Coffee Cake Lite NQM

10/19/2026

1-Unit - Maximum LTV/CLTV - Primary Residence

Minimum FICO	Maximum Loan Amount	Full Doc | Bank Statement | 1099 | Asset Utilization			P&L Only | WVOE		
		Purchase	Rate/Term	Cash-Out	Purchase	Rate/Term	Cash-Out
720	$1,000,000	90%	85%	80%	80%	80%	70%
	$1,500,000	90%	85%	80%	80%	80%	70%
	$2,000,000	85%	85%	80%	80%	80%	70%
	$2,500,000	80%	80%	75%	75%	75%	70%
	$3,000,000	75%	75%	70%	70%	70%	-
	$3,500,000	70%	70%	-	-	-	-
	$4,000,000	70%	70%	-	-	-	-
700	$1,000,000	90%	85%	80%	80%	80%	70%
	$1,500,000	90%	85%	80%	80%	80%	70%
	$2,000,000	85%	85%	70%	80%	80%	70%
	$2,500,000	75%	75%	65%	75%	75%	65%
	$3,000,000	75%	75%	65%	70%	70%	-
	$3,500,000	70%	70%	-	-	-	-
680	$1,000,000	90%	85%	75%	80%	80%	70%
	$1,500,000	85%	85%	75%	80%	80%	70%
	$2,000,000	80%	80%	70%	75%	75%	65%
	$2,500,000	75%	75%	65%	70%	70%	60%
	$3,000,000	70%	70%	65%	-	-	-
660	$1,000,000	80%	80%	75%	-	-	-
	$1,500,000	80%	80%	75%	-	-	-
	$2,000,000	75%	75%	65%	-	-	-
	$2,500,000	70%	70%	65%	-	-	-
640	$1,000,000	80%	80%	70%	-	-	-
	$1,500,000	70%	70%	65%	-	-	-
	$2,000,000	65%	65%	-	-	-	-
620	$1,000,000	70%	70%	-	-	-	-

1-Unit - Maximum LTV/CLTV - Second Home & Investment Property

Minimum FICO	Maximum Loan Amount	Full Doc | Bank Statement | 1099 | Asset Utilization			P&L Only | WVOE		
		Purchase	Rate/Term	Cash-Out	Purchase	Rate/Term	Cash-Out
720	$1,000,000	85%	85%	75%	80%	80%	70%
	$1,500,000	85%	85%	75%	80%	80%	70%
	$2,000,000	85%	85%	75%	80%	80%	70%
	$2,500,000	80%	80%	75%	75%	75%	70%
	$3,000,000	75%	75%	70%	-	-	-
	$3,500,000	70%	70%	-	-	-	-
700	$1,000,000	85%	85%	75%	80%	80%	70%
	$1,500,000	85%	85%	75%	80%	80%	70%
	$2,000,000	85%	85%	70%	80%	80%	70%
	$2,500,000	75%	75%	65%	75%	75%	65%
	$3,000,000	75%	75%	65%	-	-	-
	$3,500,000	70%	70%	-	-	-	-
680	$1,000,000	85%	85%	75%	80%	80%	70%
	$1,500,000	85%	85%	75%	80%	80%	70%
	$2,000,000	80%	80%	70%	75%	75%	65%
	$2,500,000	75%	75%	65%	70%	70%	60%
	$3,000,000	70%	70%	65%	-	-	-
660	$1,000,000	80%	80%	75%	-	-	-
	$1,500,000	80%	80%	75%	-	-	-
	$2,000,000	75%	75%	65%	-	-	-
	$2,500,000	70%	70%	65%	-	-	-
640	$1,000,000	80%	80%	70%	-	-	-
	$1,500,000	70%	70%	65%	-	-	-
	$2,000,000	65%	65%	-	-	-	-
620	$1,000,000	70%	70%	-	-	-	-

Housing History	Credit Event
1x30x12: No restrictions, required for Asset Utilization 0x60x12: Max CLTV 80% Purchase, 75% Refinance; Max loan amt $1.5MM 0x90x12: Max CLTV 70% Purchase, Refinance ineligible; Max loan amt $1MM	≥ 36 Months: No restrictions, required for Asset Utilization ≥ 24 Months: Max CLTV 80% Purchase, 75% Refinance; Max loan amt $1.5MM ≥ 12 Months: Max CLTV 70% Purchase, Refinance ineligible; Max loan amt $1MM

Property Type	
1-Unit SFR/PUD (atttached or detached)	• No restrictions
Condominium	• Warrantable: Max CLTV 85% • Non-Warrantable: Max CLTV 85% • Condotel: 1) Max CLTV 85%, 2) Max $2.5MM loan amount
2-4 Unit	• Max CLTV 85%
Rural	• Max CLTV 80% Purchase, 75% Refinance • Max 20 acres
Declining Markets	• Full Doc/Bank Statement/1099/Asset Utilization: Max CLTV 85% Purchase, 80% Refinance • P&L/WVOE: Max CLTV 80% Purchase, 75% Rate/Term Refinance, 70% Cash-Out Refinance • Max $2MM loan amount
Manufactured Home	• Ineligible
Other Property Types	• No overlays
Product Type	
Fixed Rate	• 15 year and 30 year terms (fully amortizing) • 30 year term with 10 year interest only period eligible (remaining 20 year term fully amortized) • 40 year term with 10 year interest only period eligible (remaining 30 year term fully amortized)
ARM	• 5/6 ARM (fully amortizing) • 7/6 ARM (fully amortizing) • 10/6 ARM (fully amortizing) • 40 year term with 10 year interest only period eligible (remaining 30 year term fully amortized)
General Requirements	
Borrower Type	• U.S. Citizen and Permanent Resident Alien: No restrictions • Non-Permanent Resident Alien: Max CLTV 80% • ITIN: Ineligible • Foreign National: Ineligible
First Time Homebuyer (FTHB)	• Primary residence only • Max 45% DTI • Min 6 months reserves
Cash-Out	• Unlimited
Credit	• No overlays
DTI	• Max 50% (or 45% for FTHB) • Max 55% if 1) Primary residence, 2) Min $3,500/mo residual income, 3) Max CLTV 80%, 4) Min 6 months reserves, 5) 24 Month Full Doc and 24 Month Bank Statement Only, 6) Min 660 FICO, 7) FTHB ineligible
Escrow Waivers	• No overlays
Geographic Restrictions	• CT, IL, NJ, NY: ◦ Full Doc/Bank Statement/1099/Asset Utilization: Max CLTV 85% Purchase, 80% Refinance ◦ P&L/WVOE: Max CLTV 80% Purchase, 75% Rate/Term Refinance, 70% Cash-Out Refinance ◦ Max $2MM loan amount (all Doc Types)
Gift Funds	• No overlays
Interest Only (IO)	• Full Doc/Bank Statement/1099/Asset Utilization: 1) Min 660 FICO, 2) Max CLTV 90% • P&L/WVOE: 1) Min 680 FICO, 2) Max CLTV 80%
Loan Amount	• Min loan amount $150K
Prepayment Penalty	• No overlays
Reserves	• CLTV > 85%: 12 months • CLTV > 80% and ≤ 85%: 6 months • CLTV ≤ 80% and Loan Amount ≤ $1.5MM: 3 months • Loan Amount > $1.5MM: 9 months • Loan Amount > $2.5MM: 12 months • Cash-out proceeds can be used as reserves
Short Term Rental	• No overlays
Subordinate Financing	• No overlays
Vacant Property (Refinance)	• No overlays