

# Apex Prime (Owner Occupied Primary Residence)

Effective Date: 09/09/2022 | V3.2

Loan Amount	FICO	12 or 24 Months Bk Stmt	
		Purch / RT Refi LTV/CLTV*	Cash Out LTV/CLTV*
up to \$1 MM	700	90	80
	680	85	80
	660	80	75
	640	75	65
	620	75	N/A
>\$1 MM to \$1.5 MM	740	90	80
	700	85	80
	680	85	75
	660	80	75
	640	70	60
>\$1.5 MM to \$2 MM	620	70	N/A
	720	85	80
	700	80	75
	660	80	70
	640	65	N/A
>\$2 MM to \$2.5 MM	720	80	75
	680	75	70
	660	75	65
	640	65	N/A
>\$2.5 MM to \$3 MM	720	80	75
	700	75	70
	680	70	70
	660	70	65
>\$3MM to \$3.5MM	720	75	65
	660	65	60
>\$3.5MM to \$7.5 MM	720	65	60
	660	60	55
> \$7.5 MM	720	(Call to Price)	(Call to Price)

Program Restrictions		Other LTV/CLTV Limits	
Housing (12 mos. Minimum)	0x30x12	Warrantable Condo	85%
Credit Event	48 mo.	Non-Warrantable Condo	80%
Min FICO	620	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	\$10,000,000	Rural*Must be prior approved**	65%
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>

Bk Statement Restrictions
<ul style="list-style-type: none"> <li>12 or 24 Months consecutive stmts req'd</li> <li>Income Method #3 &amp; #5 Capped at 80% LTV/CLTV</li> </ul>

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

Cash-Out Limits % of Value	
Program max	75%
Loan Amount > 1.5 MM	65%
Warrantable Condo	70%
Non-Warrantable Condo	65%
2-4 Units	70%

# FUNDLOANS

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	

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>

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

# Apex Prime (Second Home)

Effective Date: 09/09/2022 | V3.2

Maximum LTVs		12 or 24 Months Bk Stmt	
Loan Amount	FICO	Purch / RT Refi	Cash Out
		LTV/CLTV**	LTV/CLTV**
up to \$1 MM	700	85	80
	660	80	75
	640	75	60
	620	70	N/A
>\$1 MM to \$1.5 MM	720	85	80
	700	85	75
	660	80	75
	640	70	N/A
	620	65	N/A
>\$1.5 MM to \$2 MM	720	80	75
	700	80	70
	680	75	70
	660	75	65
	640	65	N/A
>\$2 MM to \$2.5 MM	720	80	70
	680	75	70
	660	70	65
>\$2.5 MM to \$3 MM	680	75	65
	660	70	65
>\$3MM to \$7.5 MM	720	65	60
	660	60	55
> \$7.5 MM	720	(Call to Price)	(Call to Price)

Program Restrictions		Other LTV/CLTV Limits	
Housing (12 mos. Minimum)	0x30x12	Warrantable Condo	85%
Credit Event	48 mo.	Non-Warrantable Condo	80%
Min FICO	620	Condotel - Purchase / RT Refi	70%
Max LTV: Purchase & R/T	85	Condotel -Cash out	65%
Max LTV: Cash Out	80	I/O max	85%
Max CLTV	85	2-4 unit max	85%
Max Loan Amount	\$10,000,000	Rural *Must be prior approved*	65%
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>

DTI
Up to 50% Max DTI

Bk Statement Restrictions
<ul style="list-style-type: none"> <li>12 or 24 Months consecutive stmts req'd</li> <li>Income Method #3 &amp; #5 Capped at 80% LTV/CLTV</li> </ul>

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

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

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>

Cash-Out Limits % of Value	
Program max	75%
Loan Amount > 1.5 MM	65%
Warrantable Condo	70%
Non-Warrantable Condo	65%
2-4 Units	70%

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

# Apex Prime (Investor)

Effective Date: 09/09/2022 | V3.2

Maximum LTVs		12 or 24 Months Bk Stmt	
Loan Amount	FICO	Purch / RT Refi	Cash Out
		LTV/CLTV*	LTV/CLTV*
up to \$1MM	700	85	75
	680	80	75
	660	80	70
	640	75	60
	620	70	N/A
>\$1 MM to \$1.5 MM	720	85	75
	700	85	70
	680	80	70
	660	75	70
	640	70	60
>\$1.5 MM to \$2 MM	620	65	N/A
	720	80	75
	700	80	70
	680	75	70
	660	70	65
>\$2 MM to \$2.5 MM	640	65	N/A
	720	80	75
	700	75	70
	680	75	70
	660	70	65
>\$2.5 MM to \$3 MM	720	80	65
	700	75	65
	680	75	65
>\$3MM to \$7.5 MM	720	65	60
	660	60	55
> \$7.5 MM	720	(Call to Price)	(Call to Price)

Program Restrictions		Other LTV/CLTV Limits	
Housing (12 mos. Minimum)	0x30x12	Warrantable Condo	80%
Credit Event	48 mo.	Non-Warrantable Condo	75%
Min FICO	620	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	\$10,000,000	Rural*Must be prior approved*	65%
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>

DTI
Up to 50% Max DTI

Bk Statement Restrictions
<ul style="list-style-type: none"> <li>• 12 or 24 Months consecutive stmts req'd</li> <li>• Income Method #3 &amp; #5 Capped at 80% LTV/CLTV</li> </ul>

Reserves
<ul style="list-style-type: none"> <li>• LTV &gt;75% 12 Months</li> <li>• LTV &lt; 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>

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>

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>

Cash-Out Limits % of Value	
Program max	75%
Loan Amount > 1.5 MM	65%
Warrantable Condo	70%
Non-Warrantable Condo	65%
2-4 Units	70%

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</li> <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>