Effective Date: April 1, 2026

Velvet Cake Non-QM

ELIGIBILITY MATRIX

Loan Purpose	FICO	Loan Amount	Purchase & Rate/Term	Cash-Out
Primary / Second Home	720	3,000,000	85	80
	680	2,000,000	85	80
		3,000,000	85	70
	660	1,500,000	80	70
		2,000,000	80	N/A
Investment	740	2,000,000	80	75
		3,000,000	75	70
	720	2,000,000	80	75
		3,000,000	75	N/A
	680	2,000,000	80	75
	660	2,000,000	70	N/A

PRODUCT OVERLAYS

Minimum Loan Amount	$100,000
Maximum Loan Amount	$3,000,000
P&L Only	80% Max LTV | 700 Min FICO
Asset Utilization	80% Max LTV
Debt-to-Income Limit	50% Max DTI
Short-Term Rental	Ineligible
Reserves ≤ $2,000,000	6 Months
Reserves > $2,000,000	9 Months
Reserves > $2,000,000 (Investment)	12 Months
Interest Only	5% LTV Reduction | 80% Max LTV
Subordinate Financing	Institutional Only
Mortage History	0x30x12
Credit Event (FC, BK, SS, DIL)	7+ Years
Forbearance, Mod, Deferral	6+ Months

PRODUCT NOTES & REQUIREMENTS

Occupancy	• Primary Residence • 2nd Home • Investments
Property Types	• SFR • 2-4 Units • Condo (FNMA Warrantable) • Townhome
Ineligible Property Types	• Non-Warrantable Condo • Rural • Manufactured Homes • Agricultural • Condotel • Leasehold • Land Trusts • Deed and Resale Restricted • Hobby Farms • Co-op
Documentation	• Full Doc • 1099 • Bank Statements • P&L Only • Asset Utilization
Ineligible Documentation	• WVOE
Ineligible Borrowers	• Foreign National • Non-Revocable Trusts • Guardianships • Life Estates • Diplomats • Borrowers party to a lawsuit
Appraisal Requirements	• 1 Appraisal ≤ $2,000,000 • 2 Appraisals > $2,000,000
Collateral Condition Requirements	• Appraisal must reflect C4 or better (C5 or C6 ineligible)
Assets	• Cash-Out may be used for reserves • Gifts of equity are ineligible • Cryptocurrency ineligible towards reserves and funds to close unless liquidated
Contingent Liabilities	• May be excluded from DTI with proof that borrower is not the primary obligor
Solar Panels	• See *Cake Solar Panel Policy & Procedure* guideline for eligibility
Prepayment Penalty	• 1/2/3/5 year PPP options; 6 months interest only
Forbearance	• Payments must be documented by canceled checks or bank statements • 6 months seasoning required after the loan is paid as agreed (Current)
State Restrictions	• Texas 50(a)(6) Ineligible