cake

9/8/2026

# CUP CAKE

| Loan Amount | Min FICO | Primary - Full Doc / Bank Statement (12 or 24 Months / Self Emp Only) | | | Second Home - Full Doc / Bank Statements (12 or 24 Months / Self Emp Only) | | |
|---|---|---|---|---|---|---|---|
| | | Purchase | Rate / Term | Cash-Out | Purchase | Rate / Term | Cash-Out |
| ≤ $1,500,000 | 720 | 90% | 85% | 80% | 80% | 80% | 75% |
| | 700 | 90% | 85% | 80% | 80% | 75% | 75% |
| | 680 | 85% | 85% | 80% | 80% | 75% | 75% |
| | 660 | 85% | 80% | 75% | 80% | 75% | 70% |
| | 640 | 80% | 75% | 70% | 80% | 70% | 70% |
| | 620 | 75% | 70% | 65% | 75% | 65% | 65% |
| $1,500,001 - $2,000,000 | 720 | 85% | 80% | 75% | 75% | 75% | 75% |
| | 700 | 85% | 80% | 75% | 75% | 70% | 70% |
| | 680 | 80% | 75% | 70% | 75% | 70% | 70% |
| | 660 | 80% | 75% | 70% | 75% | 70% | 70% |
| | 640 | 80% | 75% | 70% | 75% | 65% | 65% |
| | 620 | 75% | 70% | 65% | N/A | | |
| $2,000,001 - $3,000,000 | 700 | 80% | 70% | 70% | 65% | 65% | 65% |
| | 680 | 80% | 70% | 65% | N/A | | |
| | 660 | 75% | 65% | 65% | | | |
| | 640 | 70% | 65% | 65% | | | |
| $3,000,001 - $3,500,000 | 720 | 75% | 70% | 65% | | | |
| | 700 | 70% | 65% | 65% | | | |
| $3,500,001 - $4,000,000 | 720 | 70% | 65% | 65% | | | |
| | 700 | 65% | 65% | 65% | | | |

## Loan Amount Requirements

$100,000 Minimum to $4,000,000 Maximum Loan Amount

Loan Amounts < $200,000.00, Max CLTV = 80% (Purchase); 75% (Refi)

**Max Cash-in-Hand for LTV > 65%:** $1M Cash-in-Hand for Loan Amounts over $1.5M | $500,000 Cash-in-Hand for Loan Amount under $1.5M

**Max Cash-in-Hand for LTV ≤ 65%:** Unlimited

## Program - General Information

| | |
|---|---|
| **ATR in Full / Asset Depletion** | Max LTV/CLTV: 80% Purchase, 75% Refinance<br>Second Home: Borrower's liquid assets must cover balance on both primary residence and subject property |
| **WVOE** | $150K Minimum Loan Amount; $1M Maximum Loan Amount; 80% Max CLTV; ***Primary Residences Only. No FTHB. 2-4 Unit Ineligible*** |
| **1099 Only** | Self-Employed Only; 80% Max CLTV |
| **P&L Only** | $3M Max Loan Amount; Min 660 FICO; Max CLTV: 80% (Purchase), 75% (Refinance) |
| **ITIN** | $1M Maximum Loan Amount, 640 Minimum FICO<br>FICO ≥ 700, Max CLTV: 75% (Purchase), 70% (Refinance)<br>FICO ≥ 660, Max CLTV: 70% (Purchase), 65% (Refinance)<br>FICO ≥ 640, Max CLTV: 65% (Purchase), 60% (Refinance) |
| **Non-Permanent Resident** | $1.5M Max Loan Amount.; 80% Max CLTV |
| **Short Term Rental** | Max 70% LTV/CLTV |
| **1 Year Self Employed** | Min 640 FICO. Max 80% Purchase and Rate/Term, Max 65% Cash-Out |
| **1 Score / No Score** | Max 65% LTV/CLTV: 0x30x24 Housing History; Full Doc & Bank Statements Only \| 1 Score: Use Actual to Max 700 |
| **First Time Homebuyer** | Max CLTV: 80% (700+ FICO), 70% (FICO < 700)<br>Max DTI = 50.49% (720+ FICO), 43.49% (FICO < 720) |
| **Max DTI** | 50.49% Standard DTI<br>55% DTI if FICO ≥ 740 & LTV ≤ 60%; Full Doc, Bank Statements or 1099 Only |
| **Impound Waiver** | 80% Max CLTV; $1.5M Max Loan Amount, \| Min FICO: 680 (Primary), 700 (2nd Home) \| 0x30x24 for all housing payments \| Not available for Section 35 Loans (HPML) |
| **Reserves** | None for LTV ≤ 75% \| 3 Months for LTV > 75% \| 6 Months for LTV > 85% |
| **Limited Tradelines** | Max LTV = 65%; Full Doc Only; 0x30x24 |
| **Delayed Financing** | $1.5M Max Loan Amount |
| **State Restrictions** | Texas 50(a)(6) & 50(f)(2) = $1.5M Max Loan Amount |
| **Interest Only** | 640 Min FICO; $3M Max Loan Amount; $250K Min Loan Amount |

## Credit Overlay

| | |
|---|---|
| **1x30x12** | Max CLTV = 80% (Purchase), 75% (Refinance) |
| **0x60x12** | Max CLTV = 75% (Purchase), 70% (Refinance) |
| **0x90x12** | Max CLTV = 65% |
| **0x120x12** | Ineligible |
| **BK/FC 24 - 35 Months** | Max CLTV = 80% (Purchase), 75% (Refinance) |
| **BK/FC 12 - 23 Months** | Max CLTV = 65% |
| **BK/FC < 12 Months** | Ineligible |
| **DIL/SS/Mod 12 - 23 Months** | Max CLTV = 80% (Purchase), 75% (Refinance) |
| **DIL/SS/Mod < 12 Months** | Max CLTV = 75% (Purchase), 70% (Refinance) |

## Property Specific

| | |
|---|---|
| **Non-Warrantable Condo** | Max CLTV = 80% (Purchase), 75% (Refinance); Additional 5% CLTV Reduction for Florida; WVOE, 1099, and P&L are Ineligible |
| **Condotel / PUDtel** | Max CLTV = 75% (Purchase), 70% (Rate/Term), 65% (Cash-Out); Additional 5% CLTV Reduction for Florida |
| **2-4 Units** | Max CLTV = 85% |
| **Rural Property** | Max CLTV = 80% (Purchase), 75% (Rate/Term), 70% (Cash-Out); 680 Min FICO; WVOE, 1099 and P&L are Ineligible |
| **Manufactured Homes** | Max CLTV = 65% (Purchase), 60% (Refinance) |
| **Declining Markets** | 5% CLTV Reduction |

## Loan Programs

| Products | | | | Interest Only (Qualify at Fully Amortized Payment) | I/O Period | Amortized | Maturity |
|---|---|---|---|---|---|---|---|
| 30 Year Fixed | 30Y/40Y Fixed I/O | 5/1 Hybrid ARM | 7/1 Hybrid ARM | | 5 Years | 25 Years | 30 Years |
| | | | | | 10 Years | 30 Years | 40 Years |

***** Review Cake Guide for items not referenced in Matrix (Ex. Income Requirements)***