

Montage Prime (Owner Occupied Primary Residence)

Effective Date: 08/30/2022 | V3.2

Maximum LTVs		12 or 24 Months Full Doc	
Loan Amount	FICO	Purch / RT Refi	Cash Out
		LTV/CLTV*	LTV/CLTV*
Up to \$1MM	700	90	80
	680	85	80
	660	80	75
	640	75	70
	620	75	N/A
> \$1 MM to \$1.5 MM	720	90	80
	700	85	80
	680	85	75
	660	80	75
	640	70	65
> \$1.5 MM to \$2 MM	620	70	N/A
	700	85	80
	680	80	70
	660	80	65
	640	70	65
> \$2 MM to \$2.5 MM	700	80	75
	680	75	70
	660	75	65
	700	80	75
	660	75	65
> \$2.5 MM to \$3 MM	720	75	65
	700	70	60
	660	65	55
> \$7.5 MM to \$ 10 MM	(Call for pricing)	(Call for pricing)	(Call for pricing)

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		

FUNDLOANS

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

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

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%

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 :
• 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

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

Montage Prime (Second Home)

Effective Date: 08/30/2022 | V3.2

FUNDLOANS

Maximum LTVs		12 or 24 Months Full Doc	
Loan Amount	FICO	Purch / RT Refi	Cash Out
		LTV/CLTV*	LTV/CLTV*
Up to \$1 MM	680	85	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	60
	640	70	60
	620	65	N/A
>\$1.5 MM to \$2 MM	720	80	75
	700	80	70
	680	75	70
	660	70	65
>\$2 MM to \$2.5 MM	640	65	N/A
	720	80	70
	700	75	70
	680	75	65
>\$2.5 MM to \$3 MM	660	70	65
	700	75	65
> \$3 MM to \$7.5 MM	680	70	65
	720	75	65
	700	70	60
> \$7.5 MM to \$ 10 MM	660	65	55
	(Call for pricing)		(Call for pricing)

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

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

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%

DTI
Up to 50% Max DTI

Reserves	
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"> 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

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

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		

Montage Prime (Investment)

Effective Date: 08/30/2022 | V3.2

Maximum LTVs		12 or 24 Months Full Doc	
Loan Amount	FICO	Purch / RT Refi	Cash Out
		LTV/CLTV*	LTV/CLTV*
Up to \$1 MM	680	85	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	60
	640	70	60
	620	65	N/A
>\$1.5 MM to \$2 MM	720	80	75
	700	80	70
	680	75	70
	660	70	65
	640	65	N/A
>\$2 MM to \$2.5 MM	720	80	70
	700	75	70
	680	75	65
	660	70	65
>\$2.5 MM to \$3 MM	700	75	65
	680	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	80%
Credit Event	48 mo.	Non-Warrantable Condo	75%
Min FICO	620	Condotel - Purchase / RT Refi	70%
Max LTV: Purchase & R/T	80	Condotel - Cash out	65%
Max LTV: Cash Out	75	I/O max	80%
Max CLTV	80	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"> US Citizens Permanent Resident Aliens Non-Permanent Resident Aliens

DTI
Up to 50% Max DTI

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

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

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%

See Guidelines :
<ul style="list-style-type: none"> 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

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"> 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