

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 |
| 740 - 759 | \$ 3,000,000 | 70 | 70 | 65 | n/a |
| | \$ 1,000,000 | 80 | 80 | 75 | n/a |
| | \$ 1,500,000 | 80 | 80 | 75 | n/a |
| | \$ 2,000,000 | 75 | 75 | 65 | n/a |
| 720 - 739 | \$ 2,500,000 | 70 | 70 | 65 | n/a |
| | \$ 3,000,000 | 70 | 70 | 65 | n/a |
| | \$ 1,000,000 | 80 | 80 | 75 | n/a |
| | \$ 1,500,000 | 80 | 80 | 75 | n/a |
| 700 - 719 | \$ 2,000,000 | 75 | 75 | 65 | n/a |
| | \$ 2,500,000 | 70 | 70 | 65 | n/a |
| | \$ 3,000,000 | 70 | 70 | 65 | n/a |
| | \$ 1,000,000 | 80 | 80 | 75 | n/a |
| 680-699 | \$ 1,500,000 | 75 | 75 | 75 | 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 |

| Other | |
|-------------------------|--|
| Occupancy | Investment Properties Only |
| Property Types | SFR, SFR + 1ADU, 2-4 Unit, Condo, Condo/Tel, 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 |
| State Restrictions | 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 (refi) |
| 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 |
| 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% |
| I/O | Max LTV > \$2MM | 70% |
| | Min FICO | 700 |
| | Max LTV | 80% |
| Cashout | Max Loan Amt | \$3.0MM |
| | Max Cashout on LTV | > 65% = \$1.0MM |
| | Max Cashout on LTV | LTV < 65% = Unlimited |
| | Loan Amt >\$1.5MM | Max LTV 65% |
| | Loan amounts > \$1.5MM | Min FICO 700 |
| Credit | DSCR ratio < 1.0 | 70% LTV |
| | Credit Event Seasoning | 36 months |
| | Credit Event or Mtg Delinquency | Max 75% LTV |
| Delaware Borrowers | 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% |

