EMPORiUMTPO

Emerge NonQM

Eligibility & Credit Matrix

Effective Date: 8/03/2026

Primary Residence - 0x60x12 or Event ≥24Mo				
Loan Amount	Credit Score	Purchase	R/T Refi	Cash Out
≤$2,000,000	700+	80	80	80
	660 - 699	80	80	75
	620 - 659	75	75	65
Primary Residence - 0x90x12* or Recent Event				
Loan Amount	Credit Score	Purchase	R/T Refi	Cash Out
≤$2,000,000	700+	70	70	n/a
	660 - 699	70	70	n/a
	620 - 659	70	70	n/a
Second Home/Investment - 0x60x12 or Event ≥24Mo				
Loan Amount	Credit Score	Purchase	R/T Refi	Cash Out
≤$2,000,000	700+	75	75	65
	660 - 699	75	75	60
	620 - 659	70	70	n/a
Second Home/Investment - 0x90x12* or Recent Event				
Loan Amount	Credit Score	Purchase	R/T Refi	Cash Out
≤$2,000,000	700+	n/a	n/a	n/a
	660 - 699	n/a	n/a	n/a
	620 - 659	n/a	n/a	n/a

Declining Markets			
Applicable for ALL LTVs			
Property Value	**Demand**	**Market Time**	**Reduce LTV**
Declining	Any	Any	5%

Product Info	
5/6 ARM	30D Avg SOFR - Margin: 6%, Caps: 2/1/5 30Yr Fully Amortizing
15, 30 or 40Yr Fixed	15, 30 or 40Yr Fully Amortizing
30Yr Fixed IO	IO Period: 10Yr Amortized: 20Yr Maturity: 30Yr
40Yr Fixed IO	IO Period: 10Yr Amortized: 30Yr Maturity: 40Yr

Other	
Occupancy	Primary Residence, Second Home, Investment Property
Property Types	SFR, SFR + 1ADU, PUD, Townhome, 2-4 Unit, Warrantable and Non Warrantable Condos
Doc Types	1Yr W2s or Tax Returns, 12 Mo Bank Statements, 12m P&L w/ BS, & 1099
Subordinate Financing	Primary & 2nd Home Only. Max CLTV = Max LTV from matrix (2nd must be with US Institution)
Citizenship	US Citizen, Permanent Resident Alien & Non-Permanent Resident Alien
Appraisal Review	1 Appraisal + CDA >$2.0MM 2 appraisals are required
	If applicable; AVM Confidence Rating ≥87% / ≤0.13 (other AVMs available, see guidelines) If FSD falls below the required AVM confidence rating a Clear Capital Residential Valuation is required
Prepayment Penalties	NOO Only 5/4/3/2/1, 5/4/3/2, 5/4/3, 5/4/3, 5/4, 5 OR 5/5/5/5/5, 5/5/5/5, 5/5/5, 5/5, 5
P&L	2 Mo supporting bank statements required Min FICO 660 Max LTV: 70% Refinance
Short Term Rental Income	Ineligible
Seller Concession	Up to 6% on all occupancies
Second Homes	An additional 2 months reserves are required per financed property when applicable

***See LTV Matrix for restrictions**

Property Type Restrictions	
Row Homes	Ineligible in all states
Rural (Up to 10 Acres)	Max 75% LTV Pur Max 70% Refi No Farm or AG use allowed

Additional Eligibility Criteria		
Loan Amt	Min Amt	$125,000
	Max Amt	$2.0MM
	Reserves	3 mo required
DTI	Max DTI	50%
Credit	0x60x12	Credit events require 24mo seasoning
	0x90x12* or Recent Event	Credit events/BK's require settlement/discharge. Presence of any of these items will result in
Exposure	Max Aggregate per borrower	10 Loans or $10MM
Residual Income	Monthly Min	$1500 + $150 per dependent
I/O	Max LTV	80%
Cashout	Max Cashout	$500,000
	Can be used for reserves	Yes
	I/O Eligible	Yes
FTHB	Occupancy	OOC & 2nd Home only
First Time Investor	With 12mo Housing History	Eligible
Geographic Restrictions	Ineligible Cities	Baltimore, MD Philadelphia, PA
	New York	Investment properties Only
	Hawaii Lava Zones 1&2	Ineligible
HPML	Impounds	Required

EQUAL HOUSING LENDER