3/9/2026

Coffee Cake

Alt Doc

PRIMARY RESIDENCE				
Loan Amount	**Min FICO**	**Purchase**	**Rate & Term**	**Cash-Out**
$1,000,000	**720**	**80%**	**80%**	**80%**
$2,000,000		**80%**	**75%**	**75%**
$2,500,000		**75%**	**70%**	**70%**
$1,000,000	**700**	**80%**	**75%**	**75%**
$2,000,000		**80%**	**70%**	**70%**
$2,500,000		**70%**	**65%**	**65%**
$1,000,000	**680**	**80%**	**75%**	**75%**
$2,000,000		**75%**	**70%**	**70%**
$2,500,000		**70%**	**N/A**	

Housing History	Occupancy - Second Home	Occupancy - Investment
0 x 30 x 12 **Credit Event Seasoning** BK/FC/SS/DIL ≥ 48 Months Forbearance, Mod, Deferral > 12 Months	Max LTV/CLTV: • 75% – Purchase • 70% – Rate/Term & Cash-out Max Loan: $2,000,000	Max LTV/CLTV: • 75% – Purchase • 70% – Rate/Term & Cash-out Max Loan: $2,000,000

Declining Market
Max LTV/CLTV Limited to: 75% Rate/Term & Cash-Out

General Requirements	
Product Type	• Fixed: 15 & 30 Year | ARM: 5/6, 7/6, 10/6
Interest Only	• Min FICO: 700 • Max LTV: 80%
Loan Amounts	• Min $150,000 • Max $2,500,000
Property Type	• SFR: Attached/Detached, Condo, Rural • Condo - Max LTV/CLTV: 80%
Ineligible Properties	• 2-4 Units, Condotel, Rural
Cash-In-Hand	• Max: $1,000,000 (Not Applicable for Delayed Financing)
Non-Perm Resident	• 80% Max LTV
Acreage	• Up to 5 Acres, Not Meeting the Definition of Rural

Income Requirements	
Eligible	• Personal or Business Bank Statements (12 or 24 Month) see guide for documentation requirements
Ineligible	• P&L • WVOE • 1099 • Asset Depletion/Utilization

Underwriting Requirements			
DTI Requirement	• Max: 45%	**Reserves**	• 6 Months PITIA • Loan Amount > $1.5M: 9 Months PITIA • Cash-Out Allowed towards Reserves
Escrows	• HPML Loans require escrows for Property Taxes, Hazard and Flood Insurance (If Applicable) • See waiver in guide for Non-HPML Loans		

**** Review Cake Guide for items not referenced in Matrix**