

# Spectrum No Ratio (Investment Properties Only)

Effective 06/23/2022 | V2.0

# FUNDLOANS

Loan Amount	Maximum LTVs Reserves	DSCR >= 0.75				No Ratio (DSCR < 0.75)			
		FICO	Purchase	Rate/Term	Cash Out	FICO	Purch.	R/T	C/O
<=1MM	DSCR >=1.0 = 3 mos DSCR < 1.0 = 6 mos	660+	80	80	75	680 Min	60	55	50
		640-659	75	75	70				
		620-639	70	70	65				
				FN	70	70	65	FN	60
>1.0 MM - 1.5 MM	DSCR >=1.0 = 6 mos DSCR < 1.0 = 9 mos	720+	80	80	75	700 Min	55	50	45
		680-719	75	75	70				
		640-679	70	70	65				
		620-639	65	65	60				
				FN	65	65	60	FN	55
>1.5 MM - 3.0 MM	DSCR >=1.0 = 9 mos DSCR < 1.0 = 12 mos	700+	70	70	65	720 Min	50	45	40
		640-699	65	65	60				
		620-639	60	60	55				
				FN	60	60	55	FN	50
>3.0 MM - 5.0 MM	DSCR >=1.0 = 9 mos DSCR < 1.0 = 12 mos	700+	65	65	60	No Ratio only: 7 years no Housing Credit Events & 0 x 30 days x 12 months all loans on personally held real estate			
		660 - 699	60	60	55				
		FN	60	60	55				
>5.0 MM - 7.5 MM	12 Months Reserves	680+ / FN	60	60	55				

Program Restrictions	
Housing	1x30x12
BK (Chap 13 Discharge)	24 mo
BK (Other)	24 mo
Foreclosure	24 mo
Short Sale/DIL/MOD	24 mo
Min FICO	620
Max LTV: Purchase	80
Max LTV: R/T	80
Max LTV: Cash-Out	75
Max CLTV	80
Max Loan Amount	7,500,000
Fixed Terms	30 Year Fixed & 30 or 40 Year Fixed I/O
5/6 Mo SOFR ARM	3.750% Margin/Floor - 2/1/5 Caps
7/6 Mo SOFR ARM	3.750% Margin/Floor - 5/1/5 Caps
Qualifying Rate	Qualify on the Note Rate

Income	
<b>Debt Service Coverage Ratio (DSCR)</b>	
<ul style="list-style-type: none"> <li>Gross Income/PITIA (or ITIA for I/O products)</li> <li>Transaction qualified on cash flow of the subject property</li> <li><b>Gross Income:</b> Existing Long Term Lease, 12 mos Short Term (AirBnB) History, or 1007</li> </ul>	
<b>Living Rent Free</b>	
<ul style="list-style-type: none"> <li>Max LTV 65% / Minimum FICO 700+</li> </ul>	
<b>Investor Experience</b>	
<b>Experienced Investor</b> <ul style="list-style-type: none"> <li>Borrower has owned 2 or more properties within the most recent 12 months (Primary can be included), with 1 having documented rental income of 12 months or more.</li> </ul>	
<b>First Time Investor</b> <ul style="list-style-type: none"> <li>If Borrower doesn't meet the Experienced Investor criteria. 1st Time Investors must have owned a residence (primary or rental) for the most recent 12 months.</li> </ul>	

Loan Amounts > \$3,000,000
<ul style="list-style-type: none"> <li>Cash-Out limited to the lower of 50% of property value or \$3,000,000</li> <li>Property Types: SFR, Warrantable and Non-Warrantable Condos</li> <li>See Guidelines for specific appraisal requirements (OVERLAYS APPY)</li> </ul>

Compliance
<ul style="list-style-type: none"> <li>Loans considered high-cost by Federal or State law not allowed</li> <li>Points and Fees may not exceed 5%</li> </ul>

Financed Properties
<ul style="list-style-type: none"> <li>No limit on financed properties</li> <li>Add 2 months reserves for each OREO (to a max of 12 months reserves)</li> <li>FundLoans exposure to a single borrower not to exceed \$15MM or 6 properties</li> </ul>

Other LTV/CLTV Limits	
Non-Warrantable Condo	75%
1st Time Investor:	70%
FN Purchase / Rate Term	70%
FN Cash-Out	65%
Condotel - Purchase / RT Refi	70%
Condotel - Cash Out	65%
Interest Only	
<ul style="list-style-type: none"> <li>IO Period: 120 Months</li> <li>Loan Term: 480 or 360 mo</li> <li>5/6 Mo SOFR ARM IO, 7/6 Mo SOFR ARM IO, 30 Yr FRM IO &amp; 40 Yr FRM IO</li> <li>Max LTV/CLTV: 80%</li> </ul>	

Cash-Out Limit (% property Value)	
Program Max:	75%
Loan Amt > 1.5MM:	65%
Condo: Warrantable/Non Warrantable	70%/65%
2-4 Unit:	70%
Loan Amount	
<ul style="list-style-type: none"> <li>Program Min: \$300,000</li> <li>Non-Warrantable Condo Max: \$1,500,000</li> <li>Loan Amounts &gt; \$1.5MM require 2 appraisals</li> <li>Loan Amounts &gt; \$3MM see additional overlays</li> </ul>	

Residency	
<ul style="list-style-type: none"> <li>US Citizen</li> <li>Permanent &amp; Non-Permanent Res Alien</li> <li>FN-See guidelines for Visa and Credit requirements</li> </ul>	
Interested Party Contributions	
See Guidelines	
Max Acreage	
<ul style="list-style-type: none"> <li>20 Acres to \$3 MM; 5 acres &gt; \$3 MM</li> </ul>	
Rural Properties	
<ul style="list-style-type: none"> <li>Rural Properties Not Allowed</li> </ul>	

Prepayment Penalty
<ul style="list-style-type: none"> <li>3 year standard prepay, 2 year and 1 year prepay available at additional cost</li> <li>Minimum of 1 year prepay required on investment properties</li> <li>5% fixed prepayment penalty</li> </ul>