

NQM Invest DSCR Plus

FICO & LTV/CLTV Grids		DSCR >= 1.00			DSCR >= 0.75			No Ratio DSCR		
Credit Score	Loan Amount	Purchase	Rate / Term Refi	Cash-Out	Purchase	Rate / Term Refi	Cash-Out	Purchase	Rate / Term Refi	Cash-Out
740	<=1,000,000	80	80	75	75	75	70	75	75	65
	<=1,500,000	75	75	70	70	70	65	70	70	60
	<=2,000,000	75	75	60	65	65	60	65	65	60
720	<=1,000,000	80	80	75	75	75	70	70	70	60
	<=1,500,000	75	75	70	70	70	65	65	65	60
	<=2,000,000	75	75	60	65	65	NA	NA	NA	NA
700	<=1,000,000	75	75	70	75	75	65	65	65	60
	<=1,500,000	75	75	70	70	70	65	65	65	60
	<=2,000,000	70	70	60	65	65	NA	NA	NA	NA
680	<=1,000,000	75	75	65	70	70	60	65	60	60
	<=1,500,000	70	70	60	NA	NA	NA	NA	NA	NA
	<=2,000,000	65	65	NA	NA	NA	NA	NA	NA	NA
660	<=1,000,000	70	70	65	60	60	60	60	60	60
	<=1,500,000	65	65	60	NA	NA	NA	NA	NA	NA
	<=2,000,000	60	60	NA	NA	NA	NA	NA	NA	NA
General Requirements										
Product Type	5/6 ARM, 15 Yr. Fixed, 30 Yr. Fixed, 40 Yr. Fixed (IO)									
Loan Amount	\$2.0mm max; \$125k min									
Occupancy	Investment Property									
Max LTV/Min FICO	80%/ 660									
Min. DSCR	.75x or No Ratio Permissible									
DSCR Calculation	Gross Rent/PITIA(P&I), Gross Rent/ITIA (Interest Only)									
DSCR No Ratio	Eligible									
Payment History	0x30x12									
Housing Event Seasoning	3+ Years									
Interest Only	Eligible (10/20 IO & 10/30 IO), ARMs & Fixed									
Interest Only Restrictions (DSCR >= 1.00)	Min 700 FICO, Max 75% LTV									
Interest Only Restrictions (DSCR >= 0.75)	Min 700 FICO, Max 70% LTV									
Interest Only Restrictions (No Ratio)	Not Permissible									
Personal Guarantee	Required									
Prepay Penalties by State	Permissible By Law									
ARM Information			Property Type				Cash-Out Requirements			
ARM Margin	5.00%		2 - 4 Units		Max 75% LTV		LTV > 60%	\$500k (Max Cash Out)		
ARM Caps (5/6m)	2 / 1 / 5		Warrantable Condos / Cooperatives		Max 75% LTV					
			Non-Warrantable Condos		Max 75% LTV					
Reset Period	6 Months		Rural Properties		Not Eligible		LTV <= 60%	Unlimited Cash Out		
Index	30 Day Average SOFR		Declining Markets		5% LTV Reduction					
ARM Floor	Floor = Margin									
Reserve Requirements										
\$125,000 – \$500,000			3 Months							
\$500,001 – \$1,000,000			6 Months							
\$1,000,001 - \$2,000,000			6 Months							
Additional Financed Properties			-							
Cash-Out Used as Reserves			Allowable							

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Product Description	Product Code
15 Year Fixed Rate DSCR	AD15
30 Year Fixed Rate DSCR	AD30
30 Year Interest Only Fixed Rate DSCR	AD30IO
40 Year Interest Only Fixed Rate DSCR	AD40IO
5/6 ARM SOFR DSCR	AD5/6ARM
5/6 ARM Interest Only SOFR DSCR	AD5/6IOARM