# ARETE

**Effective Date: 10/01/2025 | V1.3**

FUNDLOANS

| 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 |
| >$1 MM to $1.5 MM | 720 | 85 | 80 |
| | 700 | 80 | 80 |
| | 680 | 80 | 75 |
| | 660 | 80 | 75 |
| >$1.5 MM to $2 MM | 740 | 85 | 80 |
| | 700 | 80 | 80 |
| | 680 | 80 | 75 |
| | 660 | 75 | 70 |
| >$2 MM to $2.5 MM | 720 | 75 | 75 |
| | 700 | 75 | 70 |
| | 680 | 75 | 65 |
| | 660 | 70 | N/A |
| >$2.5 MM to $3 MM | 720 | 75 | 70 |
| | 700 | 75 | 65 |
| | 680 | 70 | 65 |
| | 660 | 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 |
| >$1 MM to $1.5 MM | 720 | 85 | 80 |
| | 700 | 80 | 75 |
| | 680 | 80 | 75 |
| | 660 | 80 | 75 |
| >$1.5 MM to $2 MM | 740 | 85 | 80 |
| | 700 | 80 | 75 |
| | 680 | 80 | 70 |
| | 660 | 75 | 70 |
| >$2 MM to $2.5 MM | 720 | 75 | 75 |
| | 700 | 75 | 70 |
| | 680 | 75 | 65 |
| | 660 | 70 | N/A |
| >$2.5 MM to $3 MM | 720 | 75 | 70 |
| | 700 | 75 | 65 |
| | 680 | 70 | 65 |
| | 660 | 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 |
| >$1 MM to $2 MM | 680 | 80 | 75 |
| | 660 | 75 | 70 |
| > $2 MM to $2.5MM | 720 | 75 | 70 |
| | 660 | 75 | 65 |

| 2nd HOME & NOO Maximum LTVs | | ALT DOC | |
|---|---|---|---|
| | | Purch / RT Refi | Cash Out |
| Loan Amount | FICO | LTV/CLTV | LTV/CLTV |
| ≤$1 MM | 660 | 80 | 75 |
| >$1 MM to $2 MM | 680 | 80 | 75 |
| | 660 | 75 | 70 |
| > $2 MM to $2.5MM | 720 | N/A | N/A |
| | 660 | N/A | N/A |

| Program Restrictions | |
|---|---|
| Housing (≤ 80% LTV) | 1x30x12 |
| Housing (> 80% LTV) | 0x30x12 |
| Credit Event (≤ 80% LTV) | 24 mo. |
| Credit Event (> 80% LTV) | 48 mo. |
| Min FICO | 660 |
| 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)