



Effective Date: 12/2/2025

| 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% |  |
|--|--|
| <b>Full Doc</b>                        | <ul style="list-style-type: none"> <li>Wage/Salary: 30 Day Paystubs, W-2, 1 or 2 Yrs Tax Returns, IRS 4506-C, Verbal VOE</li> <li>Self-Employed: 2 Yrs or 1 Yr Personal/Business Tax Returns, YTD P&amp;L, IRS 4506-C</li> </ul>     |
| <b>Bank Statements</b>                 | 12/24 Mos Business Bank Statements   |
| <b>*Self-Employed</b>                  | 12/24 Mos Personal Bank Statements with 2-months business bank statements  |
| <b>Borrowers Only</b>                  | <ul style="list-style-type: none"> <li>Qualification Methods - Business Bank Statements: <ul style="list-style-type: none"> <li>50% Expense Ratio, CPA Letter (reasonable expense ratio) or 3rd party P&amp;L</li> </ul> </li> </ul> |
| <b>1099 Income</b>                     | <ul style="list-style-type: none"> <li>12/24 Months 1099 with 10% fixed expense ratio</li> <li>Current paystub or bank statement showing income deposits required</li> </ul>   |

| 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   |  |
|--|--|
| <b>Minimum:</b> 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                                     |  |
| <b>No mortgage or rental history:</b> Lower of matrix LTV or 80% LTV - Max 50% DTI   |  |
| <b>Limited Tradelines:</b> 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      |
|  | 660+ | 65       | 65        | 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%   |   |                      |                 |
|--|---|----------------------|-----------------|
| <b>P&amp;L Only</b>  | • 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             |                      |                 |
| <b>WVOE</b>  | • 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) |                      |                 |
| <b>Asset Depletion</b>   | • 6 mos statements required. Eligible assets divided by 60 for monthly income stream            |                      |                 |
| <b>DTI up to 55%</b>   |   |                      |                 |
| • 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                                      |   |                      |                 |
| <b>RESERVE REQUIREMENTS</b>  |   |                      |                 |
| 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  |                      |                 |
| <b>GIFT FUNDS</b>  |   |                      |                 |
| Allowed for down payment and closing costs only. No min. borrower contribution required.                                     |   |                      |                 |
| See full guidelines for details  |   |                      |                 |
| <b>HOUSING HISTORY REQUIREMENTS</b>  |   |                      |                 |
| <b>Seasoning/History</b>   |   |                      |                 |
| 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%  |                      |                 |
| <b>CREDIT EVENT (FC, SS, DIL)</b>  |   |                      |                 |
| <b>Seasoning/History</b>   |   |                      |                 |
| >= 36 mo.  | No LTV Adjustment   |                      |                 |
| >= 24 mo.  | Reduce LTV 5%   |                      |                 |
| >= 12 mo. - Cash Out not allowed   | Reduce LTV 15%  |                      |                 |
| <b>CREDIT EVENT (BK 7 &amp; 13)</b>  |   |                      |                 |
| <b>Seasoning/History</b>   |   |                      |                 |
| >= 36 mo.  | No LTV Adjustment   |                      |                 |
| >= 24 mo.  | Reduce LTV 5%   |                      |                 |
| >= 12 mo. - Cash Out not allowed   | Reduce LTV 5%   |                      |                 |
| <b>TRADELINE REQUIREMENTS</b>  |   |                      |                 |
| <b>Minimum:</b> 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                                     |   |                      |                 |
| <b>No mortgage or rental history:</b> Not Allowed  |   |                      |                 |
| <b>Limited Tradelines:</b> 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  |   |                      |                 |
| <b>APPRAISAL REQUIREMENTS</b>  |   |                      |                 |
| 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)   |                      |                 |
| <b>RESIDUAL INCOME - Required when DTI &gt;43%</b>   |   |                      |                 |
| Minimum Requirement  | \$2,500 plus \$150 per dependent  |                      |                 |
| See guidelines for full details  |   |                      |                 |
| <b>FIRST TIME HOMEBUYER - O/O &amp; 2nd Home Only</b>  |   |                      |                 |
| FTHB with Rental History   | Min 640 Fico - 0x30 Rental Rating   |                      |                 |
| FTHB without Rental History  | Not Allowed   |                      |                 |
| <b>ELIGIBLE PROPERTY TYPES MAX LTV</b>   |   |                      |                 |
| <b>Occupancy</b>   | <b>Prop. Type</b>   | <b>Purch/RT Refi</b> | <b>Cash Out</b> |
| 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     |
|                | 660+ | 70       | 70        | 65      |
| <= \$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

|                  |                                |
|------------------|--------------------------------|
| <b>Max LTV</b>   | Reduce Max LTV above by 5%     |
| <b>Min. Fico</b> | 680                            |
| <b>Cash Out</b>  | Cash Out Refinance Max 70% LTV |

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

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

|                                  |   |
|----------------------------------|---|
| <b>Min. Loan Amount</b>          | \$100,000   |
| <b>Cash Out Limit</b>            | Unlimited   |
| <b>Acreage Requirements</b>      | Max 20 Acres  |
| <b>Ineligible Property Types</b> | See guidelines for details                            |
| <b>Impounds</b>                  | Flood Insurance                                       |
| <b>Non-Arms Length</b>           | Not Allowed   |
| <b>Interest Only</b>             | Max LTV 80%   |
| <b>Prepayment Penalty</b>        | 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

|                          |  |
|--------------------------|--|
| <b>LTV/Loan Amount</b>   | Reduce LTV by 5%/Max \$1.5M Loan Amount  |
| <b>Property Types</b>    | SFR, 2-4 Units, Condo (Warrantable Only)   |
| <b>Gift Funds</b>        | Not Allowed  |
| <b>Power of Attorney</b> | Not Allowed  |
| <b>Min DSCR Ratio</b>    | 1.00   |
| <b>Florida</b>           | Restrictions apply for the following countries:<br>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 - 75% max LTV - Foreign Nationals not allowed

## 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

Reduce Max LTV above by 5%

Purchase: Qualify using market rents as shown on Form 1007

Refinance (Rate-Term & Cash-Out): Utilize rent survey (1007) to calculate DSCR

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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