# Coffee Cake

## Full Doc

| PRIMARY RESIDENCE | | | | |
|---|---|---|---|---|
| **Loan Amount** | **Min FICO** | **Purchase** | **Rate & Term** | **Cash-Out** |
| **$1,000,000** | **720** | **80%** | **80%** | **80%** |
| **$2,000,000** | | **80%** | **80%** | **75%** |
| **$2,500,000** | | **75%** | **75%** | **70%** |
| **$1,000,000** | **700** | **80%** | **80%** | **75%** |
| **$2,000,000** | | **80%** | **80%** | **70%** |
| **$2,500,000** | | **70%** | **70%** | **65%** |
| **$1,000,000** | **680** | **80%** | **80%** | **75%** |
| **$2,000,000** | | **75%** | **75%** | **70%** |
| **$2,500,000** | | **70%** | **70%** | **N/A** |

| Housing History | Occupancy - Second Home | Occupancy - Investment |
|---|---|---|
| 0 x 30 x 12 | Max LTV/CLTV: | Max LTV/CLTV: |
| **Credit Event Seasoning** | • 75% – Purchase & Rate/Term<br>• 70% – Cash-out | • 75% – Purchase & Rate/Term<br>• 70% – Cash-out |
| BK/FC/SS/DIL/NOD/LP ≥ 48 Months | Max Loan: $2,000,000 | Max Loan: $2,000,000 |

| Declining Market |
|---|
| Max LTV/CLTV Limited to: 75% Rate/Term & Cash-Out |

| General Requirements | |
|---|---|
| **Product Type** | • Fixed: 15 & 30 Year \| ARM: 5/6, 7/6, 10/6 |
| **Interest Only** | • Min FICO: 700 • Max LTV: 80% |
| **Loan Amounts** | • Min $150,000 • Max $2,500,000 |
| **Property Type** | • SFR: Attached/Detached, Condo<br>• Condo - Max LTV/CLTV: 80% |
| **Ineligible Properties** | • 2-4 Units, Condotel, Rural |
| **Cash-In-Hand** | • Max: $1,000,000 (Not Applicable for Delayed Financing) |
| **Non-Perm Resident** | • 80% Max LTV |
| **Acreage** | • Up to 5 Acres, Not Meeting the Definition of Rural |

| Income Requirements | |
|---|---|
| **Eligible** | • See Cake Guide for Wage Earner and Self Employed Full Doc Requirements |
| **Ineligible** | • Personal or Business Bank Statements (12 or 24 Month)<br>• P&L • WVOE • 1099 • Asset Depletion/Utilization |

| Underwriting Requirements | | | |
|---|---|---|---|
| **DTI Requirement** | • Max: 45% | **Reserves** | • 6 Months PITIA<br>• Loan Amount > $1.5M: 9 Months PITIA<br>• Cash-Out Allowed towards Reserves |
| **Escrows** | • HPML Loans require escrows for Property Taxes, Hazard and Flood Insurance (If Applicable)<br>• See waiver in guide for Non-HPML Loans | | |

**** Review Cake Guide for items not referenced in Matrix**