



Clemen eXperienced Investor DSCR Program

Program Eligibility & Credit Matrix



Effective Date: 12.12.2025

| FICO/LTV Eligibility | | |
|----------------------|----------------|---------|
| FICO | Purchase & R/T | Cashout |
| 760+ | 80.00 | 75.00 |
| 740 - 759 | 80.00 | 75.00 |
| 720 - 739 | 80.00 | 75.00 |
| 700 - 719 | 80.00 | 75.00 |
| Foreign National | 70.00 | 65.00 |

| Property Type Max LTV Limits | |
|------------------------------|-------|
| Condo - Warrantable | 80.00 |
| Condo - Non-Warrantable | 75.00 |
| 2-4 Unit | 80.00 |

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

| Program Products | |
|-----------------------------|-----------------------------------------------------|
| 30 Fixed | 30 Yr Fully Amortizing; 30 Yr with 10 Yr I/O Option |
| 5/6m, 7/6m ARM | 30 Yr Fully Amortizing; 30 Yr with 10 Yr I/O Option |
| 40 Year Fixed w/ I/O option | 40 Yr with 10 Yr I/O Option |

* Qualifying Rent will be Higher of: The Market Rent as per the 1007 up to a max 20% difference or the Current lease income

| Other | |
|-----------------------|----------------------------------------------------------------------------------------|
| Occupancy | Investment Properties Only |
| Property Types | SFR, SFR +1ADU, Modular, 2-4 Unit, Condo, Co-op, Rural up to 20 acres |
| DSCR Calc | DSCR = *Gross Rental Income/Qualified Monthly Mortgage Payment (PIIA) or (PIIA for IO) |
| Subordinate Financing | Not Allowed |
| First Time Investor | Max LTV 75%, min DSCR =>1.00 and 12 months reserves required |
| Citizenship | US Citizen, Permanent Resident Alien & Non-Permanent Resident Alien, Foreign National |
| Appraisal Review | Based on Loan Amt: <=\$2.0mm 1 Appraisal + CDA, >\$2.0mm 2 Appraisals |
| Prepayment Penalties | Permitted - See Guidelines for details |
| Condotel | Max/Min Loan amt: \$1.0mm/\$150,000. Max LTVs: Purchase 75%/RT& CO 65% |

| Interest Only Terms | |
|---------------------|-----------------------|
| IO Period | Maturity / Amort Term |
| 10 Yr | 30 Yr / 20 Yr |
| 10 Yr | 40 Yr / 30 Yr |

| ARM Info | |
|----------|------------------------------------------|
| 5/6m ARM | 30D Avg SOFR - Margin: 6.0%, Caps: 2/1/5 |
| 7/6m ARM | 30D Avg SOFR - Margin: 6.0%, Caps: 5/1/5 |

| DECLINING MARKETS | | | |
|--------------------------------------|--------|-------------|------------|
| Required to be applied for LTVs >65% | | | |
| Property value | Demand | Market Time | Reduce LTV |
| Declining | Any | Any | 5% |

| Overlays | | |
|---------------------|--------------------------------|----------------------|
| Loan Amt | Min Amt | 100,000 |
| | Max Amt | 3,000,000 |
| | <\$1.0mm Reserves Required | 3 |
| | \$1.0mm-\$1.5mm Reserves | 6 |
| | >\$1.5mm Reserves | 9 |
| | <\$150,000 | Max 75 LTV |
| | >\$1.5mm | Max 75 LTV |
| Rate Term | >\$2.0mm | Max 70 LTV |
| | >\$2.0mm | Min 700 FICO |
| | <=65% LTV | No Min Reserves |
| I/O | Min FICO | 700 |
| | Max Loan Amt | 3,000,000 |
| | Max LTV | 80% |
| Cashout | Max Cashout on LTV >65% | 1,000,000 |
| | Max Cashout on LTV <= 65% | Unlimited |
| | Loan amt >\$1.5mm | Max 65 LTV |
| | Loan amt >\$1.5mm | 700 |
| DSCR < 1 | I/O | Y |
| | Min DSCR | 0.80 |
| | Min FICO | 720 |
| | Max LTV | 75% |
| | Max LTV Cashout | 70% |
| | Max Loan Amt | 1,500,000 |
| | Condotel | Not Permitted |
| Credit | I/O | Not Permitted |
| | Credit Event Seasoning | 36 Months |
| | Mtg DQ 12m | 1x30 |
| Foreign National | Mtg Dq 1x30x12 or Credit Event | Max 75 LTV |
| | Max LTV | 70% |
| | Reserves | 12 Months |
| Short Term Rents | Max Cashout | 250,000 |
| | DSCR Calc'd Using STR | Reduce Max LTV by 5% |
| First Time Investor | Max LTV | 75% |
| | Min Reserves | 12 |
| | Min DSCR | 1.00 |
| Prepayment Penalty | MI, OH, RI | Priced as No PPP |

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