



EDGE FULL DOC & ALT DOC

Effective Date: 03/18/2025

FICO/LTV/CLTV ELIGIBILITY MATRIX			
Min. FICO	Purchase	Rate/Term	Cashout
760+	85	85	80
740+	85	85	80
720+	85	85	80
700+	80	80	80
680+	80	80	75
660+	70	70	70

PRODUCT TYPES			
Fixed Rate Terms	I/O Period	Amortization	Maturity
30 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 ARM	N/A	30 Yr	30 Yr
5/6 ARM I/O	10 Years	20 or 30 Yrs	30 or 40 Yrs

RESTRICTIONS - 2ND HOME & INVESTMENT PROPERTY			
	Min. FICO	Purchase	RT/Cash Out
Loan Amount ≤ \$3,000,000	660	80	80/80
Investments > 75% LTV	700	80	80/80

GENERAL GUIDELINE PARAMETERS - Check guidelines for details	
Min. Loan Amount	\$125,000
Max Loan Amount	\$3,000,000
Loan Amount < \$150,000	Max 80% LTV
Loan Amount > \$1.5MM to \$2.0MM	Max 85% LTV
Loan Amount > \$2.0MM to \$2.5MM	Max 80% LTV
Loan Amount > \$2.5MM	Max 75% LTV
Loan Amount > \$2.0MM	Min 680 Fico
Cash Out Limit	LTV > 65%: \$1,000,000 LTV ≤ 65%: Unlimited
Subordination	Institutional Only (CLTV = LTV)
No Housing History	Allowed. See guidelines for full details
Non-Arms Length Transaction	Primary Residence Only. See full guidelines
Acquire Requirements	20 acres max
Impounds	Required on HPML Loans and LTV's > 80% Flood insurance must be escrowed
Primary Wage Earner Fico	Allowed
50/50 Brws Bank Stmt Income	Higher Fico Allowed
Interest Only	Max 80% LTV - 660 Min. Fico >\$2.0M to \$2.5M - Max 75% LTV >\$2.5M - Max 70% LTV
Residual Income	\$1,500 Monthly Minimum

PROPERTY TYPES	
Eligible Property Types	SFR, PUD, Modular, Condo, 2-4 Units, Condotel, Rural
Ineligible Property Types	Agricultural, Mixed Use, Co-op
Warrantable Condo	Max 85% LTV
Non-Warrantable Condo	Max 80% LTV
2-4 Units	Max 80% LTV
Condotel	Min \$150,000 - Max \$1.0MM Loan Amount Max LTV's: Purchase 75% - R&T/CO 65%

INCOME DOC TYPES ALLOWED - Max DTI 50%	
Full Doc	• Wage/Salary: Paystubs, W-2, 2 Years or 1 Year Tax Returns, IRS 4506-C, Verbal VOE • Self-Employed: 2 Yrs or 1 Yr Personal/Business Tax Returns, YTD P&L, IRS 4506-C
Alt-Doc	• 12/24 Mos Business Bank Statements • 12/24 Mos 1099 with 10% fixed exp ratio • 12/24 Mos Personal Bank Statements with 2-months business bank statements
P&L Only	• 12 or 24 Month CPA/EA/CTEC prepared P&L Only • CPA/EA/CTEC must attest they have reviewed the borrower's most recent tax return • Max LTV: Purchase & R&T 85% - C/O 80%. Max 75% LTV with <720 Fico
WVOE	• Must have 2 year employment history w/ same employer. Only base pay considered • Max LTV: Purchase & R&T 80% - C/O 70%. Min. Fico 680. 0x3x24 Housing History • No gift funds allowed. Primary Residence Only. FTHB: max 70% LTV and 45% DTI
Asset Depletion	• Eligible assets divided by 84 to determine a monthly income stream • Minimum credit score 660 - Max 80% LTV • Cash Out Refinance Ineligible

DEBT TO INCOME RATIO	
• Max 50% DTI	• FTHB Max DTI 45%

RESERVE REQUIREMENTS	
Reserves (Loan Amount < \$1.00M)	3 Months
Reserves (Loan Amount > \$1.00 to \$1.5M)	6 Months
Reserves (Loan Amount > \$1.5M)	9 Months
Reserves - R&T Refinance ≤ 65% LTV	None Required
Assets and Reserves Seasoning	30 Days
Cash Out Refinance	Cash out may be used to satisfy reserve requirements

GIFT FUNDS	
Occupancy	Max Allowed
Owner Occupied	100% Gift Funds Allowed
2nd Home & Investment Property	10% Borrower Contribution Required

CREDIT HISTORY REQUIREMENTS	
Mortgage History	1x30x12 - Max 80% LTV
Credit Event (FC, BK, SS, DIL)	3+ Years
Forbearance	Only Covid forbearance acceptable. Must be released and current
Modification	3+ Years - Min 720 fico
Deferred Payments	Not allowed

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 min. tradeline requirement is waived	
Limited Recent Tradelines: Check guidelines for full details	

APPRAISAL REQUIREMENTS	
Loan Amount ≤ \$2,000,000	1 Appraisal + CDA (unless CU score is 2.5 or less)
Loan Amount > \$2,000,000	2 Appraisals
Declining Markets	Reduce LTV by 5% for LTVs >65%
Collateral Condition Requirement	C4 or better (C5 and C6 Ineligible)

FIRST TIME HOMEBUYER	
Occupancy	Primary Residence or Second Home Only

CITIZENSHIP	
US Citizen, Permanent Resident Alien & Non-Permanent Resident Alien allowed	





EDGE DSCR

Investor Business Purpose

Effective Date: 03/18/2025

FICO/LTV/CLTV ELIGIBILITY MATRIX			
FICO	Purchase	Rate/Term	Cashout
760+	80	80	75
740 - 759	80	80	75
720 - 739	80	80	75
700 - 719	80	80	75

PRODUCT TYPES			
Fixed Rate Terms	I/O Period	Amortization	Maturity
30 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 ARM	N/A	30 Yr	30 Yr
5/6 ARM I/O	10 Years	20 or 30 Yrs	30 or 40 Yrs

DSCR 0.80 - 0.99	
Min. Fico - Max LTV - Max LTV Cash Out	720 Fico - 75% LTV - 70% LTV
Max Loan Amount	\$1,500,000
Condotel & Interest Only	Not Permitted

GENERAL GUIDELINE PARAMETERS - Check guidelines for details	
Min. Loan Amount	\$100,000
Max Loan Amount	\$3,000,000
Loan Amount < \$150,000	Max 75% LTV
Loan Amount > \$1.5MM to \$2.0MM	Max 75% LTV
Loan Amount > \$2.0MM	Max 70% LTV
Loan Amount > \$2.0MM	Min 700 Fico
Loan Amount > \$1.5MM - Cashout	Min 700 Fico - Max 65% LTV
Cash Out Limit	LTV > 65%: \$1,000,000 LTV ≤ 65%: Unlimited
Subordination	Not Permitted
No Housing History	Allowed. See guidelines for full details
Non-Arms Length Transaction	Not Permitted
Acreeg Requirements	20 acres max
Impounds	Generally not required Flood insurance must be escrowed
Qualifying Fico	Lower middle of all Brws Fico Scores
Interest Only	Max 80% LTV - 700 Min. Fico Max \$3.0M Loan Amount

PROPERTY TYPES	
Eligible Property Types	SFR, PUD, Modular, Condo, 2-4 Units, Condotel, Rural
Ineligible Property Types	Agricultural, Mixed Use, Co-op
Warrantable Condo	Max 80% LTV
Non-Warrantable Condo	Max 75% LTV
2-4 Units	Max 80% LTV
Condotel	Min \$150,000 - Max \$1.0MM Loan Amount Max LTV's: Purchase 75% - R&T/CO 65%

FIRST TIME INVESTOR RESTRICTIONS	
Min. Credit Score: 700	
Minimum 1.00 DSCR	
12 Months Reserves	
Verified 12-month housing payment history	
Max 75% LTV	
First Time Home Buyer not eligible	

RESERVE REQUIREMENTS	
Reserves (Loan Amount < \$1.00M)	3 Months
Reserves (Loan Amount > \$1.00 to \$1.5M)	6 Months
Reserves (Loan Amount > \$1.5M)	9 Months
Reserves - R&T Refinance ≤ 65% LTV	None Required
Assets and Reserves Seasoning	30 Days
Cash Out Refinance	Cash out may be used to satisfy reserve requirements

GIFT FUNDS	
Occupancy	Max Allowed
Investment Property	*10% Borrower Contribution Required
*Borrower does not have to contribute 10%, only document they have 10%	

CREDIT HISTORY REQUIREMENTS	
Mortgage History	0x30x12 (1x30x12 - Max 75% LTV)
Credit Event (FC, BK, SS, DIL)	*3+ Years
*Credit Events beyond seasoning requirement - Max 75% LTV	
Forbearance	Only Covid forbearance acceptable. Must be released and current
Modification	3+ Years - Min 720 fico
Deferred Payments	Not allowed

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 a borrower has 3 credit scores, the min. tradeline requirement is waived for that borrower	
Limited Recent Tradelines: Check guidelines for full details	

APPRAISAL REQUIREMENTS	
Loan Amount ≤ \$2,000,000	1 Appraisal + CDA (unless CU score is 2.5 or less)
Loan Amount > \$2,000,000	2 Appraisals
Declining Markets (as marked by Appraiser)	Reduce LTV by 5% for LTVs >65%
Collateral Condition Requirement	C4 or better (C5 and C6 Ineligible)

CITIZENSHIP	
US Citizen, Permanent Resident Alien, Non-Permanent Resident Alien & Foreign National	

FOREIGN NATIONAL	
Max LTV Purchase/Rate & Term/Cash Out	70%/70%/65% Respectively
Reserves	12 Months
Max Cash Out Amount	\$250,000

SHORT TERM RENTAL INCOME	
<ul style="list-style-type: none"> • Reduce Max Qualifying LTV by 5% • 100% of qualifying rental income may be used 	

