3/9/2026

Coffee Cake

DSCR

Loan Amount	Min FICO	Purchase	Rate & Term	Cash-Out
DSCR ≥ 1.00				
$1,000,000	700	80%	75%	75%
$1,500,000		80%	75%	75%
$2,000,000		75%	70%	70%
$3,000,000		70%	65%	65%
$3,500,000		70%	65%	N/A
$1,000,000	660	75%	75%	70%
$1,500,000		75%	70%	70%
$2,000,000		70%	65%	65%
$2,500,000		70%	65%	65%
$3,000,000		65%	N/A	
$1,000,000	640	75%	70%	N/A
$1,500,000		65%	65%	
$2,000,000		65%	N/A	
$3,000,000		60%		
DSCR < 1.00				
$1,000,000	700	75%	70%	70%
$1,500,000		75%	70%	70%
$2,000,000		70%	65%	65%
$2,500,000		65%	N/A	
$3,000,000		60%		
$1,000,000	680	70%	65%	N/A
$1,500,000		70%	65%	
$2,000,000		65%	60%	
$3,000,000		60%		
$1,000,000	660	65%	N/A	

Housing History	Credit Event Seasoning
• 1 x 30 x 12 – No Reduction • 0 x 60 x 12 – Max LTV: 70% Purchase | 65% Refinance	**BK/FC/SS/DIL:** • ≥ 36 Months – No Reduction • 24 - 35 Months – Max LTV/CLTV: 75% Purchase | 70% Refinance

Declining Market

Max LTV/CLTV limited to: 75% Purchase | 70% Rate/Term & Cash-out | Max Loan Amount: $2.0 Million

General Requirements

Product Type	• Fixed: 15 & 30 & 40 Year | ARM: 5/6, 7/6, 10/6 (40 yr ARM available when combined with I/O features)
Interest Only	• Min FICO: 680 • Max LTV: 75% Purch & R/T | 70% Cash-out
Loan Amounts	• Min $100,000 • Max $3,500,000
Loan Amt < $150,000	• Max LTV/CLTV: 70% Purchase | 65% any Refinance (Min DSCR 1.25)
Property Type	• SFR: Attached/Detached • 2-4 Units & Condo's: Max LTV/CLTV: Purch: 75% | Refi: 70% • Condotel: Max LTV/CLTV: Purch: 75% Refi: 65% | Max Loan Amount: $1,500,000 • Rural: Max LTV/CLTV: Purch: 75% | Refi: 70%
First Time Investor	• SFR Only | 700 Min FICO | Credit Event >= 36 Months | DSCR > 1.00
First Time Homebuyer	• Not Allowed
Cash-In-Hand	• LTV ≥ 65% - $500,000 • LTV < 65% - $1,000,000 • Not Applicable for Delayed Financing
Vacant Property	• Max LTV/CLTV: Purchase: 80% | Refinance: 70%
Short-Term Rental	• Max LTV/CLTV: Purchase: 75% | Refinance: 70%
Non-Perm Resident	• 75% Max LTV
Acreage	• Up to 5 Acres
State Restrictions	• CT, FL, IL, NJ, NY - Max LTV/CLTV: 75% (Purchase), 70% (Refinance) • Max Loan Amount: $2MM • IL, NY - 2-4 Units: Not Allowed

Underwriting Requirements

Escrows	• Escrows may be waived (See Guide)	**Reserves**	• 2 Months PITIA • Loan Amt > $1.5M: 6 Months PITIA • Loan Amt > $2.5M: 12 Months PITIA • Cash-Out Allowed towards Reserves

**** Review Cake Guide for items not referenced in Matrix (Ex. Income Requirements, Rural Housing)**

**** See Guide for Investor Experience, FTHB, and Vacant Property Requirements**