Apex Prime (Owner Occupied Primary Residence)

Effective Date: 06-12-2025 | V5.2

Maximum L	TVs	1	12 or 24 Months Bk Stmts		
		Purch	Purch / RT Refi		
Loan Amount	FICO	LTV	/CLTV	LTV/CLTV	
	740		90	80	
	720		85	80	
up to \$1 MM	700		85		
	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	65	
	740		80		
	720		80		
>\$2.5 MM to \$3 MM	700		75	65	
	680		70	65	
	660		70	N/A	
	740		75	65	
>\$3 MM to \$3.5 MM	720		75	65	
	700		70	65	
Maximum L		Purch	RT Refi	Cash Out	
Loan Amount	FICO		/CLTV	LTV/CLTV	
	760	75	70	65	
>\$3.5MM to \$4MM	720	70	65	60	
	700	65	60	55	
>\$4MM to \$5MM	760	65	60	55	
	720	60	55	55	
>\$5MM to \$6MM	760	60	55	50	

Eligible Borrowers
US Citizens
Permanent Resident Aliens
Non-Permanent Resident Aliens
Bk Statement Restrictions
 Bk Statement Restrictions 12 or 24 Months consecutive stmts req'd
12 or 24 Months consecutive stmts req'd
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12 or 24 Months consecutive stmts req'd
 12 or 24 Months consecutive stmts req'd Income Method #3 & #5 Capped at 80% LTV/CLTV
12 or 24 Months consecutive stmts req'd Income Method #3 & #5 Capped at 80% LTV/CLTV Asset Allowance

Cas	sh-Out Limits
≤60% LTV	Unlimited
>60% LTV	\$1.5MM
Recent Listing (<6 mo	os) allowed with Additional LLPAs

Credit Restri	ctions (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

Program I	Restrictions	Other LTV/CLTV Limits	
Housing (12 mos. Minimum)	0x30x12	Warrantable Condo	
Credit Event	48 mo.	Non-Warrantable Condo	
Min FICO	660	Condotel - Purchase/ RT Refi	
Max LTV: Purchase & R/T	90	Condotel -Cash out	
Max LTV: Cash Out	80	I/O max	
Max CLTV	90	2-4 unit max 8	
Max Loan Amount	\$6,000,000	Rural	
Min Loan Amount	\$300,000	Case-by-case and - 5% LTV	
Fixed Terms	30yr Fix/ 40 yr Fix (w/ 10 yr IO)	(Rate/Term & Purchase Only)	
5/6 Mo SOFR ARM (2/1/5 Caps)	6mo. SOFR - 3.75% Margin/Floor	TX 50(a)(6) 5% LTV cut/ not allowed >\$3M	
7/6 Mo SOFR ARM (5/1/5 Caps)	6mo. SOFR - 3.75% Margin/Floor		

FUNDLOANS

DTI Up to 50% Max DTI

Reserves

Additional 2 months PITIA for each additional

financed property. Total reserve requirement is not to exceed 12 months See Guidelines :

Impounds, High-Cost Loans, & Loan Cost Tolerance

9 Months

6 Months

3 Months

• LTV > 85%

LTV > 65% to 85%

Debt Consolidation Refinance

Single Borrower Exposure
 Residency Qualifications
 Interested Party Contributions
 Rural Property Limits
 First Time Homebuyer
 Departing Residence
 Use of Business Funds

LTV 65% or less

Apex Prime (Second Home) Effective Date: 06-12-2025 | V5.2

Maximum L	TVs	12 or 24 Months Bk Stmts		
		Purch /	Purch / RT Refi	
Loan Amount	FICO	LTV/C	CLTV**	LTV/CLTV*
	700	٤	35	75
up to \$1 MM	680	٤	30	75
	660	٤	30	70
	740	٤	80	
	720	٤	30	75
>\$1 MM to \$1.5 MM	700	٤	30	75
	680	٤	30	75
	660		75	70
	740	٤	30	75
	720	٤	30	70
>\$1.5 MM to \$2 MM	700	٤	30	70
	680		75	65
	660	-	70	60
	720		75	70
>\$2 MM to \$2.5 MM	700		75	
	680	-	75	
	660	6	55	60
	720	-	75 65 65	
>\$2.5 MM to \$3 MM	700	6		
-32.3 IVIIVI to 33 IVIIVI	680	6		
	660	6	65	
Maximum L	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	65	60	50
	720	60	55	50
>\$5MM to \$6MM	760	55	50	45

Eligi	ible Borrowers	
US Citizens		Up
• Permanent Resident Ali	iens	
Non-Permanent Resider	nt Aliens	
Bk State	ement Restrictions	• LTV > 65% to 85%
• 12 or 24 Months consec	cutive stmts req'd	 LTV 65% or less
Income Method #3 & #5	5 Capped at 80% LTV/CLTV	Additional 2 mor
		financed property
		not to
Ass	set Allowance	
• Max LTV 80%		Se
• Max 50% DTI		Debt Consolidation R
See Gui	delines for Formulas	 Impounds, High-Cost
		- impounds, riigh cost
		 Single Borrower Expo
Cas	sh-Out Limits	Residency Qualification
≤60% LTV	Unlimited	 Interested Party Cont

\$1.5MM

65% or less 3 Months Additional 2 months PITIA for each additional nanced property. Total reserve requirement is not to exceed 12 months

See Guidelines :
Debt Consolidation Refinance
Impounds, High-Cost Loans, & Loan Cost Tolerance
Single Borrower Exposure
Residency Qualifications
Interested Party Contributions
Rural Property Limits
First Time Homebuyer
Departing Residence
Use of Business Funds

FUNDLOANS

DTI Up to 50% Max DTI

Reserves

6 Months

Expanded Credit	Restrictions (B	ased 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

Recent Listing (<6 mos) allowed with Additional LLPAs

>60% LTV

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	
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	
Max Loan Amount	\$6,000,000	Rural	
Min Loan Amount	\$300,000	Case-by-case and - 5% LTV	
Fixed Terms	30yr Fix/ 40 yr Fix (w/ 10 yr IO)	(Rate/Term & Purchase Only)	
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		

Apex Prime (Investor) Effective Date: 06-12-2025 | V5.2

Maximum	LTVs	12	12 or 24 Months Bk Stmts		
		Purch /	Purch / RT Refi Cas		
Loan Amount	FICO	LTV/O	CLTV*	LTV/CLTV*	
	740	8	5	75	
	720	8	5	75	
up to \$1MM	700	8	5	75	
	680	8	0	75	
	660	8	0	75	
	740	8	0	75	
	720	8	0	75	
>\$1 MM to \$1.5 MM	700	8	0	70	
	680	8	0	70	
	660	7	75		
	740	8	0	75	
	720	8	0	75	
>\$1.5 MM to \$2 MM	700	8	0	75	
	680	7	5	70	
	660	7	0	65	
	720	8	0	70	
>\$2 MM to \$2.5 MM	700	7	5	65	
>32 101101 10 32.3 101101	680	7	5	65	
	660	7	0	N/A	
	720	8	0	65	
>\$2.5 MM to \$3 MM	700	7	5	65	
	680	7	0	N/A	
Maximum	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	65	60	50	
	720	60	55	50	
>\$5MM to \$6MM	760	55	50	45	

All loan >\$4mm on a case-by-case basis only
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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

Eligible	Borrowers	
 US Citizens 		
 Permanent Resident Aliens 	5	
Non-Permanent Resident A	Aliens	
 Vesting in Entities Allowed 		
		• LTV >75%
Bk Stateme	nt Restrictions	• LTV < 75
 12 or 24 Months consecuti 	ve stmts req'd	Additio
 Income Method #3 & #5 Ca 	apped at 80% LTV/CLTV	finance
Asset /	Allowance	
 Max LTV 80% 		Debt Cons
• Max 50% DTI		
See Guidelin	es for Formulas	 Impounds,
		Single Born
Cash-C	Out Limits	 Residency
≤60% LTV	Unlimited	 Interested
>60% LTV	\$1.5MM	Rural Prop
Recent Listing (<6 mos) a	llowed with Additional LLPA	• First Time
		Departing

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	

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 - not allowed	
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

DTI Up to 50% Max DTI

Res	serves
• LTV >75%	12 Months
 LTV < 75% or less 	6 Months
Additional 2 months F	PITIA for each additional
financed property. Tot	al reserve requirement is
not to exce	ed 12 months
See Gu	idelines :
 Debt Consolidation Refinance 	nce
 Impounds, High-Cost Loans 	s, & Loan Cost Tolerance
Single Borrower Exposure	
 Residency Qualifications 	
 Interested Party Contributi 	ions
 Rural Property Limits 	
 First Time Homebuyer 	
 Departing Residence 	