



# NON-QM Comparison Chart

	DSCR Prime	DSCR Prime Plus (Best Priced)	Foreign National	Bank Statement Prime (12/24 Months)	Bank Statement Prime Plus (Best Priced) (12/24 Months)	Bank Statement Prime (3 Months)
<b>Max LTV Purchase/R&amp;T</b>	80%	75%	65%	90%	80%	80%
<b>Max LTV Cash-out</b>	75%	65%	60%	80%	75%	70%
<b>Min Fico</b>	620	660	N/A	620	660	680
<b>Loan Amount</b>	\$150k - \$3M	\$150k - \$3M	\$150k - \$1.5M	\$150k - \$4M	\$150k - \$3M	\$150k-\$1.5M
<b>Reserves</b>	6-12 months	6-12 months	12 Months	6-12 months	6-12 months	6-9 months
<b>Min DSCR</b>	0.75	1.1	1.1	N/A	N/A	N/A
<b>Max DTI</b>	N/A	N/A	N/A	55%* Refer to Maxtrix for Restrictions	43%* Will go 50% but 700 Fico, 12 Month Reserves and 75% LTV	43%* Will go 50% but 700 Fico, 12 Month Reserves and 75% LTV
<b>Housing Lates Allowed</b>	1x30x12	1x30x12	0X30X12	1x30x12	1x30x12	N/A
<b>Non Warrantable Condo-Max LTV</b>	70%	65%	65%	65%	75%	N/A
<b>Second Home Max LTV (Purchase/R/T)</b>	N/A	N/A	N/A	80%	80%	80%
<b>Tradelines Requirements</b>	3 for 12 Months or 2 for 24 MO	4 for 12 Months or 2 for 24 MO	1 credit Reference Letter Required	5 for 12 Months or 2 for 24 MO	7 for 12 Months or 2 for 24 MO	6 for 12 Months or 2 for 24 MO
<b>FTHB</b>	Yes	No	No	Yes	Yes	Yes*additional reserves and 5% ltv reduction
<b>First Time Investor</b>	Yes*Min 660 Fico	No	Yes	N/A	N/A	N/A
<b>Min DSCR</b>	0.75	1.1	0.75	N/A	N/A	N/A
<b>Employment/Income 1003</b>	N/A	N/A	N/A	Yes	Yes	Yes
<b>4506-C Required</b>	N/A	N/A	N/A	N/A *Unless using W2 Income	N/A *Unless using W2 Income	N/A *Unless using W2 Income
<b>I/O Available</b>	Yes	Yes	Yes	Yes	Yes	Yes
<b>Max Cash-in-Hand</b>	\$1M	\$750k	750k	\$1M	\$750k	750k
<b>Gift Funds Allowed</b>	Yes	Yes	No	Yes	Yes	Yes
<b>Pre-Pay Allowed</b>	Yes	Yes	Yes	No	No	No