# Coffee Cake

## Alt Doc - Lite

## (Bank Statements / 1099 / Asset Utilization)

| PRIMARY RESIDENCE | | | | |
|---|---|---|---|---|
| Loan Amount | Min FICO | Purchase | Rate & Term | Cash-Out |
| $1,000,000 | 720 | 90% | 85% | 80% |
| $1,500,000 | | 90% | 85% | 80% |
| $2,000,000 | | 85% | 85% | 80% |
| $2,500,000 | | 80% | 80% | 75% |
| $3,000,000 | | 75% | 75% | 70% |
| $3,500,000 | | 70% | 70% | N/A |
| $4,000,000 | | 70% | 70% | |
| $1,000,000 | 700 | 90% | 85% | 80% |
| $1,500,000 | | 90% | 85% | 80% |
| $2,000,000 | | 85% | 85% | 70% |
| $2,500,000 | | 75% | 75% | 65% |
| $3,000,000 | | 75% | 75% | 65% |
| $3,500,000 | | 70% | 70% | N/A |
| $1,000,000 | 680 | 90% | 85% | 75% |
| $1,500,000 | | 85% | 85% | 75% |
| $2,000,000 | | 80% | 80% | 70% |
| $2,500,000 | | 75% | 75% | 65% |
| $3,000,000 | | 70% | 70% | 65% |
| $1,000,000 | 660 | 80% | 80% | 75% |
| $1,500,000 | | 80% | 80% | 75% |
| $2,000,000 | | 75% | 75% | 65% |
| $2,500,000 | | 70% | 70% | 65% |
| $1,000,000 | 640 | 80% | 80% | 70% |
| $1,500,000 | | 70% | 70% | 65% |
| $2,000,000 | | 65% | 65% | N/A |
| $1,000,000 | 620 | 70% | 70% | N/A |

| Housing Event Overlays | | | | |
|---|---|---|---|---|
| Lates | Max Loan Amount | Max Purchase | Max Rate & Term | Max Cash-Out |
| 1x30x12 | No Reduction | | | |
| 0x60x12 | $1,500,000 | 80% | 75% | 75% |
| 0x90x12* | $1,000,000 | 70% | N/A | |

| Credit Event Overlays | | | | |
|---|---|---|---|---|
| Lates | Max Loan Amount | Max Purchase | Max Rate & Term | Max Cash-Out |
| >= 36 Months | No Reduction | | | |
| >= 24 Months | $1,500,000 | 80% | 75% | 75% |
| >= 12 Months | $1,000,000 | 70% | N/A | |

# Coffee Cake

## Alt Doc - Lite (Continued)

## (Bank Statements / 1099 / Asset Utilization)

| Declining Market | | | |
|---|---|---|---|
| Max LTV/CLTV limited to: 85% Purchase \| 80% Rate/Term & Cash-out \| Max Loan Amount: $2.0 Million | | | |
| **General Requirements** | | | |
| **Product Type** | • Fixed: 15 & 30 & 40 Year \| ARM: 5/6, 7/6, 10/6 (40 yr ARM available when combined with I/O features) | | |
| **Interest Only** | • Min FICO: 660 | • Max LTV: 90% | |
| **Loan Amounts** | • Min $150,000 | • Max $4,000,000 | |
| **Second Home** | • Max LTV/CLTV 85% (Purchase), 85% (R/T), 75% (Cash-Out) • $3.5mm Max Loan Amount | | |
| **Investment** | • Max LTV/CLTV 85% (Purchase), 85% (R/T), 75% (Cash-Out) • $3.5mm Max Loan Amount | | |
| **Property Type** | • SFR: Attached/Detached<br>• 2-4 Unit & Condo - Max LTV/CLTV: 85%<br>• Condotel - Max LTV/CLTV: 85% • Max Loan Amount: $2.5 MM<br>• Rural - Max LTV/CLTV: 80% (Purchase), 75% (Refinance) | | |
| **Asset Utilization** | • 1x30x12 Housing History • 36 Months Minimum Credit Event Seasoning | | |
| **Cash-In-Hand** | • Unlimited | | |
| **First Time Homebuyer** | • Primary Residence Only • 45% Max DTI • 6 Months Min Reserves | | |
| **Non-Perm Resident** | • 80% Max LTV | | |
| **Acreage** | • Up to 20 Acres | | |
| **State Restrictions** | • CT, IL, NJ, NY - Max LTV/CLTV: 85% (Purchase), 80% (Refinance) • Max Loan Amount: $2MM | | |
| **Income Requirements** | | | |
| **Eligible** | • Personal or Business Bank Statements (12 or 24 Month) • 1099 (12 or 24 Month) | • Asset Utilization | |
| **Ineligible** | • P&L • WVOE | | |
| **Underwriting Requirements** | | | |
| **DTI Requirement** | • Max: 50%<br>• Primary Residence – Up to 55% Allowed:<br>◦ Min residual Income of $3,500<br>◦ Max LTV/CLTV ≤ 80%<br>◦ 24 Month Bank Statements Only<br>◦ Minimum Reserves: 6 Months PITIA<br>◦ Minimum FICO 660<br>◦ FTHB Not Eligible | **Reserves** | • ≤ 80%: 3 Month PITIA<br>• 80.01 - 85%: 6 Month PITIA<br>• > 85%: 12 Month PITIA<br>• Loan Amt > $1.5M: 9 Month PITIA<br>• Loan Amt > $2.5M: 12 Month 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 and Business Purpose Loans | | |

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

**** See FTHB guidelines for DTI Restrictions**

# Coffee Cake

## Alt Doc - Lite

## (P&L Only / WVOE)

| PRIMARY RESIDENCE | | | | |
|---|---|---|---|---|
| **Loan Amount** | **Min FICO** | **Purchase** | **Rate & Term** | **Cash-Out** |
| $1,000,000 | 720 | 80% | 80% | 70% |
| $1,500,000 | | 80% | 80% | 70% |
| $2,000,000 | | 80% | 80% | 70% |
| $2,500,000 | | 75% | 75% | 70% |
| $3,000,000 | | 70% | 70% | N/A |
| $1,000,000 | 700 | 80% | 80% | 70% |
| $1,500,000 | | 80% | 80% | 70% |
| $2,000,000 | | 80% | 80% | 70% |
| $2,500,000 | | 75% | 75% | 65% |
| $3,000,000 | | 70% | 70% | N/A |
| $1,000,000 | 680 | 80% | 80% | 70% |
| $1,500,000 | | 80% | 80% | 70% |
| $2,000,000 | | 75% | 75% | 65% |
| $2,500,000 | | 70% | 70% | 60% |

| Housing Event Overlays | | | | |
|---|---|---|---|---|
| **Lates** | **Max Loan Amount** | **Max Purchase** | **Max Rate & Term** | **Max Cash-Out** |
| 1x30x12 | No Reduction | | | |
| >= 0x60x12 | N/A | | | |

| Credit Event Overlays | | | | |
|---|---|---|---|---|
| **Lates** | **Max Loan Amount** | **Max Purchase** | **Max Rate & Term** | **Max Cash-Out** |
| >= 36 Months | No Reduction | | | |
| >= 24 Months | N/A | | | |

**Declining Market**

Max LTV/CLTV limited to: 80% Purchase | 75% Rate/Term | 70% Cash-out | Max Loan Amount: $2.0 Million

**General Requirements**

| | |
|---|---|
| **Product Type** | • Fixed: 15 & 30 & 40 Year | ARM: 5/6, 7/6, 10/6 (40 yr ARM available when combined with I/O features) |
| **Interest Only** | • Min FICO: 680 • Max LTV: 80% |
| **Loan Amounts** | • Min $150,000 • Max $3,000,000 |
| **Second Home** | • Max $2,500,000 |
| **Investment** | • Max $2,500,000 |
| **Property Type** | • SFR: Attached/Detached, 2-4 Unit, Condo, Rural<br>• Condotel - Max Loan Amount: $2.5 MM |
| **Cash-In-Hand** | • Unlimited |
| **First Time Homebuyer** | • Primary Residence Only • 45% Max DTI • 6 Months Min Reserves |
| **Non-Perm Resident** | • 80% Max LTV |
| **Acreage** | • Up to 20 Acres |
| **State Restrictions** | • CT, IL, NJ, NY - Max LTV/CLTV: 80% (Purchase), 75% (Rate/Term), 70% (Cash-Out) • Max Loan Amount: $2MM |

**Income Requirements**

| | | | |
|---|---|---|---|
| **Eligible** | • P&L Only • WVOE | | |
| **Ineligible** | • Personal or Business Bank Statements | • 1099 | • Asset Depletion/Utilization |

**Underwriting Requirements**

| | | | |
|---|---|---|---|
| **DTI Requirement** | • Max: 50% | | |
| **Escrows** | • HPML Loans require escrows for Property Taxes, Hazard and Flood Insurance (If Applicable)<br>• See waiver in guide for Non-HPML Loans and Business Purpose Loans | **Reserves** | • ≤ 80%: 3 Mth PITIA<br>• Loan Amt > $1.5M: 9 Mth PITIA<br>• Loan Amt > $2.5M: 12 Mth PITIA<br>• Cash-Out Allowed towards Reserves |

** Review Cake Guide for items not referenced in Matrix

** See FTHB guidelines for DTI Restrictions