred appraisals allowed (Select ineligible) NOTE: HPML loans required a full appraisal regardless of loan amount NOTE: HPML loans required a full appraisal regardless of loan amount									mount							
Secondary Va	aluation	Required on all appraisals, acceptable secondary valuation product options:												Property	Types			
			 AVM w/ ≥ .90 Score & FSD ≤ oints and fees not to exceed th 											1.54.77,77				
Compliance			Higher Priced Mortgage Loan	s (HPML) all	owed, m	ust com	ply with all	applicable	regulatory	requirem		noweu		2-4 Units properties (Select		Hotel or motel conversions Houseboats Properties not accessible by roads Properties not suitable for		
			DSCR Business	Purpose Loa	Fixed:			A Restriction	ns & Rules					 Agricultural zoned propertie Barndominiums 	 Houseboar 			
Qualifying Payme	ent - Sr Liens		• A		er of fully	y indexe	d rate or No							 Bed and Breakfast Boarding houses 	 Leasehold Log homes 			
Reserves		Follow 1	est lien program requirements	I/O: Fully a	mort pay		ver term aft ie, unless sp		oted as ren	uired w/	in guideline	es (e.g. FTF	HB, etc.)	Churches Commercial and mixed-use	Manufacti	anufactured or Properties w/private transfer bille homes fees		
Title			tle policy covering both liens					250,000: O	& E Proper	ty Repor	or Full Titl		7	 Condo hotels and condotels 	Non-warra	intable	 Properties w/zoning violations 	
-							F-II. 1		\$250,000:					Container homes Co-Ops	condos (Se • Projects th		Row Homes in Baltimore City, MD Rural properties	
Underwriting • More restrictive of 1st lien requirements or product guidelines Follow Select, Core Full Doc, Alt Doc. Additional Product Details								. рос & D	эск progra	ını guldelin	ies		Deed Restricted properties age- unit rentals daily, Solar Panels the second control of the second con					
Additional Product Details US Citizens Permanent Resident Aliens - Select, Core Full Doc, Alt Doc & DSCR											except DSCR • Pro		s >25 acres • Stilt homes					
		Non-Permanent Resident Aliens ITIN Foreign Nationals First time Homebuyers - Core Full Doc, Alt Doc & DSCR only (Select ineligible)										nd local	 Domes or geodesic domes Dwelling w/more than 4 un 	its individual	als room • Vacant land or land			
Eligible Borrowers		separation (Purchases exclude	Select Full Doc - All borrowers on 1st lien note must be on new loan and on title at application with exceptions allowed for death of borrower, divorce and legal separation (Purchases excluded)											 Fractional ownership Hawaii properties in lava 	leases (Sir Occupano			
			Core Full Doc, Alt Doc & DSCR - At least one borrower on 1st lien note must be on new loan and on title at application. Any additional borrowers on new loan must be on title at application. (Purchases excluded)												zones 1 or 2 PadSplits, etc.)			
Geographic Restriction	ins			TX. WV										DSCR - Experienced/Inexperienced Investor				
			states ineligible: MI, NJ, NY, TN, TX, WV															
General Property Requ	uirements	SFR: 700 min sq ft Condo: 500 min sq ft 2-4 Unit: 400 min sq ft 10 acres max -Select only, 25 acres max - Core Full Doc, Alt Doc & DSCR										•Inexperienced Investor: Borrowers without						
Licensing		Full Doc/Alt Doc loans: May only be originated by a Broker and/or MLO that is licensed in the state where the subject property is located									• Experienced Investor: Bor			history of owning & managing NOO occupied income-producing investment RE for ≥ 1 yr w/in				
		SSCR (Business Purpose) loans: Refer to DSCR/Business Purpose State Licensing Requirements								owning & managing NOO inc investment RE for ≥ 1 year wi			the last 3 yrs					
Payment Shock			ombined payment not to exceed 200% of current housing payment, waived when DTI is ≤ 36%											Allowed with the following:				
Residual Income		Min \$2,500 required, waived when DTI is ≤ 36%								 Only 1 borrower has to med Investor definition 	et tile Experienced	80% Ma	80% Max CLTV 0x30x12 housing history (VOM/VOR) Min 3 mos. reserves, cash out					
										cannot be used STR ineligible								
																1		