

Elevate Enhanced Investor DSCR Program Non-QM DSCR Programs Eligibility & Credit Matrix

LTV Matrix					
Credit Score	Max Loan Amount	Purchase	R/T Refi	Cash Out	Second Home
760+	\$ 1,000,000	80	80	75	n/a
	\$ 1,500,000	80	80	75	n/a
	\$ 2,000,000	75	75	65	n/a
	\$ 2,500,000	70	70	65	n/a
	\$ 3,000,000	70	70	65	n/a
740 - 759	\$ 1,000,000	80	80	75	n/a
	\$ 1,500,000	80	80	75	n/a
	\$ 2,000,000	75	75	65	n/a
	\$ 2,500,000	70	70	65	n/a
	\$ 3,000,000	70	70	65	n/a
720 - 739	\$ 1,000,000	80	80	75	n/a
	\$ 1,500,000	80	80	75	n/a
	\$ 2,000,000	75	75	65	n/a
	\$ 2,500,000	70	70	65	n/a
	\$ 3,000,000	70	70	65	n/a
700 - 719	\$ 1,000,000	80	80	75	n/a
	\$ 1,500,000	80	80	75	n/a
	\$ 2,000,000	75	75	65	n/a
	\$ 2,500,000	70	70	65	n/a
	\$ 3,000,000	70	70	65	n/a
680-699	\$ 1,000,000	75	75	70	n/a
	\$ 1,500,000	75	75	70	n/a
	\$ 2,000,000	70	70	n/a	n/a
	\$ 2,500,000	n/a	n/a	n/a	n/a
	\$ 3,000,000	n/a	n/a	n/a	n/a

DSCR Requirements	
Purchase or Refi	0.8 Min
DSCR < 1.0	Purch 75% R/T 75% C/O 70%
DSCR < 1.0	Condo/Tel or I/O Not Allowed
First Time Investor DSCR	1.0 Min
Max Loan Amt < 1	\$1.5MM

Declining Markets			
Applicable for LTVs > 65%			
Property Value	Demand	Market Time	Reduce LTV
Declining	Any	Any	5%

ARM Info	
5/6m ARM	30D Avg SOFR - Margin: 6% Inv. Caps: 2/1/5, 6 mo. Reset Period
7/6m ARM	30D Avg SOFR - Margin: 6%, Caps: 5/1/5, 6 mo Reset Period

Program Products	
30 or 40 Yr Fixed	30 Yr Fully Amortizing; 30 or 40 Yr with 10 Yr I/O Option
5/6m, 7/6m ARM	30 Yr Fully Amortizing with 10 Yr I/O Option

Other	
Occupancy	Investment Properties Only
Property Types	SFR, SFR + 1ADU, 2-4 Unit, Condo, CondoTel, Rural up to 20 acres
Foreign National	Max LTV 70% Pur/R&T, 65% C/O, 12 mo. Reserves, DSCR > 1.0
Citizenship	US Citizen, Permanent & Non-Permanent Resident Alien, Foreign National
Foreign National	Foreign Nationals - not allowed in Osceola Co - Florida
Appraisal Review	<=\$2MM 1 Appraisal + CDA, >\$2MM 2 Appraisals
Subordinating Financing	Not Allowed

Additional Criteria	
Cryptocurrency	Not Permitted as reserves
Restricted Properties	Manufactured or Modular homes not permitted
DSCR Min Fico	680 - Purch & R/T Refi loan amt =<\$2MM, 680 -C/O refi loan amt = <\$1.5MM
Seller Concessions	6% on all LTV's

Credit Requirements	
Housing History (recent 12 Mo)	Primary residence & Subject Property (ref)
Delayed Financing	Assignment of Contract Fees ineligible for initial Investment calculations
Short Term Rental income	Must have 12 mo. income look-back if property currently used as STR
First Time Investor	12-Month housing history Required Max LTV 75% with 12 Mo reserves
Loan Amount <\$150,000	MAX LTV 75%
Short Term Rental Utilization	5% LTV Reduction required

Interest Only Terms	
IO Period	Maturity / Amort Term
10 Yr	30 Yr / 20 Yr
10 Yr	40 Yr / 30 Yr

Additional Eligibility Criteria		
Loan Amt	Min Amt	\$100,000
	Max Amt	\$3MM
	Min Amt Condotels	\$150,000
	Max Amt Condotels	\$1MM
	Loan Amt >\$2.0MM	Min 700 FICO
	LTV <= 65% Rate/Term	No Reserves Required
	Loan Amt < \$1.0MM	3 Mo Reserves
	Loan Amt \$1.0MM - \$1.5MM	6 Mo Reserves
	Loan Amt >\$1.5MM	9 Mo Reserves
	Max LTV > \$1.5MM	75%
Max LTV > \$2MM	70%	
I/O	Min FICO	700
	Max LTV	80%
	Max Loan Amt	\$3.0MM
Cashout	Max Cashout on LTV	> 65% = \$1.0MM
	Max Cashout on LTV	LTV < 65% = Unlimited
	Loan Amt >\$1.5MM	Max LTV 65%
	Max Cashout on FICO <700	\$300,000
	DSCR ratio < 1.0	70% LTV
	Cash Out Product	Available on I/O
Credit	Min Fico	680
	Credit Event Seasoning	36 months
	Credit Event or Mtg Delinquency	Max 75% LTV
	Mtg Dq 12 Mnth	1x30x12
Delaware Borrowers	Max Exposure per borrower	\$1.268MM
First Time Investor	Max LTV	75% with 12 months Reserves
DSCR < 1	MIN FICO	720
Max Exposure	All Products	\$3MM Aggregate, 10 Loans

Property Type Max LTV Limits	
Condo- Warrantable	80%
Condo- Non-Warrantable	80%
2-4 Unit	80%
Condotel Purchase	75%
Condotel R/T & C/O	65%



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