

N2 FUNDING DSCR ENHANCE PROGRAM MATRIX

GENERAL

Products Available	Fixed Rate: 30 Year Fix, 40 Year Fix (IO Only) ARM: 5/6 ARM, 7/6 ARM
Loan Amounts	Maximum: \$2.0M Minimum: \$125K
Maximum LTV	80%
Minimum Credit Score	660

LTV MATRIX

FICO	Loan Size	DSCR ≥ 1.00			DSCR ≥ 0.75			No Ratio DSCR		
		Purchase	Rate/Term Refi	Cash Out	Purchase	Rate/Term Refi	Cash Out	Purchase	Rate/Term Refi	Cash Out
740	<=\$1.0M	80	80	75	75	75	70	70	65	60
	<=\$1.5M	80	75	70	70	70	65	65	65	60
	<=\$2.0M	75	75	60	65	65	N/A	N/A	N/A	N/A
720	<=\$1.0M	80	80	75	75	75	70	70	65	60
	<=\$1.5M	80	75	70	70	70	65	65	65	60
	<=\$2.0M	75	75	60	65	65	N/A	N/A	N/A	N/A
700	<=\$1.0M	80	80	75	75	75	65	65	65	60
	<=\$1.5M	75	75	70	70	70	65	65	65	60
	<=\$2.0M	70	70	60	65	65	N/A	N/A	N/A	N/A

LTV MATRIX (Continued)										
FICO	Loan Size	DSCR ≥ 1.00			DSCR ≥ 0.75			No Ratio DSCR		
		Purchase	Rate/Term Refi	Cash Out	Purchase	Rate/Term Refi	Cash Out	Purchase	Rate/Term Refi	Cash Out
680	≤\$1.0M	75	75	65	65	65	60	N/A	N/A	N/A
	≤\$1.5M	70	70	60	N/A	N/A	N/A	N/A	N/A	N/A
	≤\$2.0M	65	65	N/A	N/A	N/A	N/A	N/A	N/A	N/A
660	≤\$1.0M	70	70	65	N/A	N/A	N/A	N/A	N/A	N/A
	≤\$1.5M	65	65	60	N/A	N/A	N/A	N/A	N/A	N/A
	≤\$2.0M	60	60	N/A	N/A	N/A	N/A	N/A	N/A	N/A
GENERAL REQUIREMENTS										
Characteristics				Parameters						
Occupancy				Investment Property						
Minimum 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 (36 months) clean						
Interest Only				Eligible (10/20 IO & 10/30 I/), ARMs and Fixed						
Interest Only Restrictions (DSCR ≥1.00)				Minimum FICO: 700 Maximum LTV: 75%						
Interest Only Restrictions (DSCR ≥0.75)				Minimum FICO: 700 Maximum LTV: 70%						

GENERAL REQUIREMENTS <i>(Continued)</i>	
Interest Only Restrictions (No Ratio)	Not Permissible
Personal Guarantee	Required
Prepay Penalties by State	Permissible by Law
ARM INFORMATION	
Characteristics	Parameters
ARM Margin	4.00%
ARM Caps (5/6m)	2/1/5
ARM Caps (7/6m)	5/1/5
Reset Period	6 Months
Index	30 Day Average SOFR
ARM Floor	Floor=Margin
PROPERTY TYPE	
Characteristics	Parameters
2-4 Units	Max 75% LTV
Warrantable Condos/ Cooperatives	Max 75% LTV
Non-Warrantable Condos	Max 75% LTV
Rural Properties	Not Eligible
Declining Markets	5% LTV Reduction

CASH OUT REQUIREMENTS	
Characteristics	Parameters
LTV > 60%	\$500K (Maximum Cash Out)
LTV ≤ 60%	Unlimited Cash Out
RESERVE REQUIREMENTS	
Characteristics	Parameters
\$125,000 - \$500,000	3 Months
\$500,001 - \$1,000,000	6 Months
\$1,000,001 - \$2,000,000	9 Months
Additional Property Reserves	None
No Employment Verification	(6) Months Incremental Reserves
Cash Out Used as Reserves	≤ 65% LTV/CLTV