3/9/2026

Coffee Cake

Alt Doc - Lite

(P&L Only / WVOE / Asset Utilization)

PRIMARY RESIDENCE				
Loan Amount	**Min FICO**	**Purchase**	**Rate & Term**	**Cash-Out**
$1,000,000	720	80%	75%	70%
$1,500,000		80%	75%	70%
$2,000,000		80%	75%	70%
$2,500,000		75%	70%	70%
$3,000,000		70%	N/A	
$1,000,000	700	80%	75%	70%
$1,500,000		80%	75%	70%
$2,000,000		80%	75%	70%
$2,500,000		75%	70%	65%
$3,000,000		70%	N/A	
$1,000,000	680	80%	75%	70%
$1,500,000		80%	75%	70%
$2,000,000		75%	70%	65%
$2,500,000		70%	65%	60%

Housing Event Overlays				
Lates	**Max Loan Amount**	**Max Purchase**	**Max Rate & Term**	**Max Cash-Out**
1x30x12	No Reduction			
>= 0x60x12	N/A			
*Forbearance, Mod, or Deferral <= 12 Months are Ineligible				

Credit Event Overlays				
Lates	**Max Loan Amount**	**Max Purchase**	**Max Rate & Term**	**Max Cash-Out**
>= 36 Months	No Reduction			
>= 24 Months	N/A			

Declining Market
Max LTV/CLTV limited to: 80% Purchase | 75% Rate/Term | 70% 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: 80%
Loan Amounts	• Min $150,000 • Max $3,000,000
Second Home	• Max $2,500,000
Investment	• Max $2,500,000
Property Type	• SFR: Attached/Detached, 2-4 Unit, Condo, Rural • Condotel - Max Loan Amount: $2.5 MM
Cash-In-Hand	• Unlimited
First Time Homebuyer	• Primary Residence Only • 45% Max DTI • 6 Months Min Reserves
Non-Perm Resident	• 80% Max LTV
Acreage	• Up to 20 Acres
State Restrictions	• CT, FL, IL, NJ, NY - Max LTV/CLTV: 80% (Purchase), 75% (Rate/Term), 70% (Cash-Out) • Max Loan Amount: $2MM

Income Requirements	
Eligible	• P&L Only • WVOE • Asset Depletion/Utilization
Ineligible	• Personal or Business Bank Statements • 1099

Underwriting Requirements			
DTI Requirement	• Max: 50%	**Reserves**	• ≤ 80%: 3 Mth PITIA • Loan Amt > $1.5M: 9 Mth PITIA • Loan Amt > $2.5M: 12 Mth 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 and Business Purpose Loans		

**** Review Cake Guide for items not referenced in Matrix**
**** See FTHB guidelines for DTI Restrictions**