



## The ONE Matrix

ONE			DSCR 1.0		
Loan Amount	Reserves	FICO	Purchase or R/T	Cash-Out	
\$100,000 - \$1,500,000	0 Months	700	80%	75%	
\$1,500,001 - \$2,000,000	0 Months	700	75%	65%	
ELIGIBLE STATES					
<ul style="list-style-type: none"> <li>• Arizona</li> <li>• California</li> <li>• Colorado</li> <li>• Florida</li> <li>• Georgia</li> <li>• Illinois</li> <li>• Texas</li> <li>• Wisconsin</li> </ul>					
RESIDENCY					
<ul style="list-style-type: none"> <li>• US Citizen</li> <li>• Permanent and Non-Permanent Resident Aliens</li> </ul>					
PRODUCTS	Margin & Caps		Interest Only (Y/N)	IO Period	Amortization Term
30-Year Fixed Rate	NA	NA	N	NA	30 years
Interest Only: 30-Year Fixed Rate	NA	NA	Y	120	20 Years
5-6 Month SOFR ARM	3%	2/1/5	N	NA	30 Years
Interest Only: 5-6 Month SOFR ARM	3%	2/1/5	Y	120	20 Years
LTV OVERLAYS	Max LTV				
Warrantable Condo	75%				
2-4 Unit	70%				
PREPAYMENT PENALTY					
3 Year Prepayment Penalty	6 Months interest on any amount prepaid above 20% of the original principal balance in any 12 month period.				



ADDITIONAL OVERLAYS	
Maximum Cash-Out	\$500,000
First Time Investor	Min 1.15 DSCR
Unleased Property (Refi Only)	10% LTV Reduction
Loan Amounts > 1.5MM	2 Appraisals Required
FSBO > 75 LTV	1 Appraisal Required with an additional Field Review
Maximum Acreage	10
Maximum Number of Financed Properties	Unlimited
Interfirst Exposure to a Single Borrower	\$5M/8 Properties
Foreign National	Not Eligible
Non-Arm's Length/Interested Party Transaction	Not Eligible
Interested Party Contributions/Seller Concessions	Max 2%
C/O Refi Property Listed in the Last 6 Months	10% LTV Reduction
<p>If a broker selects lender paid comp, origination fees are capped at a maximum of (5 - LPC points) with the 5% (in dollars) a function of the financed loan amount.</p> <ul style="list-style-type: none"> <li>At this time, the lender paid comp is a function of the broker's compensation plan which is static.</li> </ul> <p>If a broker selects borrower paid comp, the origination fee is capped at 5% of the financed loan amount.</p>	
CREDIT	
Maximum Housing Lates	1x30x12
Minimum Modification and/or Forbearance Months	60 Months
Minimum FC Seasoning Months	
Minimum SS/DIL Seasoning Months	
Minimum BK 7 Seasoning Months**	
Minimum BK 13 Seasoning**	

\*\*Discharge or Dismissal for Chapter 7; Discharge for Chapter 11/13.