

Equity Advantage

Matrix				Owner Occupied		2nd Home		Non Owner Occupied	
				Full Doc	Bank Statement	Full Doc	Bank Statement	Full Doc	Bank Statement
				12 or 24mo	12 or 24mo	12 or 24mo	12 or 24mo	12 or 24mo	12 or 24mo
Loan Amount \$	Reserves	Max DTI %	FICO	CLTV	CLTV	CLTV	CLTV	CLTV	CLTV
75,000 to \$350,000	None	50	720	90	85	80	75	85	75
			700	90	80	80	70	80	70
			680	85	75	75	65	75	65
			660	80	70	70	60	70	60
350,001 to \$450,000	None	50	720	85	80	75	70	80	70
			700	85	75	75	65	75	65
			680	80	70	70	60	70	60
			660	75	65	65	55	65	55
Details			OO/ 2nd	NOO					
Assets			x	x	<ul style="list-style-type: none"> None required. 				
Appraisal Requirements			x		<ul style="list-style-type: none"> Previous appraisal within 12 months + Residential Appraisal Review. Review value must be equal to or greater than appraisal; or New Residential Appraisal and AVM supporting value within 10% variance. Lower of two values to be used. 				
				x	<ul style="list-style-type: none"> Previous appraisal within 12 months + Residential Appraisal Review. Review value must be equal to or greater than appraisal; or New 2055 Appraisal and Residential Appraisal Review supporting value within 10% variance. Lower of two to be used. 				
			x	x	<ul style="list-style-type: none"> Declining markets maximum 75% CLTV on Owner Occupied/2nd Home. Maximum 70% CLTV on Non Owner Occupied 				
			Recently Listed Properties			x	x	<ul style="list-style-type: none"> Properties listed for sale in the last 12 months are not eligible. 	
Borrowers - Eligible			x	x	<ul style="list-style-type: none"> US Citizen Non-Permanent Resident Alien (with US Credit) Permanent Resident Alien 				
Borrowers - Ineligible			x	x	<ul style="list-style-type: none"> Non-occupant co-borrowers Vesting is not permitted to be in the name of an LLC, Corporation or Partnership 				
Compliance			x	x	<ul style="list-style-type: none"> No Section 32 or state High Cost Loans must comply with all applicable federal and state regulations Fully documented Ability to Repay including Borrower Attestation Higher-Priced Mortgage Loans (HPML) and Higher-Priced Covered Transactions (HPCT) are permitted subject to complying with all applicable regulatory requirements. 				
Credit	Standard Only		x	x	<ul style="list-style-type: none"> 3 tradelines reporting for 12+ months or 2 tradelines reporting for 24+ months all with activity in the last 12 months 				
Credit Scores			x	x	<ul style="list-style-type: none"> Lowest of 2 scores, middle of 3 scores. Qualifying score is lowest of all borrowers. Non-traditional credit ineligible. 				
Credit Event Seasoning			x	x	<ul style="list-style-type: none"> 48 months - Foreclosure, short-sale, deed in lieu, bankruptcy. No multiple events in last 7 years. 				
Derogatory Credit			x	x	<ul style="list-style-type: none"> No open charge-offs or collections in 48 months. No delinquent tradelines at closing. 				
Housing Lates			x	x	<ul style="list-style-type: none"> 0x30x12 On all mortgages for all borrowers. Minimum 12 months housing history required. 				
States			x	x	<ul style="list-style-type: none"> Ineligible: TX, NY 				
Ineligible Senior Liens			x	x	<ul style="list-style-type: none"> Loans in active forbearance or deferment Negative amortization Reverse mortgages Balloon loans that the balloon payment comes due during the amortization period of the 2nd lien. 				
Maximum Combined Liens			x	x	<ul style="list-style-type: none"> 2MM 				

Property Type	x	x	• SFR, PUD, Condo-Warrantable, Modular					
Qualifying Payment	x	x	• Qualifying ratios based on Full Note Rate					
Title Report	x	x	• ALTA Short Form – Lenders Policy					
Seasoning	x	x	• > 6 months seasoning no restrictions. Less than 6 months seasoning ineligible.					
Loan Eligibility Guidelines	x	x	• Refer to Equity Advantage Loan Eligibility Guidelines for details on topics not covered here.					
Products			Min Amt	Doc Type Option	Qual Rate	Amort Term	Balloon Term	
Fixed Rate	Full Am	10yr	75k	All	Note Rate	10yr	-	
		15yr	75k			15yr	-	
		20yr	75k			20yr	-	
		30yr	75k			30yr	-	
	Balloon	30/15	200k			30yr	15yr	
		40/15	200k			40yr	15yr	
Documentation Options			OO	NOO	Additional Program Requirements			
Full Doc 2Yr	1	Standard FNMA Documentation	All	x	x	• NonQM and Agency Eligible		
				x	x	• NonQM: Alternative Loan Review Form (Exhibit F) or DU Approve/Ineligible finding.		
				x	x	• Agency: DU Approve/Eligible may be used.		
				x	x	• Income determined per DU findings - OR - W-2 borrowers, W-2 for most recent year and 30 day most recent paystub. Self-employed, 2 years tax returns and YTD P&L		
Full Doc 1Yr	2	W-2 (12mo)	All	x	x	• NonQM and Agency Eligible		
				x	x	• NonQM: Alternative Loan Review Form (Exhibit F) or DU Approve/Ineligible finding.		
				x	x	• Agency: DU Approve/Eligible may be used.		
		x		x	• Wage Earner - 1 year most recent W-2 plus 30 days paystubs			
		x		x	• Self-Employed - 1 year most recent tax returns plus either : • YTD P&L after • 3 months bank statements verifying cash flow (No P&L)			
Bank Statement	3	Bank Statement (24mo, 12mo)	All	x	x	• Personal & Business- Combined or Business (12mo or 24mo):		
				x	x	• At least one bwr must be self-employed for at least 2 yrs (25% or greater ownership)		
				x	x	• Asset Depletion allowed with Bank Statement documentation		
				x	x	• Standard expense factors apply: 50% expense factor		
				x	x	• If business operates < standard expense factor, P&L or expense letter from CPA		
				x	x	• Minimum expense factor with 3rd party prepared P&L or letter is 20%		
				x	x	• Personal & Business Separated (12mo or 24mo):		
				x	x	• At least one bwr must be self-employed for at least 2 yrs (25% or greater ownership)		
				x	x	• Asset Depletion allowed with Bank statement documentation		
x	x	• Personal used to qualify, 2 months business to show business cash flows in order to utilize 100% of business related deposits in personal account (no expense factor)						
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