



Effective Date: 9/10/2025

FICO/LTV/CLTV ELIGIBILITY MATRIX - Owner Occupied				
Loan Amount	FICO	Purchase	Rate/Term	Cashout
<= \$1,000,000	680+	90	90	80
	660+	80	80	75
	620+	80	80	70
<= \$1,500,000	700+	90	90	80
	680+	85	85	75
	660+	80	80	75
	620+	70	70	65
<= \$2,000,000	720+	90	90	80
	700+	85	85	75
	680+	80	80	70
	660+	75	75	65
	640+	65	65	N/A
<= \$2,500,000	720+	80	80	75
	680+	75	75	65
	660+	70	70	65
<= \$3,000,000	720+	75	75	70
	700+	75	75	65
	680+	70	70	65
<= \$3,500,000	700+	70	70	55
<= \$4,000,000	720+	70	70	50

FICO/LTV/CLTV ELIGIBILITY MATRIX - Non-Owner Occupied				
Loan Amount	FICO	Purchase	Rate/Term	Cashout
<= \$1,000,000	700+	85	85	80
	680+	80	80	75
	660+	80	80	70
<= \$1,500,000	720+	85	85	80
	680+	80	80	75
	660+	75	75	70
<= \$2,000,000	700+	80	80	75
	680+	75	75	70
	660+	70	70	65
<= \$2,500,000	720+	75	75	70
	700+	75	75	65
	660+	70	70	65
<= \$3,000,000	720+	75	75	65
	680+	70	70	60
<= \$3,500,000	700+	70	70	55

PRODUCT TYPES				
Fixed Rate Terms	I/O Period	Amortization	Maturity	
15 Yr - 30 Yr - 40 Yr	N/A	Based on Term	Based on Term	
30 Yr - 40 Yr - I/O	10 Years	20 or 30 Yrs	Based on Term	
ARMs Terms	I/O Period	Amortization	Maturity	
5/6 - 7/6 ARM	N/A	30 Yr	30 Yr	
5/6 - 7/6 ARM I/O	10 Years	20 or 30 Yrs	30 or 40 Yrs	

GENERAL GUIDELINE PARAMETERS - Check guidelines for details				
Min. Loan Amount	\$100,000			
Cash Out Limit	Unlimited			
2nd Home	Max LTV 85%			
Acreage Requirements	Max 20 Acres			
Ineligible Property Types	See guidelines for details			
Impounds	Required on HPML loans and LTV >80%			
Non-Arms Length	Cash out refinance not allowed			
Primary Wage Earner FICO	Allowed. See guidelines for details			
Interest Only	O/O Max LTV 90% - N/O/O Max LTV 80%			
State Eligibility	Ineligible: NY, HI, MA, MO, VA			
Subordinate Financing	Allowed. CLTV Max = LTV Max			

ELIGIBLE PROPERTY TYPES MAX LTV			
Occupancy	Prop. Type	Purch/RT Refi	Cash Out
Owner Occ.	Condo	90	80
	Non-Warr Condo	85	80
	Condotel - Max \$2.5M	85	75
	2-4 Units	85	80
	Modular	90	80
	Rural	80	75
Non-Owner Occ.	Condo	85	80
	Non-Warr Condo	80	75
	Condotel - Max \$2.0M	75	70
	2-4 Units	80	75
	Modular	80	75
	Rural	80	75

INFINITE SERIES *Non-QM (First Lien)*

The Entrepreneurs & The Climbers

INCOME DOC TYPES ALLOWED - Max DTI 50%	
Full Doc	- Wage/Salary: 30 Day Paystubs, W-2, 1 or 2 Yrs Tax Returns, IRS 4506-C, Verbal VOE - Self-Employed: 2 Yrs or 1 Yr Personal/Business Tax Returns, YTD P&L, IRS 4506-C
Bank Statements	12/24 Mos Business Bank Statements
*Self-Employed	12/24 Mos Personal Bank Statements with 2-months business bank statements
Borrowers Only	- Qualification Methods - Business Bank Statements: 50% Expense Ratio, CPA Letter (reasonable expense ratio) or 3rd party P&L
1099 Income	12/24 Months 1099 with 10% fixed expense ratio - Current paystub or bank statement showing income deposits required

DTI up to 55%	
Max 80% LTV for O/O	70% LTV for 2nd Homes
680 Min Fico	Max \$1.5M Loan Amount
Additional 3 months reserves	

RESERVE REQUIREMENTS	
Reserves (Loan Amount up to \$1M)	6 Months
Reserves (Loan Amount > \$1M to \$2.0M)	9 Months
Reserves (Loan Amount > \$2.0M)	12 Months
3 Month Reserve Reduction	Reduce LTV 5%
No Reserves (Rate-Term Refi Only)	Max 65% LTV
Assets and Reserves Seasoning	30 Days
Cash Out Refinance	Cash out may be used to satisfy reserve requirements

GIFT FUNDS	
Allowed for down payment and closing costs only. No min. borrower contribution required.	
See full guidelines for details	

HOUSING HISTORY REQUIREMENTS	
Seasoning/History	
1 x 30 x 12	No LTV Adjustment
0 x 60 x 12	Reduce LTV 5%
0 x 90 x 12 (O/O Cash-Out and N/O/O not allowed)	Reduce LTV 20%
CREDIT EVENT (FC, SS, DIL)	
Seasoning/History	
>= 36 mo.	No LTV Adjustment
>= 24 mo.	Reduce LTV 5%
>= 12 mo. - Cash Out not allowed	Reduce LTV 15%
CREDIT EVENT (BK 7 & 13)	
Seasoning/History	
>= 36 mo.	No LTV Adjustment
>= 24 mo.	Reduce LTV 5%
>= 12 mo. - Cash Out not allowed	Reduce LTV 5%

TRADELINE REQUIREMENTS	
Minimum: 2 reporting for 24 months w/activity in the last 12 months or 3 reporting for 12 months with recent activity	
If the primary borrower has 3 credit scores, the minimum tradeline requirement is waived	
No mortgage or rental history: Lower of matrix LTV or 80% LTV - Max 50% DTI	
Limited Tradelines: Max 80% LTV for Purchase and R&T and 70% LTV for C/O. Max 45% DTI	
Min. 640 Fico - Owner Occupied and 2nd Home Only	
Check guidelines for full details	

APPRAISAL REQUIREMENTS	
Loan Amount <= \$2,000,000	1 Appraisal + AVM or CU score of 2.5 or less
Loan Amount > \$2,000,000	2 Appraisals
Declining Markets	5% LTV reduction required
Collateral Condition Requirement	C4 or better (C5 and C6 Ineligible)
Investment Properties	All 1 unit properties require form 1007
See full guidelines for details	

RESIDUAL INCOME - Required when DTI >43%	
Minimum Requirement	Per VA rules or \$2,500 plus \$150 per dependent
See guidelines for full details	

FIRST TIME HOMEBUYER - O/O & 2nd Home Only	
FTHB with Rental History	Min 640 Fico - 0x30 Rental Rating
FTHB without Rental History:	Full Doc, Bank Statement & 1099 Only
50% Max DTI - No Gift Funds	80% LTV - Min 680 Fico - Max \$1.5M L. Amt
Non-Occupant Co-Borrowers not allowed	75% LTV - Min 660 Fico - Max \$1.0M L. Amt
	70% LTV - Min 640 Fico - Max \$1.0M L. Amt

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FICO/LTV/CLTV ELIGIBILITY MATRIX - P&L ONLY - O/O				
Loan Amount	FICO	Purchase	Rate/Term	Cashout
<= \$1,000,000	720+	85	85	80
	700+	80	80	75
	680+	80	80	70
	660+	75	75	70
<= \$1,500,000	720+	85	85	80
	700+	80	80	75
	680+	75	75	70
	660+	75	75	65
<= \$2,000,000	720+	85	85	80
	700+	80	80	70
	660+	75	75	65
<= \$2,500,000	720+	80	80	70
	700+	75	75	65
	660+	70	70	65
<= \$3,000,000	720+	75	75	65
	680+	70	70	65

FICO/LTV/CLTV ELIGIBILITY MATRIX - P&L ONLY - N/O/O				
Loan Amount	FICO	Purchase	Rate/Term	Cashout
<= \$1,000,000	720+	80	80	75
	700+	75	75	75
	680+	75	75	65
	660+	70	70	65
<= \$1,500,000	720+	80	80	75
	700+	75	75	75
	680+	70	70	65
	660+	70	70	60
<= \$2,000,000	720+	70	70	60
	660+	65	65	60
<= \$2,500,000	660+	65	65	60
<= \$3,000,000	680+	65	65	60

FICO/LTV/CLTV ELIGIBILITY MATRIX - WVOE & ASSET DEPL. - O/O				
Loan Amount	FICO	Purchase	Rate/Term	Cashout
<= \$1,000,000	700+	80	80	75
	660+	75	75	70
	660+	70	70	65
<= \$1,500,000	700+	80	80	75
	680+	75	75	70
	660+	75	75	65
<= \$2,000,000	660+	70	70	65
<= \$2,500,000	660+	70	70	65
<= \$3,000,000	680+	70	70	65

FICO/LTV/CLTV ELIGIBILITY MATRIX - ASSET DEPLETION - N/O/O				
Loan Amount	FICO	Purchase	Rate/Term	Cashout
<= \$1,000,000	700+	75	75	70
	680+	75	75	65
	660+	70	70	65
<= \$1,500,000	700+	75	75	70
	680+	70	70	65
	660+	70	70	60
<= \$2,000,000	720+	70	70	60
<= \$2,500,000	660+	65	65	60
<= \$3,000,000	680+	65	65	60

PRODUCT TYPES			
Fixed Rate Terms	I/O Period	Amortization	Maturity
15 Yr - 30 Yr - 40 Yr	N/A	Based on Term	Based on Term
30 Yr - 40 Yr - I/O	10 Years	20 or 30 Yrs	Based on Term
ARMs Terms	I/O Period	Amortization	Maturity
5/6 - 7/6 ARM	N/A	30 Yr	30 Yr
5/6 - 7/6 ARM I/O	10 Years	20 or 30 Yrs	30 or 40 Yrs
GENERAL GUIDELINE PARAMETERS - Check guidelines for details			
Min. Loan Amount			\$100,000
Cash Out Limit			Unlimited
2nd Home			Max LTV 85%
Acreage Requirements			Max 20 Acres
Ineligible Property Types			See guidelines for details
Impounds			Required on HPML loans
Non-Arms Length			Cash out refinance not allowed
Primary Wage Earner FICO			Allowed for P&L & WVOE. See guidelines for details
Interest Only			O/O Max LTV 85% - N/O/O Max LTV 75%
State Eligibility			Ineligible: NY, HI, MA, MO, VA
Subordinate Financing			Allowed. CLTV Max = LTV Max

INFINITE SERIES Non-QM (First Lien)

The Entrepreneurs, The Climbers, The VIPs

INCOME DOC TYPES ALLOWED - Max DTI 50%			
P&L Only	• 12 or 24 Month CPA/EA/CTEC prepared P&L Only		
*Self-Employed	• See guidelines for additional requirements		
Borrowers Only	• CPA/EA/CTEC must attest they have prepared the borrower's most recent tax returns		
WVOE	• FNMA Form 1005 or WVOE from online data source (Work Number, Fincity, etc.)		
	• 2 most recent mos personal bank statements reflecting deposits from employer (Form 1005 only)		
Asset Depletion	• 6 mos statements required. Eligible assets divided by 60 for monthly income stream		
DTI up to 55%			
• Max 80% LTV for O/O • 70% LTV for 2nd Homes • 75% LTV for N/O/O			
• 680 Min Fico • Max \$1.5M L Amt • Add'l 3 mos. Reserves • Asset Depletion not allowed			
RESERVE REQUIREMENTS			
Reserves (Loan Amount up to \$1M)	6 Months		
Reserves (Loan Amount > \$1M to \$2.0M)	9 Months		
Reserves (Loan Amount > \$2.0M)	12 Months		
3 Month Reserve Reduction	Reduce LTV 5%		
No Reserves (Rate-Term Refi Only)	Max 65% LTV		
Assets and Reserves Seasoning	30 Days		
Cash Out Refinance	Cash out may be used to satisfy reserve requirements		
GIFT FUNDS			
Allowed for down payment and closing costs only. No min. borrower contribution required.			
See full guidelines for details			
HOUSING HISTORY REQUIREMENTS			
Seasoning/History			
1 x 30 x 12	No LTV Adjustment		
0 x 60 x 12	Reduce LTV 5%		
0 x 90 x 12 (O/O Cash-Out and N/O/O not allowed)	Reduce LTV 20%		
CREDIT EVENT (FC, SS, DIL)			
Seasoning/History			
>= 36 mo.	No LTV Adjustment		
>= 24 mo.	Reduce LTV 5%		
>= 12 mo. - Cash Out not allowed	Reduce LTV 15%		
CREDIT EVENT (BK 7 & 13)			
Seasoning/History			
>= 36 mo.	No LTV Adjustment		
>= 24 mo.	Reduce LTV 5%		
>= 12 mo. - Cash Out not allowed	Reduce LTV 5%		
TRADELINE REQUIREMENTS			
Minimum: 2 reporting for 24 months w/activity in the last 12 months or 3 reporting for 12 months with recent activity			
If the primary borrower has 3 credit scores, the minimum tradeline requirement is waived			
No mortgage or rental history: Not Allowed			
Limited Tradelines: Max 80% LTV for Purchase and R&T and 70% LTV for C/O. Max 45% DTI			
Min. 640 Fico - Owner Occupied and 2nd Home Only			
Check guidelines for full details			
APPRAISAL REQUIREMENTS			
Loan Amount <= \$2,000,000	1 Appraisal + AVM or CU score of 2.5 or less		
Loan Amount > \$2,000,000	2 Appraisals		
Declining Markets	5% LTV reduction required		
Investment Properties	All 1 unit properties require form 1007		
Collateral Condition Requirement	C4 or better (C5 and C6 Ineligible)		
RESIDUAL INCOME - Required when DTI >43%			
Minimum Requirement	\$2,500 plus \$150 per dependent		
See guidelines for full details			
FIRST TIME HOMEBUYER - O/O & 2nd Home Only			
FTHB with Rental History	Min 640 Fico - 0x30 Rental Rating		
FTHB without Rental History	Not Allowed		
ELIGIBLE PROPERTY TYPES MAX LTV			
Occupancy	Prop. Type	Purch/RT Refi	Cash Out
Owner Occ.	Condo	85	80
	Non-Warr Condo	85	80
	Condotel - Max \$2.5M	85	75
	2-4 Units	85	80
	Modular	85	80
	Rural	80	75
Non-Owner Occ.	Condo	85	80
	Non-Warr Condo	80	75
	Condotel - Max \$2.0M	75	70
	2-4 Units	80	75
	Modular	80	75
	Rural	80	75

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FICO/LTV/CLTV ELIGIBILITY MATRIX - DSCR => 1.0

Loan Amount	FICO	Purchase	Rate/Term	Cashout
<= \$1,000,000	720+	85	85	80
	700+	80	80	80
	680+	80	80	75
	660+	75	75	75
	640+	75	75	70
<= \$1,500,000	720+	85	85	75
	680+	80	80	75
	660+	75	75	70
	640+	65	65	65
<= \$2,000,000	700+	75	75	70
	660+	70	70	65
	640+	65	65	N/A
	620+	65	65	N/A
<= \$2,500,000	660+	70	70	65
<= \$3,000,000	700+	70	70	65
	680+	65	65	60
<= \$3,500,000	700+	70	70	55
<= \$4,000,000	720+	60	60	N/A

FICO/LTV/CLTV ELIGIBILITY MATRIX - DSCR 0.75 - 0.99

Max LTV	Reduce Max LTV above by 5%
Min. Fico	680
Cash Out	Cash Out Refinance Max 70% LTV

FICO/LTV/CLTV ELIGIBILITY MATRIX - DSCR 0.00 - 0.7499

Max Loan Amt	Purchase - \$3M (if FICO < 680, \$1M max); RT/CO Refi - \$2M
Max LTV	700 Min FICO: 75% (Purch) 70% (RT/CO Refi) 680 Min FICO: 70% (Purch) 65% (RT Refi) 660 Min FICO: 65% (Purchase Only)
Min. Fico	660
Cash Out Limit	LTV up to 65% - \$1M max; LTV > 65% - \$500K

PRODUCT TYPES

Fixed Rate Terms	I/O Period	Amortization	Maturity
15 Yr - 30 Yr - 40 Yr	N/A	Based on Term	Based on Term
30 Yr - 40 Yr - I/O	10 Years	20 or 30 Yrs	Based on Term
ARMs Terms	I/O Period	Amortization	Maturity
5/6 - 7/6 ARM	N/A	30 Yr	30 Yr
5/6 - 7/6 ARM I/O	10 Years	20 or 30 Yrs	30 or 40 Yrs

GENERAL GUIDELINE PARAMETERS - Check guidelines for details

Min. Loan Amount	\$100,000
Cash Out Limit	Unlimited
Acreage Requirements	Max 20 Acres
Ineligible Property Types	See guidelines for details
Impounds	Flood Insurance
Non-Arms Length	Not Allowed
Interest Only	Max LTV 80%
Prepayment Penalty	Available up to 5 years. Federal and State laws apply

PROPERTY TYPES MAX LTV

Occupancy	Prop. Type	Purch/RT Refi	Cash Out
Non-Owner Occupied	Condo	85	80
	Non-Warr Condo	80	75
	Condotel - Max \$2M	75	70
	2-4 Units	80	75
	Modular	80	75
	Rural	80	75

FOREIGN NATIONAL

LTV/Loan Amount	Reduce LTV by 5%/Max \$1.5M Loan Amount
Property Types	SFR, 2-4 Units, Condo (Warrantable Only)
Gift Funds	Not Allowed
Power of Attorney	Not Allowed
Min DSCR Ratio	1.00
Florida	Restrictions apply for the following countries: China, Russia, Iran, N. Korea, Cuba, Venezuela, Syria

RESERVE REQUIREMENTS

Reserves (Loan Amount up to \$1M)	6 Months
Reserves (Loan Amount > \$1M to \$2.0M)	9 Months
Reserves (Loan Amount > \$2.0M)	12 Months
3 Month Reserve Reduction	Reduce LTV 5%
No Reserves (Rate-Term Refi only)	Max 65% LTV
Assets and Reserves Seasoning	30 Days
Cash Out Refinance	Cash out may be used to satisfy reserve requirements

GIFT FUNDS

Allowed for down payment and closing costs only. No min. borrower contribution required.
Not allowed for first time investors
Follow FNMA requirements for documentation, proof of funds and evidence of receipt

MORTGAGE HISTORY REQUIREMENTS

Seasoning/History

1 x 30 x 12	No LTV Adjustment
0 x 60 x 12	Reduce LTV 5%

CREDIT EVENT (FC, SS, DIL)

Seasoning/History

>= 36 mo.	No LTV Adjustment
>= 24 mo.	Reduce LTV 5%
>= 12 mo. - Cash Out not allowed	Reduce LTV 15%

CREDIT EVENT (BK 7 & 13)

Seasoning/History

>= 36 mo.	No LTV Adjustment
>= 24 mo.	Reduce LTV 5%
>= 12 mo. - Cash Out not allowed	Reduce LTV 5%

TRADELINE REQUIREMENTS

Minimum: 2 reporting for 24 months w/activity in the last 12 months or 3 reporting for 12 months with recent activity

If the borrower(s) has 3 credit scores, the minimum tradeline requirement is waived

Limited Tradelines: Not allowed - Check guidelines for full details

APPRAISAL REQUIREMENTS

Loan Amount <= \$2,000,000	1 Appraisal + AVM (max 10% variance)/CU score <= 2.5
Loan Amount > \$2,000,000	2 Appraisals
Declining Markets	5% LTV reduction required
Collateral Condition Requirement	C4 or better (C5 and C6 Ineligible)

FIRST TIME INVESTOR - FIRST TIME HOMEBUYER

12-month housing history required - Min credit score 700 - Max loan amount \$1.5M - 12mos min reserves

No gift funds allowed - Min 1.00 DSCR

FIRST TIME INVESTOR W/ MORTGAGE HISTORY

6-month mortgage history is required - Min. credit score 660 - Max loan amount \$1.5 - No gift funds allowed

UNLEASED PROPERTIES

Purchase: Qualify using market rents as shown on Form 1007

No C/O Refinance: Eligible for payoff of purchase mortgage only. Rent survey with a 20% vacancy factor

C/O Refinance: Eligible with rent history within the last 6 months. Rent survey with a 20% vacancy factor

2-4 Units: max 1 vacant unit. Use market rents for vacant unit to calculate DSCR

SHORT TERM RENTAL

Purchase Transactions	Alt rent analysis form from AMC reflecting STR income used to qualify
Refinance Transactions	Qualify using 3rd party documentation of 12 months rent or Alt rent analysis form from AMC
See full guidelines for details	

DSCR LESS THAN 0.75 OVERLAYS

See Guidelines for full details on overlays

Interest-Only - Min 680 | Min \$150K loan amt | No First Time Homebuyers | Max 5 acres, Min 700 sq ft
Rural Properties - Max 75% LTV for Purchase, max 70% LTV for Refinance
US Citizens & Perm Resident Alien only | Gifts require 10% borrower contribution | Vacant - max 70% LTV
Short-Term Rental - max 75% LTV for Purchase, max 70% for Refinance; 20% vacancy factor req'd for STR
DSCR - if lease is higher than 1007, allowed up to max 120% of market rent w/ 2mos receipt of rents
Cash-Out Limit - \$1M for LTV up to 65%; \$500K for LTV > 65% | Impounds required
Declining Markets capped at \$2M loan amt | No Condotels | 2-4 unit not eligible in IL
Refi Seasoning - see guidelines | 3yr PPP if property listed in last 6mos | No forbearances in last 12mos

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