



# Empower Ease Alt Doc

## Eligibility & Credit Matrix

Effective Date:	12/20/2023
-----------------	------------

FICO/LTV Eligibility		
FICO	Purchase & R/T	Cashout
760+	85.00	80.00
740 - 759	85.00	80.00
720 - 739	85.00	80.00
700 - 719	80.00	80.00
680 - 699	80.00	75.00
660 - 679	70.00	70.00

DECLINING MARKETS			
Applicable for LTVs > 65%			
Property Value	Demand	Market Time	Reduce LTV
Declining	Shortage or In Balance	< 3 Mo	5%
Declining	Shortage	3 - 6 Mo	5%
Declining	In Balance	3 - 6 Mo or > 6 Mo	10%
Declining	Over Supply	> 6 Mo	10%

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 30 or 40 Yr

Other	
Occupancy	Primary Residence, Second Home, Investment Property
Property Types	SFR, Modular, 2-4 Unit, Condo, CondoTel, Co-op, Rural up to 20 acres
Subordinate Financing	Max CLTV equals Max LTV provided above (2nd must be with a US Institution)
Citizenship	US Citizen, Permanent Resident Alien & Non-Permanent Resident Alien
Appraisal Review	<=\$2MM 1 Appraisal + CDA, >\$2MM 2 Appraisals
Prepayment Penalties	Investment Properties Only

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

ARM Info	
5/6m ARM	30D Avg SOFR - Margin: 3.75%, 6% Inv. Caps: 2/1/5
7/6m ARM	30D Avg SOFR - Margin: 3.75%, 6% Inv. Caps: 5/1/5

Property Type Max LTV Limits	
(LTV restrictions do not stack, highest restriction applies)	
Condo - Warrantable	80.00
Condo - Non-Warrantable	75.00
2-4 Unit*	80.00
CondoTel	65% R/T & C/O
	75% Pur
* 2-4 Unit > 70 % LTV Min FICO 660	

Overlays		
Loan Amt	Min Amt	\$125,000
	Max Amt	\$3.0MM
	Min Amt Condotels	\$150,000
	Max Amt Condotels	\$1.0MM
	Max Amt for DE (aggregate per bor)	\$900,000
	Max Exposure, Max # of Loans	\$5MM Aggregate, 10 Loans
	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
	Loan Amt < \$150,000	Max 80% LTV
	Loan Amt \$1.5MM - \$2.0MM	Max 80% LTV
I/O	Loan Amt >\$2.0MM	Max 75% LTV & Min 680 FICO
	Min FICO	680
	Loan Amt <= \$2.0MM	Max 80% LTV
	Loan Amt > \$2.0MM	Max 70% LTV
Cashout	Loan Amt >= \$2.5MM	Max 65% LTV
	Max Cashout on LTV > 65%	500,000
	Max Cashout on LTV <= 65%	Unlimited
	Loan Amt > \$1.5MM	5% Reduction to Max LTV
	Max LTV**	80%
	Min FICO**	660
DTI	I/O	Y
	Max DTI No Exceptions for DTI > 45%	50%
Investment Home	DTI > 45%	Max 75% LTV
	Max LTV	80%
	80% LTV Min FICO *	740
Second Home	FT Investors Permitted	12 Mo Housing Pymt History Required
	Max LTV	80%
Asset Utilization & Depletion	Permitted Property Type	1 Unit SFR, Condo, CondoTel, PUD
	Max LTV	75%
Credit	Credit Event Seasoning	36 months
	Credit Event or Mtg Delinquency	Max 80% LTV
	Mtg Dq 12 Mnth	1x30x12
	WVOE Mtg Dq within 24 Mo	0x30
Resid Inc.	Required on all Alt Doc Products	\$1,500.00
WVOE Program	Min FICO	680
	Occupancy	Primary Only
	Max LTV >= 720 FICO	80% Pur & R/T, 70% C/O & FTHB
	Max LTV < 720 FICO	75% Pur & R/T, 70% C/O & FTHB
	Mtg Dq 24 Mnth	0x30x24
HPML	Gift Funds	Not Permitted
	Primary Residence Only	Escrows for T&I Required
12 Mo P&L	Max LTV	80%
	FICO < 720 Max LTV	75%

\* See FICO/LTV Eligibility grid for Investment Home FICO/LTV limits below 80%

\*\* See FICO/LTV Eligibility grid for tier specific FICO/LTV limits



Emporium TPO LLC. © 2022. 3010 Gaylord Parkway, Suite 125, Frisco, Texas 75034. NMLS# 2278548. www.nmlsconsumeraccess.org. Equal Housing Lender. FOR WHOLESALE AND LOAN BROKER USE ONLY AND NOT FOR DISTRIBUTION TO CONSUMERS. The credit matrix does not constitute a commitment to accept an application or lend credit. Additional restrictions may apply. Emporium TPO LLC reserves the right to amend rates and guidelines at any time and completely within the discretion of our internal policies and procedures. All loans submitted must be originated in compliance with federal, state, and local laws. Registered trade/service marks, all illustrations and designs are the property of Emporium TPO LLC and/or its subsidiaries. Available in: AL, AR, AZ, CA, CO, CT, DC, DE, FL, GA, IA, ID, IL, IN, KS, KY, LA, MD, ME, MI, MN, NE, NH, NJ, NM, NC, ND, OH, OK, OR, PA, RI, SC, SD, TN, TX, UT, VA, WI, WV, WY. DSCR loans also available in HI, MA, MS, MO, MT, NY, WA.