cake

9/8/2026

CUP CAKE

Investment NON QM

Loan Amount	Min FICO	Purchase	Rate / Term	Cash-Out
≤ $1,500,000	720	85%	85%	80%
	700	85%	80%	80%
	680	80%	80%	75%
	660	80%	75%	75%
	640	75%	70%	70%
	620	65%	65%	65%
$1,500,001 - $2,000,000	720	75%	75%	75%
	700	75%	70%	70%
	680	75%	70%	70%
	660	75%	65%	65%
	640	70%	65%	65%
	620	65%	N/A	
$2,000,001 - $3,000,000	700	65%	65%	65%

Loan Amount Requirements

$100,000 Minimum to $3,000,000 Maximum Loan Amount

Loan Amounts < $200,000.00, Max CLTV = 80% (Purchase); 75% (Refi)

Max Cash-in-Hand for LTV > 65%: $1M Cash-in-Hand for Loan Amounts over $1.5M | $500,000 Cash-in-Hand for Loan Amount under $1.5M

Max Cash-in-Hand for LTV ≤ 65%: Unlimited

Program Overlays

LTV > 80%	Min 3 Months Reserves | 43% Max DTI | 0x30x12
Asset Depletion	80% Max CLTV (Purchase), 75% Max CLTV (Refinance)
1099 Only	Self Employed Only; 660 Min FICO; 80% Max CLTV (Purchase), 75% Max CLTV (Refinance)
P&L Only	Min 660 FICO; Max CLTV: 80% (Purchase), 75% (Refinance)
WVOE	Ineligible
ITIN	$1M Maximum Loan Amount, 640 Min FICO FICO ≥ 700, Max CLTV: 70% (Purchase), 65% (Refinance) FICO ≥ 660, Max CLTV: 65% (Purchase), 60% (Refinance) FICO ≥ 640, Max CLTV: 60% (Purchase), 60% (Refinance)
Non-Permanent Resident	$1.5M Max Loan Amount; 80% Max CLTV
Short Term Rental	Max CLTV = 75% (Purchase), 70% (Refinance); 640 Min FICO
Vacant Property (Refinance)	700 Min FICO | 6 Months Min Reserves | Impounds Required Rate/Term: 70% Max CLTV < $1,000,000, 65% Max CLTV < $2,000,000 | Min 2 Years PPP (where allowed) Cash-Out: 60% Max CLTV | $1,500,000 Max | 40% Max DTI | Min 3 Years PPP (where allowed)
1 Year Self Employed	Min 640 FICO. Max 80% (Purchase & Rate/Term), Max 65% (Cash-Out)
1 Score / No Score	65% Max CLTV; 0x30x24 Housing History; Full Doc & Bank Statements Only | 1 Score: Use Actual to Max 700
First Time Homebuyer	70% Max CLTV | 43% Max DTI
Max DTI	50.49% Standard DTI 55% DTI if FICO ≥ 740 & LTV ≤ 60%
Impound Waiver	80% Max CLTV; $1.5M Max Loan Amount; 700 Min FICO; 0x30x24 Housing History
Limited Tradelines	Max LTV = 65%; Full Doc Only; 0x30x24
Delayed Financing	$1.5M Max Loan Amount
Interest Only	640 Min FICO; $250K Min Loan Amount

Credit Overlay

1x30x12	Max CLTV = 80% (Purchase), 75% (Refinance)
0x60x12	Max CLTV = 75% (Purchase), 70% (Refinance)
0x90x12	Max CLTV = 65%
0x120x12	Ineligible
BK/FC 24 - 35 Months	Max CLTV = 80% (Purchase), 75% (Refinance)
BK/FC 12 - 23 Months	Max CLTV = 65%
BK/FC < 12 Months	Ineligible
DIL/SS/Mod 12 - 23 Months	Max CLTV = 80% (Purchase), 75% (Refinance)
DIL/SS/Mod < 12 Months	Max CLTV = 75% (Purchase), 70% (Refinance)

Property Specific

Non-Warrantable Condo	Max CLTV = 80% (Purchase), 75% (Refinance); Additional 5% CLTV Reduction for Florida; 1099 and P&L are Ineligible
Condotel / PUDtel	Max CLTV = 75% (Purchase), 70% (Rate/Term), 65% (Cash-Out); Additional 5% CLTV Reduction for Florida
2-4 Units	Max CLTV = 80%
Rural Property	Max CLTV = 80% (Purchase), 75% (Rate/Term), 70% (Cash-Out); 700 Min FICO; 1099 and P&L are Ineligible
Manufactured Homes	Max CLTV = 65% (Purchase), 60% (Refinance)
Declining Markets	5% CLTV Reduction

Loan Programs

Interest Only (Qualify at Fully Amortized Payment)	I/O Period	Amortized	Maturity	Products						
	5 Years	25 Years	30 Years		30 Year Fixed	30Y/40Y Fixed I/O	5/1 Hybrid ARM	7/1 Hybrid ARM		
	10 Years	30 Years	40 Years							

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