Montage Prime (Owner Occupied Primary Residence) Effective Date: 04-09-2025 | V4.8

Maximum	LTVs		12 or 24 Month	s Full Doc
		Purcl	h / RT Refi	Cash Out
Loan Amount	FICO	LTV	V/CLTV*	LTV/CLTV ³
	740		90	80
	720		85	80
up to \$1 MM	700		85	80
	680		80	80
	660		80	75
	740		85	80
	720		85	80
>\$1 MM to \$1.5 MM	700		85	80
	680		80	75
	660		80	75
	740		85	75
	720		85	75
>\$1.5 MM to \$2 MM	700		80	75
	680		75	70
	660		75	70
	740		80	
	720		80	
>\$2 MM to \$2.5 MM	700		75	
	680		75	
	660		70	
	740		80	70
	720		80	70
>\$2.5 MM to \$3 MM	700		75	65
	680		70	65
	660		70	
	740		75	65
>\$3 MM to \$3.5 MM	720		75	65
	700		70	65
Maximum		Purch	RT Refi	Cash Out
Loan Amount	FICO		V/CLTV	LTV/CLTV
	760	75	70	65
>\$3.5MM to \$4MM	720	70	65	60
	700	65	60	55
>\$4MM to \$5MM	760	65	Case-by-case	N/A
	720	60	Max 60% LTV	N/A
>\$5MM to \$6MM	760	60		N/A

Program Rest	rictions	Other LTV/CLTV Limit	S
Housing (12 mos. Minimum)	0x30x12	Warrantable Condo	85%
Credit Event	48 mo.	Non-Warrantable Condo	80%
Min FICO	660	Condotel - Purchase / RT Refi	70%
Max LTV: Purchase & R/T	90	Condotel - Cash Out	65%
Max LTV: Cash Out	80	I/O max	85%
Max CLTV	90	2-4 unit max	85%
Max Loan Amount	\$6,000,000	Rural*Must be prior apvd*	65%
Min Loan Amount	\$300,000	TX 50(a)(6) 5% LTV cut/ not allow	ed >\$3M
Fixed Terms	30yr Fix/ 40 yr Fix (w/ 10 yr IO)		
5/6 Mo SOFR ARM (2/1/5 Caps)	6mo. SOFR 3.75% Margin/Floor		
7/6 Mo SOFR ARM (5/1/5 Caps)	6mo. SOFR 3.75% Margin/Floor		

FUNDLOANS

	Eligible Borrowers	
ŀ	US Citizens	
ŀ	Permanent Resident Aliens	
ŀ	Non-Permanent Resident Aliens	

Assets Only / Asset Allowance	
• Max LTV 80%	
• Max 50% DTI	
See Guidelines for Formulas	

Cash-in-Hand Limits (as % of	Value)
Program max	80%
Loan Amount > 1.5 MM	75%
Warrantable Condo	70%
Non-Warrantable Condo	65%
2-4 Units	70%
Recent Listing (<6 mos) allowed with Additional LLPAs	

DTI Up to 50% Max DTI

Reserves		
• LTV > 85%	9 Months	
• LTV > 65% to 85%	6 Months	
LTV 65% or less	3 Months	
Additional 2 months PITIA for each additional		
financed property. Total reserve requirement is		
not to exceed 12 months		

-in-Hand Limits (as % of Value)		See Guidelines :
max	80%	Debt Consolidation Refinance
ount > 1.5 MM	75%	Impounds, High-Cost Loans, & Loan Cost
able Condo	70%	Tolerance
rantable Condo	65%	 Single Borrower Exposure
i	70%	 Residency Qualifications
isting (<6 mos) allowed with Additional LLPAs		 Interested Party Contributions
		 Rural Property Limits
		First Time Homebuyer
		Departing Residence
		Use of Business Funds

Expanded Credit Restrictions (Based off max LTV grid)				
Housing Lates	1 x 30 x 12	5% LTV Reduction		
FC/BK/SS/DIL	24 mo - 48 mo	5% LTV Reduction		

Montage Prime (Second Home) Effective Date: 04-09-2025 | V4.8

Maximum LTVs		1	12 or 24 Months Full Doc		
		Purch /	RT Refi	Cash Out	
Loan Amount	FICO	LTV/	CLTV*	LTV/CLTV*	
	700	8	35	75	
up to \$1 MM	680	8	30	75	
	660	80		70	
	740	8	30	75	
	720	8	30	75	
>\$1 MM to \$1.5 MM	700	8	30	75	
	680	8	30	75	
	660	-	75	70	
	740	8	30	75	
	720	8	30	70	
>\$1.5 MM to \$2 MM	700	8	30	70	
	680		75	65	
	660		70	60	
	720	-	75	70	
>\$2 MM to \$2.5 MM	700	-	75	65	
732 141141 to 32.3 141141	680	-	75	65	
	660	6	55	60	
	720	-	75	60	
>\$2.5 MM to \$3 MM	700	(55	60	
>32.5 IVIIVI to 33 IVIIVI	680	6	65 N		
	660	6	55	N/A	
Maximum	LTVs	Purch	RT Refi	Cash Out	
Loan Amount	FICO	LTV/	CLTV	LTV/CLTV	
	760	65	60	55	
>\$3MM to \$4MM	720	60	55	50	
	700	55	50	45	
>\$4MM to \$5MM	760	6	Case-by-case Max		
>34IVIIVI to 35IVIIVI	720		case Max 6 LTV	N/A	
>\$5MM to \$6MM	760	- 007	N/A		

Program	Restrictions	Other LTV/CLTV Limits	
Housing (12 mos. Minimum)	0x30x12	Warrantable Condo	85%
Credit Event	48 mo.	Non-Warrantable Condo	80%
Min FICO	660	Condotel - Purchase / RT Refi	70%
Max LTV: Purchase & R/T	85	Condotel - Cash Out	65%
Max LTV: Cash Out	75	I/O max	85%
Max CLTV	85	2-4 unit max	85%
Max Loan Amount	\$6,000,000	Rural *Must be prior appvd*	65%
Min Loan Amount	\$300,000		
Fixed Terms	30yr Fix/ 40 yr Fix (w/ 10 yr IO)		
5/6 Mo SOFR ARM (2/1/5 Caps)	6mo. SOFR - 3.75% Margin/Floor		
7/6 Mo SOFR ARM (5/1/5 Caps)	6mo. SOFR - 3.75% Margin/Floor		

FUNDLOΛNS

Eligible Borrowers US Citizens • Permanent Resident Aliens • Non-Permanent Resident Aliens

Assets Only / Asset Allowance • Max LTV 80% • Max 50% DTI

See Guidelines for Formulas

Cash-in-Hand Limits (as %	of Value)
Program max	75%
Loan Amount > 1.5 MM	70%
Warrantable Condo	70%
Non-Warrantable Condo	65%
2-4 Units	70%
Recent Listing (<6 mos) allowed with A	Additional LLPAs

Up to 50% Max DTI

Reserves			
• LTV > 65% to 85%	6 Months		
• LTV > 65% or less	3 Months		
Additional 2 months PITIA for each additional			
financed property. Total reserve requirement is			
not to exceed 12 months			

-in-Hand Limits (as % of	Value)	ee Guidelines :
nax	75%	Debt Consolidation Refinance
unt > 1.5 MM ble Condo	70% 70%	 Impounds, High-Cost Loans, Cost Tolerance
antable Condo	65%	Single Borrower Exposure
	70%	 Residency Qualifications
Listing (<6 mos) allowed with Additional LLPAs		 Interested Party Contribution
		 Rural Property Limits
		First Time Homebuyer
		Departing Residence
		 Use of Business Funds

Expanded Credit Restrictions (Based off max LTV grid)			
Housing Lates	1 x 30 x 12	5% LTV Reduction	
FC/BK/SS/DIL/MOD	24 mo - 48 mo	5% LTV Reduction	

Montage Prime (Investment) Effective Date: 04-09-20254 | V4.8

Maximum LTVs		1	12 or 24 Months Full Doc		
		Purch /	Purch / RT Refi Cash Out		
Loan Amount	FICO	LTV/	CLTV*	LTV/CLTV*	
	740	8	35	75	
	720	8	35	75	
up to \$1MM	700	8	35	75	
	680	8	30	75	
	660	8	30	75	
	740	8	30	75	
	720	8	30	75	
>\$1 MM to \$1.5 MM	700	8	30	70	
	680	8	30	70	
	660	7	75	70	
	740	8	30	75	
	720	8	30	75	
>\$1.5 MM to \$2 MM	700	8	30	75	
	680	75		70	
	660	7	70	65	
	720	80		70	
>\$2 MM to \$2.5 MM	700	75		65	
>32 IVIIVI (O \$2.5 IVIIVI	680	7	75	65	
	660	7	70	N/A	
	720	8	80		
>\$2.5 MM to \$3 MM	700	7	75	65	
	680	7	70	N/A	
Maximu	ım LTVs	Purch	RT Refi	Cash Out	
Loan Amount	FICO	LTV/	'CLTV	LTV/CLTV	
	760	60	55	50	
>\$3MM to \$4MM	720	55	50	45	
	700	50	45	40	
>\$4MM to \$5MM	760	Casa by	N/A		
>>4IVIIVI to >>IVIIVI	720	Case-by-case Max 60% N/A		N/A	
>\$5MM to \$6MM	760		N/A		

Program Restrictions		Other LTV/CLTV Limits	
Housing (12 mos. Minimum)	0x30x12	Warrantable Condo	80%
Credit Event	48 mo.	Non-Warrantable Condo	75%
Min FICO	660	Condotel - Purchase / RT Refi	70%
Max LTV: Purchase & R/T	85	Condotel - Cash out	65%
Max LTV: Cash Out	75	I/O max	80%
Max CLTV	85	2-4 unit max	80%
Max Loan Amount	\$6,000,000	Rural**Must be prior apvd*	65%
Min Loan Amount	\$300,000		
Fixed Terms	30yr Fix/ 40 yr Fix (w/ 10 yr IO)		
5/6 Mo SOFR ARM (2/1/5 Caps)	6mo. SOFR - 3.75% Margin/Floor		
7/6 Mo SOFR ARM (5/1/5 Caps)	6mo. SOFR - 3.75% Margin/Floor		

FUNDLOANS

Eligible Borrowers		
US Citizens		
Permanent Resident Aliens		
Non-Permanent Resident Aliens		

Assets Only / Asset Allowance

- Max LTV 80%
- Max 50% DTI
 - *See Guidelines for Formulas*

Cash-in-Hand Limits (as % of Value) Program max 75%

Loan Amount > 2.0 MM 65% 70% Warrantable Condo Non-Warrantable Condo 65% 2-4 Units 70%

Recent Listing (<6 mons) allowed with Additional

DTI Up to 50% Max DTI

Reserves			
• LTV > 75%	12 Months		
• LTV > 75% or less	6 Months		
Additional 2 months PITIA for each additional			
financed property. Total reserve requirement is			
not to exceed 12 months			

ebt Consolidation Refinance
npounds, High-Cost Loans, & Loan t Tolerance
ngle Borrower Exposure
esidency Qualifications
terested Party Contributions
ural Property Limits

See Guidelines:

Departing Residence
Use of Business Funds

• First Time Homebuyer

Expanded Credit Restrictions (Based off max LTV grid)			
Housing Lates	1 x 30 x 12	5% LTV Reduction	
FC/BK/SS/DIL/MOD	24 mo - 48 mo	5% LTV Reduction	

Prepayment Penalty

- 3 year standard prepay, 2 year and 1 year prepay available at additional cost
 - Minimum of 1 year prepay required on investment properties
 - 6 months of interest on 80% of the original principal balance