

## Select NonQM and Core NonQM

### Income Types:

**Full Doc** - 12, 24 months | **Alt Doc** - 1099, WVOE, Asset Utilization, Bank Statements, P&L w/3 mos Bank Stmt, P&L Only, One Yr Self-Employment, Assets as Blended Income  
*\*Investment and Non-TRID (Business Purpose): All subject properties located in Baltimore City, MD (and it's neighborhoods) are temporarily suspended\**

Select NonQM					Core NonQM				
FICO to Max LTV/CLTV					FICO to Max LTV/CLTV				
Loan Amount	Credit Score	Purchase	Rate/Term	Cash-Out	Loan Amount	Credit Score	Purchase	Rate/Term	Cash-Out
\$ 1,000,000	700+	85%	80%	75%	\$ 1,000,000	700+	90%	85%	80%
	680+	80%	80%	75%		680+	85%	85%	80%
	600+					600+	80%	80%	75%
\$ 1,500,000	720+	85%	80%	75%	\$ 1,500,000	720+	90%	85%	80%
	700+	80%	80%	75%		700+	90%	85%	80%
	680+	75%	75%	70%		680+	85%	85%	80%
	640+					640+	80%	80%	75%
\$ 2,000,000	740+	85%	80%	75%	\$ 2,000,000	740+	85%	85%	80%
	720+	80%	80%	75%		720+	85%	85%	80%
	700+	75%	75%	70%		700+	85%	85%	80%
	680+	75%	75%	70%		680+	80%	80%	75%
\$ 2,500,000	740+	80%	80%	75%	\$ 2,500,000	740+	80%	80%	75%
	720+	75%	75%	70%		720+	80%	80%	75%
	700+	75%	75%	70%		700+	80%	80%	75%
	680+	65%	65%	60%		680+	75%	75%	70%
	660+					660+	70%	70%	65%
\$ 3,000,000	720+	75%	75%	70%	\$ 3,000,000	720+	80%	80%	75%
	700+	65%	65%	60%		700+	75%	75%	70%
	680+	60%	60%	55%		680+	70%	70%	65%
	660+					660+	60%	60%	55%
> \$3,000,000	See Guides for Appraisal & Credit Overlay				\$ 3,500,000	740+	75%	75%	65%
				720+		70%	70%	65%	
				680+		60%	60%	55%	
					\$ 4,000,000	660+	50%	50%	45%
				740+		65%	65%	60%	
				720+		60%	60%	55%	
					700+	50%	50%	45%	

## LOAN PROGRAMS

- Fixed**  
 • 15-Year Fixed • 30-Year Fixed • 40-Year Fixed  
 • Nonstandard Terms Available

- Fully Amortized ARM**  
 • 5/6 SOFR (2/1/5 Cap) with 30-Yr & 40-Yr terms  
 • 7/6 SOFR (5/1/5 Cap) with 30-Yr & 40-Yr terms  
 • Not Available on Select Non-QM

- Interest Only (IO)**  
 • 30-Year Fixed IO (120 mos, IO + 240 mos Amortization)  
 • 40-Year Fixed IO (120 mos, IO + 360 mos Amortization)  
 • 30-Year 5/6 ARM IO (2/1/5 Cap) • 30-Year 7/6 ARM IO (5/1/5 Cap)  
 • Not Available on Select Non-QM

### Additional Criteria

	Select NonQM	Core NonQM
<b>Max LTV</b>	Non-Owner Occupied - 75% 2nd Home - 75% Condo - 85% (FL Condo - 75%) Condo Non-Warrantable - NA (FL Condo - NA) 2 Unit - 80%   3-4 Unit - 75% Rural - NA	Non-Owner Occupied - 85% 2nd Home - 85% Warrantable Condo - 90%   High Rise Condo - 85%   FL Condo - 75% Non-Warrantable Condo - 75%   FL NW Condo - 65% 2 Unit - 85%   3-4 Unit - 80% Rural - 70%
<b>Min Loan Amount</b>	\$150,000	\$125,000
<b>Interest Only (IO)</b>	Not Allowed	• 640 min FICO • 80% max LTV • Reserves based on IO payment
<b>Housing History</b>	0 x 30 x 24 Rent free not allowed	0 x 30 x 12 1 x 30 x 12: 5% LTV reduction, > \$2.5M: 10% LTV reduction, \$3.5M max LA 1 x 60 x 12 (must be 0 x 60 in most recent 6): 10% LTV reduction, > \$2.5M: 15% LTV reduction, \$3.0M max LA 1 x 30 x 6: 10% LTV reduction, > \$2.5M: 20% LTV reduction
<b>Credit Event (BK/SS/FC/DIL/CCC)</b>	> 48 Months Multiple unrelated credit events not allowed	> 36 Months (12 mos seasoning on discharged BK 13 or CCC w/pay history allowed) > 24 Months - 10% LTV reduction, \$3.5 max LA (discharged BK 13 or CCC w/pay history allowed) > 12 Months - 15% LTV reduction, \$3.0 max LA (discharged BK 13 or CCC allowed)
<b>DTI</b>	45% max	• 50% max, 45% max if > 85% LTV (50-55% allowed w/restrictions, see product details below)
<b>P&amp;L Only</b>	Not Allowed	• 80% max LTV • 660 min FICO • \$2.5M max LA • 1 x 30 x 12 allowed • 36 mos credit event seasoning • FTHB and transferred appraisals ineligible • See Profit & Loss income in 'Additional Product Details' for additional criteria
<b>One Year Self-Employed</b>	Not Allowed	• 80% max LTV • 75% max LTV - C/O • 660 min FICO • Income - Bank Statement only • 1 x 30 x 12 allowed
<b>Asset Utilization</b>	Not Allowed	• 80% max LTV • 75% max LTV - C/O • \$2.0M max LA • 1 x 60 x 12 allowed
<b>1099 Only</b>	Not Allowed	• \$3.0M max LA • 2 mos recent Bank Stmt • 1 x 60 x 12 allowed
<b>WVOE Only</b>	Not Allowed	• 620 min FICO • 80% Max LTV • 70% max LTV - C/O & FTHB • 0 x 30 x 12
<b>ITIN</b>	Not Allowed	• 660 min FICO • 85% max LTV • 80% max LTV - NOO • 65% max LTV - C/O • > 80% LTV - \$1.0M max LA • \$1.5M max LA • Full Doc & 12 mos Bank Stmt only • 0 x 30 x 12
<b>Foreign National</b>	Not Allowed	Not Allowed
<b>DACA</b>	Not Allowed	• 85% max LTV • 75% max LTV - C/O • 0 x 30 x 12
<b>Reserves</b>	• 6 months min, cash-out cannot be utilized • > \$2.0M LA: 6 mos, cash-out cannot be utilized • > \$3.0M LA: 12 mos, cash-out cannot be utilized 2 mos for each addn'l financed property (based on subject property PITIA)	<b>Owner Occupied &amp; 2nd Home:</b> ≤ 75% LTV = no reserves, > 75% LTV = 3 mos   Pur & R/T: > 80% LTV = 6 mos, 3 mos w/0x30x12 <b>Non Owner Occupied:</b> ≤ 70% LTV = no reserves, > 70% LTV = 3 mos   Pur & R/T: > 80% LTV = 6 mos, 3 mos w/0x30x12 <b>All Occupancies:</b> • > \$2.0M LA = 6 mos • > \$3.0M LA = 12 mos, 2 mos for each addn'l financed property (based on subject property PITIA) * Additional 3 mos required with 1 x 60 x 12*  Cash-out may be utilized

## NonQM Product Details

<p><b>Appraisals</b></p> <ul style="list-style-type: none"> <li>• &lt; \$1,500,000 LA:             <ul style="list-style-type: none"> <li>1 appraisal required &amp; CU ≤ 2.5: No add'l requirements  </li> <li>1 appraisal required &amp; CU &gt; 2.5 or no score: ARR or CCA required, 10% variance allowed</li> </ul> </li> <li>• &gt; \$1,500,000 &amp; ≤ \$2,000,000 LA:             <ul style="list-style-type: none"> <li>1 appraisal if completed by Preferred AMC, ARR or CCA required  </li> <li>2 appraisals required if 1st appraisal NOT completed by Preferred AMC  </li> <li>2nd Appraisal must be from the Preferred AMC</li> </ul> </li> <li>• &gt; \$2,000,000 LA:             <ul style="list-style-type: none"> <li>2 appraisals, 1st appraisal must be from Preferred AMC</li> <li>2nd appraisal can be from Approved AMC</li> </ul> </li> </ul>	<p><b>Cash In Hand Limits</b></p> <ul style="list-style-type: none"> <li>• ≤ 65% LTV: \$1.5M max cash in hand</li> <li>• &gt; 65% - ≤ 75% LTV &amp; ≥ 700 FICO: \$1.5M max cash in hand</li> <li>• &gt; 65% - ≤ 75% LTV &amp; &lt; 700 FICO: \$1.0M max cash in hand</li> <li>• &gt; 75% LTV: \$500k max cash in hand</li> </ul>
---	--

<p><b>Standard Tradeline Requirements</b></p> <ul style="list-style-type: none"> <li>• 3 tradelines reporting 12 months with activity in last 12 months, or</li> <li>• 2 tradelines reporting for 24 months with activity in last 12 months, or</li> <li>• 1 revolving tradeline reporting for 60 months with activity in the last 12 months, or</li> <li>• 1 installment tradeline reporting for 36 months with activity in the last 12 months</li> </ul> <p><b>TRID</b></p> <ul style="list-style-type: none"> <li>• If primary wage earner has 3 credit scores reporting, the minimum standard tradeline requirement is met</li> <li>• If primary wage earner has less than 3 credit scores, each borrower must meet the minimum standard tradeline requirements</li> </ul> <p><b>Non-TRID Business Purpose</b></p> <ul style="list-style-type: none"> <li>• If each borrower has 3 credit scores, minimum standard tradeline requirement is met*</li> <li>• Any borrower with less than 3 credit scores must independently meet standard tradeline requirement</li> <li>• Closing in an entity - if member with highest percentage of ownership has 3 credit scores, minimum standard tradeline requirement is met. If all members have equal ownership shares each borrower evaluated individually.</li> <li>*Not available for ITINs, must independently meet tradelines requirements</li> </ul> <p><b>NOTE:</b> If borrower's credit scores primarily is based on thin credit—such as authorized user accounts, self-reported accounts, or recently opened accounts with limited activity—must still meet one of the minimum standard tradeline requirements</p> <p><b>Limited Tradelines:</b> If standard tradelines are not met and borrower has a valid credit score: 80% max LTV - Primary and Second Homes, 70% max LTV - Investment Not available on Select Non-QM   ITIN - See ITIN Guides</p>	<p><b>NonQM Professional: +25 bps Pricing Improvement for Qualified Loans</b></p> <p><b>Features:</b></p> <ul style="list-style-type: none"> <li>• Primary Residence only</li> <li>• Purchase, Rate/Term and Cash-Out Refinance allowed</li> <li>• 680 min FICO</li> <li>• Borrower must be currently practicing full-time in their profession</li> <li>• Copy of active license and/or degree required, see below for details</li> </ul> <p><b>Eligibility:</b></p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p><b>Doctors:</b></p> <p>At least 1 borrower is required to have an active license in one of the eligible fields below and must be actively practicing in that profession:</p> <ul style="list-style-type: none"> <li>• Medical Doctor (MD)</li> <li>• Medical Fellows</li> <li>• Medical Resident (Educational License)</li> <li>• Doctor of Dental Medicine (DMD)</li> <li>• Doctor of Dental Surgery (DDS)</li> <li>• Doctor of Ophthalmology (MD)</li> <li>• Doctor of Optometry (OD)</li> <li>• Doctor of Osteopathy (DO)</li> <li>• Doctor of Pharmacy (PharmD)</li> <li>• Doctor of Podiatric Medicine (DPM)</li> <li>• Doctor of Veterinary Medicine (DVM)</li> </ul> </div> <div style="width: 45%;"> <p><b>Professionals:</b></p> <p>At least 1 borrower must possess a postgraduate degree in one of the following fields and have at least 2 years of current employment in that discipline:</p> <ul style="list-style-type: none"> <li>• Accounting</li> <li>• Architecture</li> <li>• Engineering</li> <li>• Finance</li> <li>• Legal</li> </ul> </div> </div>
--	---

Additional Product Details	
<b>50.01% - 55% DTI</b>	Full doc   6 months reserves   80% max LTV   660 min FICO   Primary only   Purchase only   \$1.5M max LA
<b>Debt Consolidation</b>	Follows R/T Refi LTV w/80% max LTV, Owner Occupied only (5k max cash in hand)
<b>Declining Markets</b>	> 70% LTV: Areas designated declining value on the appraisal will take a 5% LTV reduction from program max LTV
<b>Delayed Financing</b>	≤ \$1.5M LA: follow program max   > \$1.5M LA: 70% max LTV/CLTV
<b>Geographic Restrictions</b>	<p><b>Texas Cash-Out:</b> 80% max LTV (Owner-Occ, per TX 50(a)(6))</p> <p><b>Texas SB 17:</b> Prohibits loans when the borrower is a restricted person connected to China, Russia, Iran, or North Korea; U.S. citizens and Permanent Resident Aliens from these countries are exempt, while Non-Permanent Resident Aliens are limited to primary residences only</p> <p><b>Arizona SB 1082:</b> prohibits loans when a borrower or any ≥30% beneficial owner is classified as a foreign adversary nation or agent</p> <p><b>TRID (Non-Business Purpose):</b> Row Homes ineligible in Baltimore City, MD</p> <p><b>Investment and Non-TRID (Business Purpose):</b> All subject properties located in Baltimore City, MD (and it's neighborhoods) are temporarily ineligible</p>
<b>Gift Funds</b>	100% allowed w/10% LTV reduction from max LTV (see above), no LTV reduction required with min 5% buyer own funds Gift of Equity not allowed on Select NonQM
<b>Financed Property Limits</b>	20 financed properties including subject   OCMB exposure - \$5.0M or 6 properties
<b>First Time Homebuyers</b>	Primary Residence and Investment Properties allowed (2nd Homes ineligible), payment shock should not exceed 300% Investment - Purchase & Refinance: Full Doc and Bank Statement income only, 80% Max LTV, 660 Min FICO, 50% Max DTI, \$1.5M Max LA
<b>Impound Waivers</b>	Owner/2nd Home: Allowed if NOT HPML loan   Non-Owner allowed (see rate sheet)
<b>Interested Party Contribution (IPC)</b>	≤ 80% LTV = 6% max   > 80% LTV = 4% max
<b>Minimum Square Footage</b>	SFR: 700 sq. ft.   Condo: 500 sq. ft.   2-4 Units: 400 sq. ft. each
<b>Non-Occupant Co-Borr</b>	Purchase, Rate & Term & Core NonQM only
<b>Pre-Payment Penalty</b>	Not allowed in: AK, MN, NJ*, NM *Allowed to close in the name of a Corp <a href="#">Refer PPP Matrix for state specific requirements.</a>
<b>Private Party VOR's</b>	LTV ≤ 80% & ≥ 660 FICO   LTV ≤ 70% & ≥ 600 FICO
<b>Profit &amp; Loss Income</b>	<p>Business must be in existence for at least 2 years and hold a current active license. Ineligible businesses include but are not limited to:</p> <ul style="list-style-type: none"> <li>• Asset Speculation</li> <li>• Crowd Funding</li> <li>• Day Trading</li> <li>• Income derived from rental income only</li> <li>• Income derived from interest or capital gains</li> <li>• Non-Profit</li> <li>• Note Holders</li> <li>• Private Lender / Hard Money Lender</li> <li>• Property Management (managing rentals)</li> <li>• Real Estate Flipper / Investor / Land Developer</li> <li>• Trust income only</li> <li>• Venture Capitalist</li> </ul>
<b>Residual Income</b>	\$1250/month + \$250 1st + \$125 others
<b>Seasoning</b>	Cash-out: ≥ 6 months ownership or since prior Cash-out < 6 mos seasoning allowed: All borrowers on the original Note at acquisition or prior cash out must be on the current Note & LTV is based off lesser of purchase price + documented improvements, if acquired in the past 6 months, or appraised value
<b>Temporary Buydowns</b>	2:1 and 1:0   30 year fixed, Purchase transactions only   Primary & Second Home eligible, Investment loans ineligible

\*All Adjustments on this matrix are cumulative, all LTV calculations start from the highest LTV allowed per product.

© 2026 All rights reserved Rise TPO is a registered DBA of OCMB, Inc. NMLS ID #2125. Equal Housing Lender. All rights reserved. Some products may not be available in all states. Programs and rates are subject to change without notice. Turn time estimates are not warranted or guaranteed. Some restrictions may apply. Underwriting terms and conditions apply and not all applicants will qualify. This is not a commitment to lend. For more licensing information, visit the Nationwide Multistate Licensing System's Consumer Access website [www.nmlsconsumeraccess.org](http://www.nmlsconsumeraccess.org). For our licensing information and lists please visit: [www.ocmb.com/licensing/](http://www.ocmb.com/licensing/).