

Elevate Enhanced Full Doc

Non-QM W2 and Self-Employed Full Doc Programs Eligibility & Credit Matrix

LTV Matrix					
Credit Score	Max Loan Amount	Purchase	R/T Refi	Cash Out	Second Home/NOO
760+	\$ 1,000,000	90	90	80	80
	\$ 1,500,000	90	90	80	80
	\$ 2,000,000	90	90	80	80
	\$ 2,500,000	85	85	80	80
	\$ 3,000,000	80	80	80	80
740 - 759	\$ 1,000,000	90	90	80	80
	\$ 1,500,000	90	90	80	80
	\$ 2,000,000	90	90	80	80
	\$ 2,500,000	85	85	80	80
	\$ 3,000,000	80	80	80	80
720 - 739	\$ 1,000,000	90	90	80	80
	\$ 1,500,000	90	90	80	80
	\$ 2,000,000	90	90	80	80
	\$ 2,500,000	85	85	80	80
	\$ 3,000,000	80	80	80	80
700 - 719	\$ 1,000,000	85	85	80	80
	\$ 1,500,000	85	85	80	80
	\$ 2,000,000	85	85	80	80
	\$ 2,500,000	80	80	70	80
	\$ 3,000,000	75	75	70	80
680 - 699	\$ 1,000,000	80	80	75	80
	\$ 1,500,000	80	80	75	80
	\$ 2,000,000	70	70	70	70
	\$ 2,500,000	70	70	65	70
	\$ 3,000,000	70	70	65	70

DTI Maximums	
>= 80% LTV	45% Max
< 80% LTV	50% Max



Declining Markets			
Applicable for LTVs > 65%			
Property Value	Demand	Market Time	Reduce LTV
Declining	Any	Any	10%

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

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

Other	
Occupancy	Primary Residence, Second Home, Investment Property
Property Types	SFR, SFR + 1ADU, 2-4 Unit, Condo, CondoTel, 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

Additional Criteria	
Cryptocurrency	Not Permitted as reserves
Restricted Properties	Manufactured or Modular homes not permitted
WVOE Only	Not Permitted as Full Doc
Seller Concessions	OO/2nd Home <75% LTV= 9% or >75% LTV= 6%, Investment all LTV=6%
First Time Homebuyers	Allowed on Primary & 2nd Homes, No LTV reduction

Credit Requirements	
Credit Event Seasoning	36 months
Full Doc	12/24 Months Full Doc
Credit Event or Mtg Delinquency	Max 80% LTV
Mtg Dq 12 Mnth	1x30x12
Condotel Minimum Fico	700
Exceptions	NO Exceptions allowed

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	\$125,000
	Max Amt	\$3MM
	Min Amt Condotels	\$150,000
	Max Amt Condotels	\$1MM
	Max Exposure, Max # of Loans	\$3MM 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
	\$1.5MM	Max 75% LTV
Loan Amt >\$2.0MM	Max 70% LTV with < 700 FICO	
I/O	Min FICO	680
	Max LTV	80%
	Max Loan Amt	\$2.0MM
Cashout	Max Cashout LTV	> 65% = \$500,000
	Max Cashout	LTV < 65% = \$1MM, < 60% = \$1.5MM
	Loan Amt >\$1.5MM	5% LTV Reduction (to 80% max)
	Loan Amt >\$1.5MM	Min 680 FICO
Credit	I/O	Y
	Credit Event Seasoning	36 months
	Credit Event or Mtg Delinquency	Max 80% LTV
Residual Income	Mtg Dq 12 Mnth	1x30x12
Delaware Borrowers	Residual Income	24 mo Bank Statement Doc \$1,500
Investor	Max Exposure per borrower	\$1.268MM
First Time Investor	Max LTV	80% LTV, min Fico 740
	First Time Investor	Max LTV 75% with 12 months Reserves

Property Type Max LTV Limits	
Condo- Warrantable	90%
Condo- Non-Warrantable	90%
2-4 Unit	80%
Condotel Purchase	75%
Condotel R/T & C/O	65%

Emporium TPO LLC. © 2024. 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, 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, WA, WI, WV. DSCR loans also available in HI, MA, MS, MO, MT, NY, WY.