

Non-QM Comparison	Bank Statement	Investor Cash Flow	Full Documentation	Asset Qualifier	1099 ONLY
Ideal Borrower	For self-employed borrowers requiring alternate means of determining ability to repay	For individuals looking to build wealth in residential investment properties	Borrowers with scenarios outside the box	Borrowers with significant accumulated assets	For borrowers that are independent contractors
Income/Assets used to Qualify	12 or 24 Months of Bank Statements	Debt Service Coverage Ratio (DSCR)	Full Documentation Required	Verified Financial Assets Only	One or Two year of 1099s
Minimum Credit Score	620	620	620	620	620
Debt-to Income Ratio (DTI)	Up to 55%	DSCR 1.000 or N/A with LTV/FICO restrictions	Up to 55%	N/A	Up to 55%
Borrower Eligibility	US Citizens, Permanent & Non-Permanent Resident Aliens, First Time Home Buyers, Non-Occupant Co-Applicants	US Citizens, Permanent & Non-Permanent Resident Aliens	US Citizens, Permanent & Non-Permanent Resident Aliens, First Time Home Buyers, Non-Occupant Co-Applicants	US Citizens, Permanent & Non-Permanent Resident Aliens, First Time Home Buyers, Non-Occupant Co-Applicants	US Citizens, Permanent & Non-Permanent Resident Aliens, First Time Home Buyers, Non-Occupant Co-Applicants
Interest Only (I/O)	Yes	Yes	Yes	Yes	Yes
Loan Amounts	Up to \$3,000,000	Up to \$2,500,000	Up to \$3,000,000	Up to \$3,000,000	Up to \$3,000,000
Max Cash Out Allowed	No Limit up to 75 LTV, \$500,000 > 75 LTV	No Limit up to 75 LTV, \$500,000 > 75 LTV	No Limit up to 75 LTV, \$500,000 > 75 LTV	No Limit up to 75 LTV, \$500,000 > 75 LTV	No Limit up to 75 LTV, \$500,000 > 75 LTV
Product Type	5/6, 7/6 and 10/6 ARM 15, 30 and 40 FRM (40 yr term I/O only)	5/6, 7/6 and 10/6 ARM 15, 30 and 40 FRM (40 yr term I/O only)	5/6, 7/6 and 10/6 ARM 15, 30 and 40 FRM (40 yr term I/O only)	5/6, 7/6 and 10/6 ARM 15, 30 and 40 FRM (40 yr term I/O only)	5/6, 7/6 and 10/6 ARM 15, 30 and 40 FRM (40 yr term I/O only)
Eligible Property Types	1-4 family, PUD, Warrantable Condos (Non-Warrantable Condos ineligible)				
LTV/CLTV	Up to 85% Purchase, 80% R/T Refi, and 75% C/O Refi	Up to 80% Purchase and R/T Refi, and 75% C/O Refi	Up to 85% Purchase, 80% R/T Refi, and 75% C/O Refi	Up to 85% Purchase, 80% R/T Refi, and 75% C/O Refi	Up to 85% Purchase, 80% R/T Refi, and 75% C/O Refi
Seasoning for Cash Out	Six months seasoning for cash out				
Additional Notes	One borrower must be self-employed for a minimum 24 months. Minimum 25% ownership in the business. No tax returns required	No Employment No Income No DTI First Time Homebuyers not allowed	Common sense flexibility	High net worth No Employment No Income No tax returns required Bitcoin allowed	One borrower must derive >50% of their income from 1099s

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