3/9/2026

Coffee Cake

Full 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	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
Credit Event Seasoning		
BK/FC/SS/DIL ≥ 48 Months Forbearance, Mod, Deferral > 12 Months		

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	• See Cake Guide for Wage Earner and Self Employed Full Doc Requirements
Ineligible	• Personal or Business Bank Statements (12 or 24 Month) • 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**