cake

BUNDT CAKE

Closed-End Second

Matrix			Primary				2nd Home				Non-Owner Occupied				
			Full Doc	Bank Statement 1099	WVOE	P &L Only	Full Doc	Bank Statement 1099	WVOE	P &L Only	Full Doc	Bank Statement 1099	WVOE	P &L Only	DSCR
			12/24 Month	12/24 Month			12/24 Month	12/24 Month			12/24 Month	12/24 Month			Min 1.00 DSCR
Loan Amount	Max DTI	FICO	CLTV				CLTV				CLTV				
$75,000 to $350,000	50	720	90%	90%	85%	80%	80%	80%	75%	70%	80%	80%	75%	70%	80%
		700	90%	85%	80%	75%	80%	75%	70%	65%	80%	75%	70%	65%	75%
		680	85%	80%	75%	70%	75%	70%	65%	60%	75%	70%	65%	60%	70%
		660	80%	75%	70%	65%	70%	60%	60%	55%	70%	60%	60%	55%	N/A
		640	70%	N/A			N/A				N/A				
$350,001 to $500,000	50	720	90%	85%	80%	75%	80%	75%	70%	65%	80%	75%	70%	65%	75%
		700	85%	80%	75%	70%	80%	70%	65%	60%	80%	70%	65%	60%	70%
		680	80%	75%	70%	65%	70%	65%	60%	55%	70%	65%	60%	55%	65%
		660	75%	65%	65%	60%	65%	60%	55%	50%	65%	60%	55%	50%	N/A
$500,001 to $750,000	50	720	80%	80%	75%	70%	75%	70%	65%	60%	75%	70%	65%	60%	70%
		700	80%	75%	70%	65%	70%	65%	60%	55%	70%	65%	60%	55%	65%
		680	75%	65%	65%	60%	65%	55%	55%	50%	65%	55%	55%	50%	55%
		660	70%	60%	60%	55%	60%	50%	50%	45%	60%	50%	50%	45%	N/A
$750,001 to $850,000	50	720	75%	75%	N/A										
		700	70%	70%											

Details	OO / 2nd	NOO	
Combined Lien Balance	x	x	Max Combined Lien Balance: $2,000,000.00 / $3,000,000.00 / $3,500,000.00 / $4,000,000.00 / $5,000,000.00 Max CLTV: 90% / 85% / 80% / 75% / 60%
Assets	x	x	• None required on stand alone CES. Piggyback purchases require copy of assets for 1st lien.
Asset Depletion	x		• Eligible for stand-alone CES as a separate income doc type with the following restrictions: Owner Occupied only (2nd Home & NOO are ineligible), 700 Min FICO
	x	x	• Eligible to augment qualifying income for all other doc types, except DSCR
Appraisal Requirements	x	`	• HPML — • Full Appraisal (1004, 1025, 1073)
			• Non-HPML — • Loan Amount ≤ $400k — • AVM with a 90% Confidence Factor (ClearCapital or HouseCanary) ordered through Cake and approved by Cake Underwriting AND • Property Condition Inspection
			• Non-HPML — • Loan Amount > $400k — • Full Appraisal (1004, 1025, 1073)
Declining Markets	x	x	• Primary & 2nd Home = 75% Max CLTV • Investment = 70% Max CLTV
Recently Listed Properties	x	x	• Refer to Cake CES Guidelines for properties listed within 90 days of Application Date.
Borrowers - Eligible	x	x	• US Citizen
	x	x	• Non-Permanent Resident Alien (with US Credit); Not eligible for DSCR transactions
	x	x	• Permanent Resident Alien
Borrowers Ineligible	x	x	• Non-occupant co-borrowers; Foreign Nationals; First-Time Homebuyers (except for piggyback CES)
Compliance	x	x	• No Section 32 or state High Cost
	x	x	• Loans must comply with all applicable federal and state regulations
	x	x	• Fully documented Ability to Repay.
	x	x	• Higher-Priced Mortgage Loans (HPML) and Higher-Priced Covered Transactions (HPCT) are permitted subject to complying with all applicable regulatory requirements.
	x	x	• Loans that do not pass NY Subprime test are ineligible
Prepay Penalty (NOO Business Purpose Only)		x	• Prepayment penalties eligible on non-owner occupied business purpose loans where allowed by state. Prepayment penalty must be in compliance with the terms and limitations of the applicable state or federal law
		x	• Minimum 1yr prepayment penalty required on DSCR doc type where allowable by state.
Credit — Stand-Alone	x	x	• 3 tradelines reporting for 12+ months or 2 tradelines reporting for 24+ months all with activity in the last 12 months. If borrower has 3 credit scores, minimum tradeline requirements are met
Credit — Piggy-Back	x	x	• Default to AUS Approval (If applicable), no minimum tradelines required.
Credit — Limited Credit	x		• Does not meet tradeline requirements. Primary only ok with 0x30x12 mortgage reported on credit (No private party mortgages)
Credit Scores	x	x	• Qualifying score is the lowest of 2 scores or middle of 3 scores from the primary income earner. Asset Depletion & DSCR loans qualify using the lowest middle score of all borrowers.
	x	x	• Non-traditional credit ineligible.
Credit Event Seasoning	x	x	• 48 months - Foreclosure, short-sale, deed in lieu, bankruptcy. No multiple events in last 7 years.
Derogatory Credit	x	x	• Open charge-offs or collections < $1000 per occurrence ok. No delinquent tradelines at closing.
	x	x	• Open Medical collections < $1000 per occurrence ok.
DSCR		x	• Stand alone cash-out transactions only; 1.00 Min DSCR; First Time Investors and Non-Permanent Residents are ineligible
Short-Term Rentals		x	• DSCR only; 5% CLTV Reduction
Housing Lates	x	x	• 0x30x12 On all mortgages for all borrowers. Minimum 12 months housing history required.
Ineligible Senior Liens	x	x	• Loans in active forbearance or deferment are ineligible.
	x	x	• Negative amortization
	x	x	• Reverse mortgages
	x	x	• Balloon loans that the balloon payment comes due during the amortization period of the 2nd lien.
Interest Only Senior Lien	x	x	• Acceptable when qualified at max 50% DTI
	x	x	• Qualify 1st lien I/O on Fully Amortized payment on remaining term after I/O period.
Lien Position	x	x	• 2nd Position Only
States	x		• Texas Section 50(a)(6) Equity Cash-Out & Texas Section 50(a)(4) eligible; Texas Non-Business Purpose CES with APR > 10% are ineligible
Senior Lien Payment (Arm)	x	x	• 1st lien ARMS with < 3 years fixed period remaining qualified on fully indexed payment.
Property Type	x	x	• SFR, max 10 acres • PUD • Warrantable Condo: Full Doc <= $500K (OO = 90% Max CLTV, NOO = 80% Max CLTV) | Full Doc > $500K or All Other Doc Types (75% Max CLTV)
			• 2-4 Units: Full Doc <= $500K (OO = 85% Max CLTV, NOO = 80% Max CLTV) | Full Doc > $500K or All Other Doc Types (75% Max CLTV)
Rural Property	x		• Primary Residence only; max 80% CLTV, max 10 acres
Qualifying Payment	x	x	• Qualifying ratios based on Full Note Rate
Title Report	x	x	• ALTA, ALTA Short Form – Lenders Policy
Seasoning	x	x	• > 6 months ownership seasoning no restrictions. < 6 months ownership seasoning ineligible.
	x	x	• ≤ 6 months seasoning since previous cash-out on either 1st lien or 2nd lien = max 80% CLTV

Products

Programs	Amortization			Min Amount	Doc Type Option	Qual Rate	Amort Term	Balloon Term
Programs	Fixed Rate	Full Amortization	10yr	75k	All	Note Rate	10yr	---
			15yr	75k			15yr	---
			20yr	75k			20yr	---
			30yr	75k			30yr	---
		Balloon	30/15	200k			30yr	15yr
			40/15	200k			40yr	15yr