



# CLEMEN ITIN

## Program Eligibility & Credit Matrix



<b>Effective Date:</b>	<b>12.12.2025</b>
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Full/Bank Statement		
FICO	Purchase & R/T	Cashout
760+	80.00	
740 - 759	80.00	
720 - 739	75.00	
700 - 719	70.00	
680 - 699	65.00	

Program Products	
30 Fixed	30 Yr Fully Amortizing
5/6m, 7/6m ARM	30 Yr Fully Amortizing

Other	
Occupancy	Primary Residence Only
Property Types	SFR, Modular, 2-4 Unit, Warrantable Condo
Subordinate Financing	Max CLTV equals Max LTV provided above (2nd needs to be with US Institution)
Citizenship	Permanent and Non-permanent Resident Aliens, DACA
Appraisal Review	1 Appraisal + CDA, unless CU score of <2.5 is provided
Prepayment Penalties	Not permitted

DECLINING MARKETS			
Required to be applied for LTVs >65%			
Property value	Demand	Market Time	Reduction to LTV
Declining	any	any	5%

Overlays		
Loan Amt	Min Amt	125,000
	Max Amt	1,500,000
	<\$1mm Reserves Required	3
	\$1,000,000-\$1,500,000 Reserves	6
	>\$1.0mm	Max 75 LTV
Credit	Credit Event Seasoning	48 Months
	Credit Event Max LTV	75%
	Mtg Dq 12 Mnth	1x30
DTI	Max DTI	50%
	DTI >45%	Max 75 LTV
Residual Income	Monthly Min	\$ 1,500

Property Type Max LTV Limits	
Condo - Warrantable	80.00
2-4 Unit	80.00

ARM Info	
5/6m ARM	30D Avg SOFR - Margin: 3.75%, 6% Inv, Caps: 2/1/5
7/6m ARM	30D Avg SOFR - Margin: 3.75%, 6% Inv, Caps: 5/1/5

Loan Delivery
Loans must be <6 months aged from origination to be eligible

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