

# EASIER & IMPROVED Non-QM

## 12MOS and DSCR

OLD	NEW
<b>12MOS</b>	
• Max LTV <u>80%</u>	• Max LTV <u>90%</u> purchase and <u>85%</u> for rate/term
<b>DSCR</b>	
• MIN FICO <u>640</u>	• MIN FICO <u>620</u>
• Max loan amount <u>\$3,000,000</u> for purchase	• Max loan amount <u>\$3,500,000</u> for purchase
• Minimum DSCR Ratio= <u>0.75</u>	• <u>No Minimum</u> DSCR Ratio
• <u>6 months</u> required reserve for Loan Amount ≤ \$1,000,000	• <u>2 months</u> required reserve for Loan Amount ≤ \$1,000,000
<b>DSCR 2</b>	
• Cash out proceeds <u>may not be used</u> for reserves	• Cash out proceeds <u>may be used</u> for reserves
<b>DSCR 3</b>	
• MIN FICO <u>740</u>	• MIN FICO <u>720</u>
• Max LTV <u>75%</u>	• Max LTV <u>80%</u>
• Cash out proceeds <u>may not be used</u> for reserves	• Cash out proceeds <u>may be used</u> for reserves

# Wonder Loans

Setting the Standard:

## Our Best-in-Class NON-QM Products