

# Core eXpress Full Doc Program

## Program Eligibility & Credit Matrix



Effective Date:	5/7/2025
-----------------	----------

FICO/LTV Eligibility		
FICO	Purchase & R/T	Cashout
760+	85.00	80.00
740 - 759	85.00	80.00
720 - 739	85.00	80.00
700 - 719	80.00	80.00
680 - 699	80.00	75.00
660 - 679	70.00	70.00

Property Type Max LTV Limits	
Condo - Warrantable	85.00
Condo - Non-Warrantable	80.00
2-4 Unit	80.00

Program Products	
30 or 40 Yr Fixed	30 Yr Fully Amortizing; 30 or 40 Yr with 10 Yr I/O Option

Other	
Occupancy	Primary Residence, Second Home and, Investment Property
Property Types	SFR, SFR +1ADU, Modular, 2-4 Unit, Condo, Co-op, Rural up to 20 acres
Subordinate Financing	Max CLTV equals Max LTV provided above (2nd needs to be with US Institution)
Citizenship	US Citizen, Permanent Resident Alien & Non-Permanent Resident Alien
Appraisal Review	<=\$2.0mm 1 Appraisal + CDA, >\$2.0mm 2 Appraisals
Prepayment Penalties	Investment Properties Only
Condotel	Max/Min Loan amt: \$1.0mm/\$150,000. Max LTVs: Purchase 75%/RT& CO 65%

Interest Only Terms	
IO Period	Maturity / Amort Term
10 Yr	30 Yr / 20 Yr
10 Yr	40 Yr / 30 Yr

DECLINING MARKETS			
Required to be applied for LTVs >65%			
Property value	Demand	Market Time	Reduce LTV
Declining	Any	Any	5%

Overlays		
Loan Amt	Min Amt	125,000
	Max Amt	3,000,000
	<\$1mm Reserves Required	3
	\$1mm-\$1.5mm Reserves	6
	>\$1.5mm Reserves	9
	<\$150,000	Max 80 LTV
	>\$1.5mm-\$2.0mm	Max 85 LTV
	>\$2.0mm-\$2.5mm	Max 80 LTV
	>\$2.5mm	Max 75 LTV
	>\$2.0mm	Min FICO 680
Rate Term	<=65% LTV	No Min Reserves
	Min FICO	660
	<=\$2.0mm	Max 80 LTV
	>\$2.0mm-\$2.5mm	Max 75 LTV
I/O	>\$2.5mm	Max 70 LTV
	Max Cashout on LTV >65%	1,000,000
	Max Cashout on LTV <= 65%	Unlimited
	Max LTV	80%
	Min FICO	660
Cashout	I/O	Y
	Max DTI	50%
	FTHB Max DTI	45%
DTI	Residual Income	Monthly Min 1,500
	Second Home	Max LTV 80%
Investment Prop	Max LTV	80%
	>75% LTV Min FICO	700
	Credit Event Seasoning	36 Months
Credit	Mtg DQ 12m	1x30
	Mtg DQ 1x30x12 or Credit Event	Max 80 LTV

This communication does not represent any offer, commitment or obligation by Equity Prime Mortgage ("EPM") to purchase any loans. EPM is engaged in the business of purchasing, holding and selling residential mortgage loans on the secondary market from its various correspondent originators. Any communication that a seller or lender has with EPM in regards to a loan scenario does not represent any offer, commitment or obligation by EPM to purchase or fund any loans. EPM has the right to determine in its sole discretion whether to purchase loans based on, among other things, market conditions and completion of due diligence which is acceptable to EPM in its sole discretion. Seller further acknowledges and agrees that EPM is not a party to the origination of the loan and has not taken part in any credit decision with respect to the loan and that Seller's decision to originate a loan shall be made in its sole discretion and is not contingent upon any agreement by EPM to purchase the loan. EPM reserves the right at any time to decline to enter into the proposed transaction for any reason without explanation and without any liability to you or your affiliates. The purchase of any loan shall be governed by the terms and conditions of any final agreement between the parties.