

Min FICO Score	Max Loan Amount	Max LTV/CLTV Purchase	Max LTV/CLTV R/T Refinance	Max LTV/CLTV Cash-Out	Property Type
Primary					
760	\$ 2,000,000	85	85	80	Single Family, PUD, 2-4 Units, Warrantable & Non-warrantable condos
	\$ 2,500,000	80	80	75	
	\$ 3,000,000	80	80	70	
	\$ 3,500,000	75	75	70	
740	\$ 2,000,000	85	85	80	
	\$ 2,500,000	80	80	75	
	\$ 3,000,000	80	80	70	
	\$ 3,500,000	75	75	70	
720	\$ 2,000,000	85	85	80	
	\$ 2,500,000	80	80	75	
	\$ 3,000,000	80	80	70	
	\$ 3,500,000	75	75	70	
700	\$ 1,500,000	85	85	80	
	\$ 2,000,000	80	80	75	
	\$ 2,500,000	80	80	75	
	\$ 3,500,000	75	75	70	
680	\$ 2,000,000	80	80	70	
	\$ 2,500,000	75	75	75	
	\$ 3,000,000	70	70	70	
660	\$ 1,000,000	80	80	60	
	\$ 1,500,000	80	80	60	
	\$ 2,500,000	70	70	65	
640	\$ 1,000,000	75	75	60	

Second Home					
760	\$ 2,000,000	85	85	80	Single Family, PUD, 2-4 Units, Warrantable & Non-warrantable condos
	\$ 2,500,000	80	80	75	
	\$ 3,000,000	80	80	70	
	\$ 3,500,000	75	75	70	
740	\$ 2,000,000	80	80	80	
	\$ 2,500,000	80	80	75	
	\$ 3,000,000	80	80	70	
	\$ 3,500,000	75	75	70	
720	\$ 2,000,000	80	80	80	
	\$ 2,500,000	80	80	75	
	\$ 3,000,000	80	80	70	
	\$ 3,500,000	75	75	70	
700	\$ 1,500,000	80	80	80	
	\$ 2,000,000	80	80	75	
	\$ 2,500,000	80	80	70	
	\$ 3,500,000	75	75	70	
680	\$ 2,000,000	75	75	70	
	\$ 2,500,000	70	70	65	
	\$ 3,000,000	65	65	60	
660	\$ 1,000,000	75	75	65	
	\$ 1,500,000	70	70	60	
	\$ 2,500,000	65	65	55	

Investment					
760	\$ 2,000,000	85	85	80	Single Family, PUD, 2-4 Units, Warrantable & Non-warrantable condos
	\$ 2,500,000	80	80	75	
	\$ 3,000,000	80	80	70	
	\$ 3,500,000	75	75	70	
740	\$ 2,000,000	80	80	80	
	\$ 2,500,000	80	80	75	
	\$ 3,000,000	80	80	70	
	\$ 3,500,000	75	75	70	
720	\$ 2,000,000	80	80	80	
	\$ 2,500,000	80	80	75	
	\$ 3,000,000	80	80	70	
	\$ 3,500,000	75	75	70	
700	\$ 1,500,000	80	80	80	
	\$ 2,000,000	80	80	75	
	\$ 2,500,000	80	80	70	
	\$ 3,500,000	75	75	70	
680	\$ 2,000,000	75	75	70	
	\$ 2,500,000	70	70	65	
	\$ 3,000,000	65	65	60	
660	\$ 1,000,000	75	75	65	
	\$ 1,500,000	70	70	60	
	\$ 2,500,000	65	65	55	
Housing History		Housing Event Seasoning			
Category					
BK/FC/SS/DIL/Mod	>= 48 Mo	>= 36 Mo	>= 24 Mo		
Max LTV/CLTV	85	80	70		
Max LTV Cash-out	80	75	70		
Max Loan Amt	\$ 3,500,000	\$ 3,000,000	\$ 2,000,000		
Housing History					
Max 1x30x12 Maximum delinquency permitted per the matrix 3x30x12 will be allowed when the following criteria is met:					
*Borrower must be 0x30 in the most recent 6 months					
*LTV Must be 10% Bellow Matrix maximum					
Notes: Past due balloon: considered a delinquency (1x30) not a housing event, only within 180 days of maturity. Ch. 13: use filing date if discharged; use dismissal date if dismissed.					

Geographic Restrictions

DC: Investment properties are indlible
FL: Non-Permant Resident Aliens from the Peoples Republic of China are Inlible
IL: Cook County (all loans inelidgble)
IN: Indinapolis: Investment properties are Ineligible
MD: Baltimore City, All properties are Indlible
NJ: Patterson: Investment properties are Ineligible **NY:** Brooklyn: Investment Properties are ineligible Orange County: All occupancies are ineligible
 No 5/6 ARMs on properties below FNMA loan limits
 Short Term Rentals(STR) are ineligible in the five New York City Boroughs
PA: Lending is suspended in 19121 and 19132
TX: Lubbock: Investment Properties are ineligible Refinances are not premitted
TN: Memphis TN, No transfered appriasals accepted, Field review requiered on all appriasals

General Requierments - Investor DSCR

Product Type	40-Yr Fixed, 30-Yr Fixed, 15-Yr Fixed 40-Yr Fixed I/O (10-year I/O then fully amortizing) 5/6 SOFR ARM 30-Yr Term (Fully Amortizing and I/O options incl. 40-Yr I/O) Interest Only must qualify on fully amortizing ARMs not available in NY on OO loans below FNMA limit; not available in MS.		
Intrest Only	Minimum Credit Score: 680. Max LTV: 80% Max DTI 50% Not premitted on Manufactured Housing		
Loan Ammounts	Min: \$125,000	Max: \$3,500,000	
	Loan Ammount \$125,000 - \$149,999 require a 5% reduction in LTV		
Max DTI	Max 50% DTI Will consider up to 55% with Restrictions (\$3,500 residual) P&L: (Max DTI 50%)		
Occupancy	Primary, Second Home, Investment property (Business Purpose)		
Loan Purpose	Purchase, Rate/Term and Cash out		
2-1 Temporary Buydown	Purchase only Min. Fico 680 Max LTV 80% Max DTI 50%	30 Year Fixed Only Qualify using Note Rate O/O, 2ed Home and Investment	Seller or Builder Funded Only
Cash Out	Minimum of (6) months Seasoning from most recent transaction Max Cash-Out (defined as cash in hand) If LTV <= 60% = unlimited If LTV >60% = Max \$1,000,000 or unlimited with 18 months reserves exclusive of cash back Condo: Max 75% LTV		
Borrower Eligibility	US Citizen Permanent Resident Alien Non-Permnent Resident Alien	Ineligible: ITINs Foreign Nationals DACA recipients	
Appraisals	FNMA Form 1004, 1025, 1073 with interior/exterior inspection 2nd Appraisal required for loans > 1,500,000 Third Party Review required if the FNMA CU score is > 2.5, Collateral Desktop Analysis (CDA) must be ordered from Clear Capital. 2-4 Units require a CDA report.		

Declining Markets	As identified by the appraiser, requires a 5% LTV reduction off the above matrix when >65% LTV
Property Type	SFR with 1 or more ADU's or 2-4 units with 1 ADU premitted if subject property is in a municipality that allows. The apapraiser must specifically confirm compliance with local regulations.
	Condos - Warrantable/NON-Warrantable Purchase & Rate/Term: Max 85% LTV Cash-out 75% LTV
	Limited Review Established Condos outside of Florida (Warrantable) LTV/CLTV Limits: Primary & R/T Refinance: 85% LTV Cash Out: 75% LTV
	Limited Review Established condos in Florida (Warrantable) LTV/CLTV Limits: Primary: 85 LTV, SH 75LYV NOO 75% LTV
	<p>Manufactured Housing - Min 20' wide, Min 750+ sq ft "HUD code" including: Be built on a perm chassis, installed on a perm foundation, and title as real estate Inelidgable Transactions: Cash-Out nor premitted, No Investment properties, Min 680 Fico, Max 80% LTV May not be older than 15 Years or if in need of repairs(as per 1007) of more than 5% of the property value NOO and Intrest Only Loans are not Permitted</p>

Full doc - Income Requirements

Wage/Salary	Paystubs, W-2 or e-VOE, 2 years or 1 year of Tax Returns, ITS 4506C, Plus verbal VOE Required within 10 Days of Note Date for wage earners: 30 Days for Self-Employed Borrowers
Self-Employed	2 years of 1 Year of Personal Business Tax Returns, YTD P&L, IRS Form 4506C, 2 Months of most recent bank statements Verbal BOE required within 30 Days for self-employed Borrowers

Alt Doc- Income Requirements

VVOE/Business Verification	VVOE within 10 days wage earners; 30 days self-employed; Evidence within 30 days of Note that business active/operating, min 2-year history (with options for 1 year).
Personal Bank Statements	24 or 12 months personal + 2 months business statements; Qualifying income = eligible deposits / number of statements; Business statements must show activity and transfers to personal.
Business/Co-Mingled Bank Statements	24 or 12 months business statements. Qualify via: Fixed Expense Ratio (50%) OR 3rd-party expense ratio (CPA/EA) min 10% OR 3rd-party prepared P&L (CPA/EA).
P&L and 2 Months Bank Statements	<ul style="list-style-type: none"> • Max 80% LTV • 12 or 24 months P&L; prepared by CPA/EA or PTIN tax preparer • CPA/EA or PTIN tax preparer must also attest to having prepared the borrower's most recent tax returns • Qualifying income is the monthly net income from the P&L divided by the number of months covered by the P&L. • When evaluating the P&L, the expenses are expected to be at least 20% of gross revenue. In the event less than 20% is reflected in expenses, the net income will be adjusted to reflect a 20% expense level when qualifying. • Depreciation, depletion and amortization/casualty losses listed on the P&L may be added back to the applicant's income • Minimum of 2 months business bank statements • The monthly gross revenue on the P&L must be supported by the bank statements
P&L Only	<ul style="list-style-type: none"> • Exceptions are ineligible. • Ineligible for borrowers with less than 2 years in the current business • Max Loan Amount \$1,500,000 • 700+ credit score required for all borrowers • Max LTV is the lesser of the LTV on the Program Matrix or: Page 25 of 194 NQM Funding, LLC Underwriting Guidelines Effective 10/06/2025 <ul style="list-style-type: none"> o 80% Primary Residence o 75% Second Home and Investment Properties • 12 or 24 months P&L prepared by CPA/EA or PTIN tax preparer. • CPA/EA or PTIN tax preparer must also attest to having prepared the borrower's most recent tax returns. When evaluating the P&L, the expenses are expected to be at least 20% of gross revenue. In the event less than 20% is reflected in expenses, the net income will be adjusted to reflect a 20% expense level when qualifying. • Qualifying income is the monthly net income from the P&L divided by the number of months covered by the P&L. • Depreciation, depletion and amortization/casualty losses listed on the P&L may be added back to the applicant's income • Verbal verification of P&L is required on wholesale transactions.

<p>IRS Form 1099</p>	<p>2 yrs or 1 yr 1099; Fixed Expense Ratio 10%; YTD documentation required only if most recent 1099 > 90 days from note date.</p>
<p>Tip Income</p>	<p>Sample borrower: server, bartender, cabdriver; Must have at least 1 full year history without gaps in employment. WVOE with 2+ Months Bank Statements 680+ Fico to 80 LTV MAX</p>
<p>WVOE</p>	<p>WVOE - FNMA 1005 completed with the past 2 years of income/employment, form must be completed by human resources, Payroll, or an officer of the company Two most recent months of bank statements supporting at least 65% of the gross wages reflected in the WVOE Verification of delivery and receipt of the FNMA Form 1005 required One-year history with the same employer with a minimum of two years in the same line of work One-Year 0x30 housing history is required; borrowers without a housing history are not permitted Borrowers may not be employed by family members or related individuals w2s Tax returns, Paystubs, 4506-C are not required Borrower can have no other active source of income; passive income such as rental income may be included Min 680 FICO score; OO Max 80% LTV; SH and NOO Max 75% LTV Maximum loan amount \$1,500,000</p>
<p>Asset Utilization</p>	<p>Eligible assets divided by 60 to determine a monthly income stream; or if DTI<60% without using assets for income, divide eligible assets by 36 months to determine qualifying income(sourced and 3 months seasoning required) Purchase/Rate/Term: 85% LTV MAX Cash-out: 80% LTV Max</p>
<p>Less than 2 years Self-Employment Options</p>	<p>Option 1: S/E 18+ months with 3+ prior years in the same line of work Option 2: Licensed Professional (medical, legal, accounting, ect.) with 12+ months in business provided 3+ prior years in the same line of work or evidence of formal education in the field For Both options the following applies: Min 700 Fico Max LTV: OO 80%LTV/ SH: 75% LTV / NOO: 70% LTV Not available for P&L only documentation type Not available for Select Prime Express (DU)</p>

Underwriting Requirements

DTI Requierments	<p>Max 50%</p> <p>40 Yr Fixed must qualify as a 30yr at <55% DTI 55% DTI with the following restrictions</p> <p>Min Fico 680 and Max 80% LTV</p> <p>Minimum \$3,500 residual incoem required Max \$2,500,000 loan ammount</p> <p>48 months housing event seasoning 40yr term of Buydowns not premitted</p> <p>4 years seasoning forhousing events required 2-1 Temporary Buydowns are not premitted</p>
Credit Score	<p>Middle of 3 scores or lower of 2 scores for Primary Income - Earner Additional borrowers must have a minimum score of 600</p>
Tradelines	<p>Primary wage Earner has 3 scores: OR</p> <p>2 open and reporting 24 month: OR</p> <p>3 open and reporting 12 months: OR</p> <p>24-Months mortgage rating and reporting on credit</p>
FTHB	<p>Permitted to a maximum loan size of \$1,5M on O/O, S/H and NOO</p>
Reserves	<p>Loan ammount <= \$500,000 = 3 months PITIA w/LTV <= 80% Loan ammount >= \$500,000 = 6 Months PITIA w/LTV >80% Loan ammount > \$500,000 -\$1,500,000 = 6 months PITIA Loan Ammount > \$1,500,000 -\$2,500,000 = 9 Months PITIA Loan ammount > \$2,500,000 - \$3,000,000 = 12 months PITIA</p> <p>Cash-our proceeds may be used to satisfy reserves</p>
Gift Funds	<p>Gift funds premitted provided borrower meets minimum contributions: 5% Primary 10% Second/Home & Investment</p> <p>Gift funds are not premitted to be used towards reserves:</p> <p>100% of down payment and closing cost may come from gifted funds for OO and SH to a max of 80% LTV</p>
Assets	<p>30-day asset verificatoin required</p> <p>Deposits > 50% of gross income must be documented on purchases</p>
Rural	<p>Rural properties are eligible for Primary Residence up to 80% LTV; max 20 acres</p> <ul style="list-style-type: none"> • Second home and Investment Properties may be considered when the subject has <= 5 acres up to a max LTV of 75%
Residual OO and 2nd Home Only	<p>Defined as Gross Monthly Income - Total Monthly Obligations Requierment based on # in household</p> <p>Applies to HPML loans of when the DTI>43% on OO and 2nd homnes only:</p> <p>1 person = \$1,500</p> <p>2 person \$2,500</p> <p>add \$150 per additional household member</p>

Age of Documentation	Credit: 120 Days Income and Assets - 90 Days Appraisal: 90 Days at time of submission or transfer. 120 days by closing
Prepayment Penalty	Required on investment properties where premitted: Restrictions in the Business purpose & PPP Guide
Intrested Party Contributions	Primary and 2nd Homes: < 75% LTV =9% >75% LTV = 6% Investment All LTV = 6%
Escrow Waver	Waving escrows for taxes and insurance is allowed on non-HPML loans if housing/rental history is 0x30x12 up to 80%LTV CA: Minimum score 700, up to 90% LTV Waiver of excrows is not premitted on the following: flood insurance premiums for properties located in zone A or V Note however that taxes and hazard escrows can be waived provided and the esrow waiver requierments are met and the loan is priced and an escrow waiver elective flood insurance policies for properties not located within a flood map/zane which dose not require flood insurance coverage, are not required to be escrowed