ARETE

FUNDLOANS

Effective Date: 07/21/2025 | V1.0

PRIMARY RESIDENCE Maximum LTVs		FULL DOC	
		Purch / RT Refi	Cash Out
Loan Amount	FICO	LTV/CLTV	LTV/CLTV
≤$1 MM	700	85	80
	660	80	75
	620	75	70
>$1 MM to $1.5 MM	720	85	80
	700	80	80
	680	80	75
	660	80	75
	620	75	70
>$1.5 MM to $2 MM	740	85	80
	700	80	80
	680	80	75
	620	75	70
>$2 MM to $2.5 MM	720	75	75
	700	75	70
	680	75	65
	620	70	N/A
>$2.5 MM to $3 MM	720	75	70
	700	75	65
	680	70	65
	620	70	N/A
>$3 MM to $3.5 MM	700	70	65

PRIMARY RESIDENCE Maximum LTVs		ALT DOC	
		Purch / RT Refi	Cash Out
Loan Amount	FICO	LTV/CLTV	LTV/CLTV
≤$1 MM	700	85	80
	660	80	75
	620	75	70
>$1 MM to $1.5 MM	720	85	80
	700	80	75
	680	80	75
	660	80	75
	620	75	70
>$1.5 MM to $2 MM	740	85	80
	700	80	75
	680	80	70
	620	75	70
>$2 MM to $2.5 MM	720	75	75
	700	75	70
	680	75	65
	620	70	N/A
>$2.5 MM to $3 MM	720	75	70
	700	75	65
	680	70	65
	620	70	N/A
>$3 MM to $3.5 MM	700	70	65

* Alt Doc = 1099, bank statement, or asset depletion

2nd HOME & NOO Maximum LTVs		FULL DOC	
		Purch / RT Refi	Cash Out
Loan Amount	FICO	LTV/CLTV	LTV/CLTV
≤$1 MM	660	80	75
	620	75	70
>$1 MM to $2 MM	680	80	75
	620	75	70

2nd HOME & NOO Maximum LTVs		ALT DOC	
		Purch / RT Refi	Cash Out
Loan Amount	FICO	LTV/CLTV	LTV/CLTV
≤$1 MM	660	80	75
	620	75	70
>$1 MM to $2 MM	680	80	75
	620	75	70

Program Restrictions	
Housing (≤ 80% LTV)	1x30x12
Housing (> 80% LTV)	0x30x12
Credit Event (≤ 80% LTV)	24 mo.
Credit Event (> 80% LTV)	48 mo.
Min FICO	620
Max LTV: Purchase & R/T	85
Max LTV: Cash Out	80
IO/NW Condo/2-4/Rural	80% max LTV/CLTV
Max Loan Amount	$3,500,000
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

Eligible Borrowers

- US Citizens
- Permanent Resident Aliens
- Non-Permanent Resident Aliens

Cash-Out Limits

Max $500,000

DTI

Up to 50% Max DTI

STR Income

Max 75% LTV/CLTV

Reserves

• Loan Amount ≤$1 MM	3 Months
• Loan Amount >$1 MM	6 Months

Additional 2 months PITIA for each additional financed property. Max 12 months.

Cash-out may be used to meet requirement

Condotel

Purchase & R/T	80% max LTV/CLTV
Cashout	75% max LTV/CLTV

Declining Market

Reduce max LTV/CLTV 5% (80% max)