

EPM NON-QM PRIME MATRIX

Purchase/Rate & Term Refinance				Cash-Out Refinance			
Occupancy	Maximum Loan Amount	Maximum LTV/CLTV	Minimum Credit Score	Occupancy	Maximum Loan Amount	Maximum LTV/CLTV	Minimum Credit Score
Owner Occupied	\$2,000,000	80%	660	Owner Occupied	\$1,500,000	70%	660
	\$3,000,000	85%	680		\$2,000,000	80%	680
					\$3,000,000	80%	720
					\$3,000,000	70%	680
Second Home	\$2,000,000	80%	660	Second Home	\$1,500,000	70%	660
	\$3,000,000	85%	680		\$2,000,000	80%	680
					\$3,000,000	80%	720
					\$3,000,000	70%	680
Investment	\$2,000,000	80%	680	Investment	\$2,000,000	75%	680
	\$2,000,000	70%	660		\$3,000,000	70%	740
	\$3,000,000	75%	720				
Minimum Loan Amount	\$100,000						
Products	-30 Year Fixed Fully Amortizing -30 (10/20) Year Fixed Interest Only -ARM Products: Not Allowed						
Interest Only	Reduce maximum LTV/CLTV 5%						
Non-Permanent Resident Aliens	No Overlays						
First-Time Homebuyer	No Overlays						
Maximum Cash-Out	None						
Documentation Types	-24 Month Full Document -12 and 24 Month Personal and Business Bank Statements -1 and 2 Year 1099						
Maximum DTI	50%						
Reserves	-Loan Amount <=\$2,000,000: 6 months -Loan Amount >\$2,000,000 - Owner Occupied and Second Home: 9 months -Loan Amount >\$2,000,000 - Investment: 12 months						
Owner Occupied: 2 Unit Properties	Maximum LTV/CLTV 80%						
Warrantable Condominiums	No Overlays						
Non-Warrantable Condominiums	Not Allowed						
Cooperatives	No Overlays						
Rural Properties	No Overlays						
Subprime NY Loans	New York subprime loans: Not Allowed						
Maximum Loan Exposure	The maximum exposure to EPM for any one (1) borrower and/or business entity is five (5) loans or \$4,000,000 UPB.						