

# Montage Prime (Owner Occupied Primary Residence)

Effective Date: 05-01-2025 | V4.9

# FUNDLOANS

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

| Eligible Borrowers                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>US Citizens</li> <li>Permanent Resident Aliens</li> <li>Non-Permanent Resident Aliens</li> </ul> |

| Assets Only / Asset Allowance                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Max LTV 80%</li> <li>Max 50% DTI</li> </ul> <p>*See Guidelines for Formulas*</p> |

| Cash-Out Limits                                       |           |
|-------------------------------------------------------|-----------|
| <60% LTV                                              | Unlimited |
| >60% LTV                                              | \$1.5MM   |
| Recent Listing (<6 mos) allowed with Additional LLPAs |           |

| 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 |

| DTI               |
|-------------------|
| Up to 50% Max DTI |

| Reserves                                                                                                                                                                                                                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>LTV &gt; 85% 9 Months</li> <li>LTV &gt; 65% to 85% 6 Months</li> <li>LTV 65% or less 3 Months</li> </ul> <p>Additional 2 months PITIA for each additional financed property. Total reserve requirement is not to exceed 12 months</p> |

| See Guidelines :                                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Debt Consolidation Refinance</li> <li>Impounds, High-Cost Loans, &amp; Loan Cost Tolerance</li> <li>Single Borrower Exposure</li> <li>Residency Qualifications</li> <li>Interested Party Contributions</li> <li>Rural Property Limits</li> <li>First Time Homebuyer</li> <li>Departing Residence</li> <li>Use of Business Funds</li> </ul> |

# Montage Prime (Second Home)

Effective Date: 05-01-2025 | V4.9

| Maximum LTVs        |      | 12 or 24 Months Full Doc      |           |          |
|---------------------|------|-------------------------------|-----------|----------|
|                     |      | Purch / RT Refi               | Cash Out  |          |
| Loan Amount         | FICO | LTV/CLTV*                     | LTV/CLTV* |          |
| up to \$1 MM        | 700  | 85                            | 75        |          |
|                     | 680  | 80                            | 75        |          |
|                     | 660  | 80                            | 70        |          |
| >\$1 MM to \$1.5 MM | 740  | 80                            | 75        |          |
|                     | 720  | 80                            | 75        |          |
|                     | 700  | 80                            | 75        |          |
|                     | 680  | 80                            | 75        |          |
|                     | 660  | 75                            | 70        |          |
| >\$1.5 MM to \$2 MM | 740  | 80                            | 75        |          |
|                     | 720  | 80                            | 70        |          |
|                     | 700  | 80                            | 70        |          |
|                     | 680  | 75                            | 65        |          |
|                     | 660  | 70                            | 60        |          |
| >\$2 MM to \$2.5 MM | 720  | 75                            | 70        |          |
|                     | 700  | 75                            | 65        |          |
|                     | 680  | 75                            | 65        |          |
|                     | 660  | 65                            | 60        |          |
| >\$2.5 MM to \$3 MM | 720  | 75                            | 60        |          |
|                     | 700  | 65                            | 60        |          |
|                     | 680  | 65                            | N/A       |          |
|                     | 660  | 65                            | N/A       |          |
| Maximum LTVs        |      | Purch                         | RT Refi   | Cash Out |
| Loan Amount         | FICO | LTV/CLTV                      |           | LTV/CLTV |
| >\$3MM to \$4MM     | 760  | 65                            | 60        | 55       |
|                     | 720  | 60                            | 55        | 50       |
|                     | 700  | 55                            | 50        | 45       |
| >\$4MM to \$5MM     | 760  | Case-by-case   Max 60%<br>LTV |           | N/A      |
|                     | 720  |                               |           | N/A      |
| >\$5MM to \$6MM     | 760  |                               |           | 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    |                               |     |

# FUNDLOANS

| Eligible Borrowers                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>US Citizens</li> <li>Permanent Resident Aliens</li> <li>Non-Permanent Resident Aliens</li> </ul> |

| Assets Only / Asset Allowance                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Max LTV 80%</li> <li>Max 50% DTI</li> </ul> <p>*See Guidelines for Formulas*</p> |

| Cash-Out Limits                                       |           |
|-------------------------------------------------------|-----------|
| <60% LTV                                              | Unlimited |
| >60% LTV                                              | \$1.5MM   |
| Recent Listing (<6 mos) allowed with Additional LLPAs |           |

| DTI               |
|-------------------|
| Up to 50% Max DTI |

| Reserves                                                                                                                                                                                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>LTV &gt; 65% to 85% 6 Months</li> <li>LTV &gt; 65% or less 3 Months</li> </ul> <p>Additional 2 months PITIA for each additional financed property. Total reserve requirement is not to exceed 12 months</p> |

| Guidelines :                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Debt Consolidation Refinance</li> <li>Impounds, High-Cost Loans, &amp; Loan Cost Tolerance</li> <li>Single Borrower Exposure</li> <li>Residency Qualifications</li> <li>Interested Party Contributions</li> <li>Rural Property Limits</li> <li>First Time Homebuyer</li> <li>Departing Residence</li> <li>Use of Business Funds</li> </ul> |

| 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: 05-01-2025 | V4.9

| Maximum LTVs        |      | 12 or 24 Months Full Doc   |           |          |
|---------------------|------|----------------------------|-----------|----------|
|                     |      | Purch / RT Refi            | Cash Out  |          |
| Loan Amount         | FICO | LTV/CLTV*                  | LTV/CLTV* |          |
| up to \$1MM         | 740  | 85                         | 75        |          |
|                     | 720  | 85                         | 75        |          |
|                     | 700  | 85                         | 75        |          |
|                     | 680  | 80                         | 75        |          |
|                     | 660  | 80                         | 75        |          |
| >\$1 MM to \$1.5 MM | 740  | 80                         | 75        |          |
|                     | 720  | 80                         | 75        |          |
|                     | 700  | 80                         | 70        |          |
|                     | 680  | 80                         | 70        |          |
|                     | 660  | 75                         | 70        |          |
| >\$1.5 MM to \$2 MM | 740  | 80                         | 75        |          |
|                     | 720  | 80                         | 75        |          |
|                     | 700  | 80                         | 75        |          |
|                     | 680  | 75                         | 70        |          |
|                     | 660  | 70                         | 65        |          |
| >\$2 MM to \$2.5 MM | 720  | 80                         | 70        |          |
|                     | 700  | 75                         | 65        |          |
|                     | 680  | 75                         | 65        |          |
|                     | 660  | 70                         | N/A       |          |
| >\$2.5 MM to \$3 MM | 720  | 80                         | 65        |          |
|                     | 700  | 75                         | 65        |          |
|                     | 680  | 70                         | N/A       |          |
| Maximum LTVs        |      | Purch                      | RT Refi   | Cash Out |
| Loan Amount         | FICO | LTV/CLTV                   |           | LTV/CLTV |
| >\$3MM to \$4MM     | 760  | 60                         | 55        | 50       |
|                     | 720  | 55                         | 50        | 45       |
|                     | 700  | 50                         | 45        | 40       |
| >\$4MM to \$5MM     | 760  | Case-by-case   Max 60% LTV |           | N/A      |
|                     | 720  |                            |           | 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                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>US Citizens</li> <li>Permanent Resident Aliens</li> <li>Non-Permanent Resident Aliens</li> </ul> |

| Assets Only / Asset Allowance                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Max LTV 80%</li> <li>Max 50% DTI</li> </ul> <p>*See Guidelines for Formulas*</p> |

| Cash-Out Limits                                       |           |
|-------------------------------------------------------|-----------|
| <60% LTV                                              | Unlimited |
| >60% LTV                                              | \$1.5MM   |
| Recent Listing (<6 mos) allowed with Additional LLPAs |           |

| 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                                                                                                                                                                                                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>3 year standard prepay , 2 year and 1 year prepay available at additional cost <ul style="list-style-type: none"> <li>Minimum of 1 year prepay required on investment properties</li> <li>- 6 months of interest on 80% of the original principal balance</li> </ul> </li> </ul> |

| DTI               |
|-------------------|
| Up to 50% Max DTI |

| Reserves                                                                                                                                                                                                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>LTV &gt; 75% 12 Months</li> <li>LTV &gt; 75% or less 6 Months</li> </ul> <p>Additional 2 months PITIA for each additional financed property. Total reserve requirement is not to exceed 12 months</p> |

| See Guidelines :                                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Debt Consolidation Refinance</li> <li>Impounds, High-Cost Loans, &amp; Loan Cost Tolerance</li> <li>Single Borrower Exposure</li> <li>Residency Qualifications</li> <li>Interested Party Contributions</li> <li>Rural Property Limits</li> <li>First Time Homebuyer</li> <li>Departing Residence</li> <li>Use of Business Funds</li> </ul> |