Non-Agency Guideline Updates

Summary of Changes - January 26, 2026

This summary of updates is to be used as a tool and is not designed to replace the guidelines. For a full description of all underwriting requirements please refer to each noted section of the Non-Agency Advantage guidelines.

Section 3: Transactions

3.1.2 Second Home

- Added language stating if Oaktree identifies rental income, loan may be eligible if income is not used for qualifying purposes
- Removed restriction stating the property cannot be rented

Section 4: Borrowers

4.10 First-Time Homebuyers

- Added income qualifying investment properties considered on an exception basis

Section 5: Credit Analysis

5.2.4 Inquiries

- Clarified a signed LOE is not required when the borrower is granted additional credit within last 120 days for DSCR loans

5.3.1.1 Full Documentation Loans

- Added clarification that all credit bureaus reporting frozen credit scores must be unfrozen and reported as a score

5.14 Judgments and Tax Liens

- Added court-ordered judgments that have surpassed the statute of limitations for the state where the judgment was filed may remain open, but does not apply to tax liens

Section 8: Employment/Income Analysis

8.2.2 Business Bank Statements

- Replaced the term “filed” with language indicating financial statements have been reviewed and either reviewed or prepared the most recent year business tax returns

8.5.20.1 Proof of Continuance

- Reduced the qualifying retirement age from 62 1/2 to 59 1/2

Section 10: Asset Analysis

10.3.2 Business Assets

- Modified language regarding CPA letters and business funds used for income qualification

Section 11: Properties

11.2.5 Age of Appraisal and Appraisal Updates

- Removed requirement for interior photos
- Clarified normal recert appraisal guidelines apply to cross-collateral loans

11.9.3 Condominium Project Reviews

- Removed requirement stating new condo projects must be a primary or second home for properties with no PERS or FHA approval

Section 14: DSCR

14.1 Ownership of Primary Residence

- Clarified borrowers who live rent free must currently own, or have owned, other real estate properties within the last three years; FTHB's not permitted

14.6.4 Investor Experience

Removed guideline that permitted first-time investors on 5-10 unit or 2-8 Mixed-Use units

14.7 Cross Collateral

- Minimum property count decreased from 3 to 2
- Removed interest only qualification of DSCR needing to be 1.2+
- Minimum property DSCR decreased from 1.0 to .75
- Updated short term rental requirements from 5% LTV reduction to using 80% of the gross rent when calculating the DSCR
- Minimum loan DSCR decreased from 1.2 to 1.0

14.7.3.1 Short Term Rental Income Documentation and DSCR Calculation

- Added short term rental DSCR and documentation requirements