

## The Infinite Series: Closed-End Second (CES)

7/15/202

| Owner Occupied                      |                          |  |  |                      |  |  | 2nd F                                     | łome   |                              | Non Owner Occupied  |  |  |  |  |  |
|-------------------------------------|--------------------------|--|--|----------------------|--|--|---|--|------------------------------|---|--|--|--|--|--|
| Matrix                              |                          |  | Full Doc   | Bank Stmnt<br>1099   | WVOE   | P & L Only   | Full Doc                                  | Bank Stmnt<br>1099   | WVOE                         | P & L Only  | Full Doc   | Bank Stmnt<br>1099   | WVOE   | P & L Only   | DSCR<br>Min. 1.00 DSCR   |
| oan Amount Max DTI Credit CLTV CLTV |                          |  |  |                      |  |  | CLTV                                      |  |                              |   |  |  |  |  |  |
| 50                                  | 720<br>700<br>680<br>660 |  | 90<br>90<br>85<br>80   | 90<br>85<br>80<br>75 | 85<br>80<br>75<br>70   | 80<br>75<br>70<br>65   | 80<br>80<br>75<br>70                      | 80<br>75<br>70<br>60   | 75<br>70<br>65<br>60         | 70<br>65<br>60<br>55  | 80<br>80<br>75<br>70   | 80<br>75<br>70<br>60   | 75<br>70<br>65<br>60   | 70<br>65<br>60<br>55   | 80<br>75<br>70   |
| 50                                  | 720<br>700<br>680<br>660 |  | 90<br>85<br>80<br>75   | 85<br>80<br>75<br>65 | 80<br>75<br>70<br>65   | 75<br>70<br>65<br>60   | 80<br>80<br>70<br>65                      | 75<br>70<br>65<br>60   | 70<br>65<br>60<br>55         | 65<br>60<br>55<br>50  | 80<br>80<br>70<br>65   | 75<br>70<br>65<br>60   | 70<br>65<br>60<br>55   | 65<br>60<br>55<br>50   | 75<br>70<br>65   |
| 50                                  | 720<br>700<br>680<br>660 |  | 80<br>80<br>75<br>70   | 80<br>75<br>65<br>60 | 75<br>70<br>65<br>60   | 70<br>65<br>60<br>55   | 75<br>70<br>65<br>60                      | 70<br>65<br>55<br>50   | 65<br>60<br>55<br>50         | 55<br>50<br>45  | 75<br>70<br>65<br>60   | 70<br>65<br>55<br>50   | 65<br>60<br>55<br>50   | 55<br>50<br>45   | 70<br>65<br>55   |
|                                     | Max DTI % 50             | Max DTI Credit % Score 720 50 680 660 720 50 680 660 720 50 700 680 660 720 50 700 680 | Max DTI Credit % Score 720 50 700 680 660 720 50 680 660 720 50 680 660 720 50 680 660 660 680 680 | Max DTI   Credit     | Full Doc   Bank Stmmt   1099   12mo or 24mo   12m | Full Doc   Bank Stmnt   1099   12mo or 24mo   12m | Full Doc   Bank Stmmt   WVOE   P & L Only | Full Doc         Bank Stmnt 1099         WVOE 1099         P & L Only         Full Doc 12mo or 24mo           Max DTI 250         Credit 360         12mo or 24mo         12mo or 24mo         12mo or 24mo           50         720         90         90         85         80         80           80         85         80         75         80         85         80         75         70         75         80           80         85         80         75         70         75         80         80         75         70         75         80         80         75         70         65         70         80         80         75         70         65         70         80         80         75         70         65         70         80         80         75         70         65         70         65         65         70         75         65         65         60         65         70         75         65         65         70         75         70         75         70         75         70         75         70         75         70         75         70         75         70         75         70 | Full Doc   Bank Stmmt   1099 | Max DTI   Score   T20   T20 | Full Doc   Bank Stmnt   1099   12mo or 24mo   12m | Full Doc   Bank Stmnt   1099   P&L Only   Full Doc   1099   12mo or 24mo   12mo | Full Doc   Bank Stmnt   1099   P& L Only   Full Doc   Bank Stmnt   1099   P& L Only   1099 | Full Doc   Bank Stmnt   1099   12mo or 24mo   12m | Full Doc   Bank Stmnt   1099   12mo or 24mo   12m |

| 750,000  | 660                   |        |     | 70   | 60 60                         | 55                     | 60                                  | 50                  | 50                   | 45                  | 60                 | 50               | 50                | 45                 | 33                |
|--|-----------------------|--------|-----|--|-------------------------------|------------------------|-------------------------------------|---------------------|----------------------|---------------------|--------------------|------------------|-------------------|--------------------|-------------------|
|  | Details               | 00/    | NOO |  | ·                             |                        | •                                   |                     |                      |                     |                    |                  |                   |                    |                   |
|  | Details               | 2nd    | NOO |  |                               |                        |                                     |                     |                      |                     |                    |                  |                   |                    |                   |
| Combined Lie   | n Balance             | ×      | х   | Max Combined Lie   |                               | 3,000,000              | 3,500,000                           | 4,000,000           | 5,000,000            |                     |                    |                  |                   |                    |                   |
|  | combined Elem balance |        |     | Max CLTV   | 90                            | 85                     | 80                                  | 75                  | 60                   |                     |                    |                  |                   |                    |                   |
| Assets   |                       | х      | х   |  | stand alone CES. Piggyba      |                        |                                     |                     |                      |                     |                    |                  |                   |                    |                   |
|  |                       |        |     | HPML   |                               |                        | II Appraisal (1004                  |                     |                      |                     |                    |                  |                   |                    |                   |
|  |                       |        |     |  |                               | • AV                   | M with a 90% Co                     | nfidence Factor     | (ClearCapital, Co    | llateral Analytics  | , CoreLogic, House | Canary, Homeg    | genius, Quantariu | ım, Veros)         |                   |
| Appraisal Req  | luirements            | х      | Х   | Non-HPML     L   | oan Amount <u>&lt;</u> \$400k |                        | AND                                 |                     |                      |                     |                    |                  |                   |                    |                   |
|  |                       |        |     | - 1  | oan Amount > \$400k           |                        | operty Condition II Appraisal (1004 |                     |                      |                     |                    |                  |                   |                    |                   |
| Recently Liste   | nd Properties         | х      | х   |  | or sale in the last 6 month   |                        | ii Appraisai (1004                  | , 1025, 1075)       |                      |                     |                    |                  |                   |                    |                   |
| Receiving Liste  | u i roperties         | x      | X   | US Citizen   | or sale in the last o month   | is are not engine.     |                                     |                     |                      |                     |                    |                  |                   |                    |                   |
| Borrowers - E  | ligible               | ×      | x   |  | esident Alien (with US Cr     | edit). Not eligible fo | or DSCR transaction                 | ons                 |                      |                     |                    |                  |                   |                    |                   |
|  |                       | x      | x   | Permanent Reside   |                               | curey. Not engione in  | or boen transacti                   | 0115                |                      |                     |                    |                  |                   |                    |                   |
| Borrowers - Ir   | neligible             | x      | X   |  | borrowers; Foreign Natio      | nals                   |                                     |                     |                      |                     |                    |                  |                   |                    |                   |
|  |                       | x      | x   | No Section 32 or st  |                               |                        |                                     |                     |                      |                     |                    |                  |                   |                    |                   |
| Compliance   |                       | х      | х   | Loans must comply  | y with all applicable fede    | al and state regula    | tions                               |                     |                      |                     |                    |                  |                   |                    |                   |
| Compliance   |                       | х      | х   | <ul> <li>Fully documented</li> </ul>   | Ability to Repay.             |                        |                                     |                     |                      |                     |                    |                  |                   |                    |                   |
| _  |                       | х      | х   |  | rtgage Loans (HPML) and       |                        |                                     |                     |                      |                     |                    |                  |                   |                    |                   |
|  | Penalty (NOO Business |        | х   |  | Ities eligible on non-own     |                        |                                     |                     | state. Prepaymer     | nt penalty must b   | e in compliance w  | ith the terms ar | nd limitations of | the applicable sta | te or federal lav |
| Purpose Only   | Stand-Alone           |        | X   |  | payment penalty required      |                        |                                     |                     | a the lest 12 mont   | h a                 |                    |                  |                   |                    |                   |
|  |                       |        |     |  |                               |                        |                                     |                     |                      | _                   |                    |                  |                   |                    |                   |
| creare   | Limited Credit        | X<br>X | Х   |  |                               |                        |                                     | reported on cre     | dit (No private par  | ty mortgages)       |                    |                  |                   |                    | _                 |
| A Qualifying seem is the lawest of 2 seems or middle of 2 seems the primary income seems. DCCD |                       |        |     |  |                               |                        |                                     |                     | est middle score of  | all borrowers .     |                    |                  |                   |                    |                   |
| Credit Scores  |                       | x      | x   | Non-traditional cre  |                               |                        |                                     | ,                   |                      | .,                  |                    |                  |                   |                    | _                 |
| Credit Event S   | Seasoning             | х      | x   |  | losure, short-sale, deed i    | lieu, bankruptcy.      | No multiple even                    | ts in last 7 years. |                      |                     |                    |                  |                   |                    |                   |
| Derogatory Ci  | rodit                 | х      | х   | Open charge-offs or collections < \$1000 per occurrence ok. No delinquent tradelines at closing. |                               |                        |                                     |                     |                      |                     |                    |                  |                   |                    |                   |
| Delogatory Ci  | reuit                 | ^      | Χ   | Open Medical coll  | lections < \$1000 per occu    | rrence ok.             |                                     |                     |                      |                     |                    |                  |                   |                    |                   |
| <b>Housing Lates</b>   | 5                     | Х      | х   | 0x30x12 On all mo  | ortgages for all borrower     | s. Minimum 12 mor      | nths housing histo                  | ory required.       |                      |                     |                    |                  |                   |                    |                   |
|  |                       | x      | х   | <ul> <li>Loans in active for</li> </ul>  | bearance or deferment a       | re ineligible. Defei   | red balance from                    | n modifications >   | 12mos may remai      | n open.             |                    |                  |                   |                    |                   |
| Ineligible Seni  | ior Liens             | х      | х   | Negative amortiza  |                               |                        |                                     |                     |                      |                     |                    |                  |                   |                    |                   |
| mengible sem   | ior Elens             | х      | х   | Reverse mortgage   |                               |                        |                                     |                     |                      |                     |                    |                  |                   |                    |                   |
|  |                       | х      | х   |  | the balloon payment cor       |                        | amortization per                    | iod of the 2nd lie  | n.                   |                     |                    |                  |                   |                    |                   |
| Interest Only  | Senior Lien           | х      | Х   |  | 1st Lien Interest Only Pay    |                        |                                     |                     |                      |                     |                    |                  |                   |                    | _                 |
|  |                       | х      | Х   |  | on Fully Amortized payr       | nent on remaining      | term after I/O pe                   | riod.               |                      |                     |                    |                  |                   |                    |                   |
| Lien Position  |                       | X      | X   | 2nd Position Only  |                               | - O-+ 0 T              | FO(-)(4) : "                        | 1-16-1-             |                      |                     |                    |                  |                   |                    |                   |
| States   |                       | X      | X   | Ineligible: Texas Se     Ineligible: New York  | ection 50(a)(6) Equity Cas    |                        |                                     |                     | states - Hawaii, M   | accachiicotte Mi    | ssouri Virginia    |                  |                   |                    |                   |
| Senior Lien Da   | ayment Calc (ARM)     | X      | X   |  | h < 3 years fixed period re   |                        |                                     |                     | Juices - Hawall, IVI | assacriusetts, IVII | Journ, VII gillid  |                  |                   |                    |                   |
| Property Type  |                       | X      | X   | SFR max 10 acres   | PUD                           |                        |                                     | ax 75 CLTV OO, 7    | O CLTV NOO           | • 2-4 l Ini         | t max 75 CLTV OO,  | 70 CLTV NOO      |                   |                    |                   |
| Rural Propert  |                       | X      | ^   | Rural Primary to 8   |                               | - Condo                | arrantable III                      | un / J CLI V OU, /  | J CL. V 1400         | - 2-70111           |                    | , C CLI V 1400   |                   |                    |                   |
| Qualifying Pay   |                       | ×      | ×   |  | ased on Full Note Rate        |                        |                                     |                     |                      |                     |                    |                  |                   |                    |                   |
| Title Report   |                       | x      | x   |  | A Lite, ALTA Short Form       | - Lenders Policv       |                                     |                     |                      |                     |                    |                  |                   |                    |                   |
|  |                       | X      | x   |  | ship seasoning no restric     |                        | wnership season                     | ing ineligible for  | refinance.           |                     |                    |                  |                   |                    |                   |
| Seasoning  |                       | х      | х   |  | ning since previous refina    |                        |                                     |                     |                      |                     |                    |                  |                   |                    |                   |
| BA Loan Eligib   | oility Guidelines     | х      | х   | Refer to Brokers A   | Advantage's The Infinite S    | ries Loan Eligibility  | Guidelines for d                    | letails on topics n | ot covered here.     |                     |                    |                  |                   |                    |                   |
|  |                       |        |     | Product Min  | Doc Qual Amort                | Salloon                |                                     |                     |                      |                     | Product N          | lin Doc          | Qual Amort B      | alloon             |                   |

|            | Products |       | Code  | Amt  | Type<br>Option | Rate | Term | Term |
|------------|----------|-------|-------|------|----------------|------|------|------|
|            |          | 10yr  | PT10F | 100K |                |      | 10yr |      |
|            | Full Am  | 15yr  | PT15F | 100K |                |      | 15yr | -    |
| Fixed Rate | ruii Am  | 20yr  | PT20F | 100K | All            | Note | 20yr | -    |
| rixed Rate |          | 30yr  | PT30F | 100K | All            | Rate | 30yr | -    |
|            | Balloon  | 30/15 | PT30B | 200k |                |      | 30yr | 15yr |
|            | balloon  | 40/15 | PT40B | 200k |                |      | 40yr | 15yr |

| Product | Min  | Doc            | Qual |      | Balloon |
|---------|------|----------------|------|------|---------|
| Code    | Amt  | Type<br>Option | Rate | Term | Term    |
| IT10F   | 100K |                |      | 10yr | -       |
| IT15F   | 100K |                |      | 15yr | -       |
| IT20F   | 100K | All            | Note | 20yr | -       |
| IT30F   | 100K | All            | Rate | 30yr | -       |
| IT30B   | 200k | İ              |      | 30yr | 15yr    |
| IT40B   | 200k |                |      | 40vr | 15vr    |

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 Minimum 1yr prepayment penalty required where allowable by state. Prepayment penalty must be in compliance with the terms and limitations of the applicable state or federal law Vista Point Mortgage, LLC. The information in this document is intended for use by licensed mortgage bankers and mortgage loans officers, and may not to be viewed, used, or relied upon by consumers. The information disclosed in this document is subject to change without notice. Not available in all states

Stand-alone cash-out transactions only
 Minimum 1.00 DSCR Ratio
 Qualifying DSCR ratio based on Note Rate (PITIA)
 Non Perr
 Short Term Rental Income accepted with 3rd party documentation of 12 months rents
 Long Term Rental Income qualifies using the lower of the lease agreement or the 1007 (if available). Lease agreement required for all LTR transactions

Qualifying income = 1099 gross - 10% expense factor. Current check stub or bank statement deposits must support amounts consistent with 1099 levels

WVOE FNMA Form 1005 completed by HR, Payroll, Company Officer plus 2 mos personal bank statements supporting wages, or WVOE from online data source (Work Number, etc.)
 Borrowers employed by a family owned or managed business are ineligible for WVOE documentation program

14 1099 (12mo)

15

FNMA Form 1005

Debt Service Coverage

WVOE

DSCR