OFC QM Jumbo
Program Matrix

General Requirements

Product Type	30-Yr Fixed
Interest Only	Not Available
Min. Loan Amount	$766,550
Loan Purpose	Purchase, Rate/Term, Cash Out (First & Second)
AUS	Required
Condo	Warrantable only
Event Seasoning	7+ Years
Event History	0x30x24
Ch. 7/11 BK Seasoning	7+ years from discharge
Ch. 13 BK Seasoning	7+ years from filing date

Primary Residence

Purchase & R/T Refinance

Max Loan Amount	FICO	Units	Max LTV
$1.0M	740	1	89.99
	720	1	85
	700	1	80
	680	1	60
	700	2	65
$1.5M	740	1	89.99
	720	1	85
	700	1	80
	720	2	60
$2.0M	720	1	75
$2.5M	720	1	70

Cash Out Refinance

Max Loan Amount	FICO	Units	Max LTV
$1.0M	700	1	75
$1.5M	720	1	70
$2.0M	720	1	60
$2.5M	720	1	50

Max Loan Amount	$2.5M
Property	1-2 unit owner occupied
Max Cash-in-Hand	LTV ≤ 50: $750k; LTV >50: $500k

Second Home

Purchase & R/T Refinance

Max Loan Amount	FICO	Units	Max LTV Purchase	Max LTV R/T
$1.0M	720	1	80	75
$1.5M	720	1	70	70
$2.0M	720	1	65	65
$2.5M	720	1	50	50

Cash Out Refinance

Max Loan Amount	FICO	Units	Max LTV
$1.0M	740	1	60
$1.5M	740	1	60

Max Loan Amount	$2.0M
Property	2-4 unit ineligible
Max Cash-in-Hand	$500k

Investment Property

Purchase & R/T Refinance

Max Loan Amount	FICO	Units	Max LTV
$1.5M	740	1-4	70

Max Loan Amount	$1.5M
Property	1-4 unit Investment Property
Max Cash-in-Hand	$500k

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Program and rates are subject to change without notice.

Effective May 1, 2025

OAKTREE FUNDING CORP.

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Required Reserves

Primary Residence

≤$1.0M with LTV ≤ 80	6 Months PITIA
$1.0M - $1.5MM with LTV ≤ 80	9 Months PITIA
≤$1.0M with LTV > 80	12 Months PITIA
$1.0M - $1.5MM with LTV > 80	15 Months PITIA
$1.5M - $2.0MM	12 Months PITIA
$2.0M - $2.5MM	24 Months PITIA

Second Home

≤$1.0M	12 Months PITIA
$1.0M - $1.5M	18 Months PITIA
$1.5M - $2.0M	24 Months PITIA
$2.0M - $2.5M	36 Months PITIA

Investment Property

≤$1.0M	18 Months PITIA
$1.0M - $1.5M	24 Months PITIA

First Time Home Buyer

≤$1.0M with LTV ≤ 80	12 Months PITIA
≤$1.0M with LTV > 80	15 Months PITIA
$1.0M - $1.5MM with LTV ≤ 80	15 Months PITIA
$1.0M - $1.5MM with LTV > 80	18 Months PITIA

Additional 1-4 Unit Financed REO

- Additional six (6) months reserves PITIA for each property is required based on the PITIA of the additional REO
- If eligible to be excluded from the count of multiple financed properties, reserves are not required
- Max of four (4) financed properties may be owned

Other Information

- First Time Home Buyer maximum loan amount is $1.5M. See First Time Home Buyer section for additional requirements for loan amounts over $1.0M and up to $1.5M
- Self-employment income is not an eligible source of qualifying income on cash out transactions
- Maximum of 70 LTV/CLTV/HCLTV when any self-employment income is required for qualifying purposes. If the self-employment income is not needed for qualifying purposes, then 70 LTV/CLTV/HCLTV maximum does not apply
- The following requirements apply for transactions with LTV > 80:
  - MI not required
  - Secondary financing not allowed
  - 36% max DTI
  - Non-Permanent Resident Aliens ineligible
  - Gift funds not allowed
  - Escrow/Impounds required for LTV > 80 unless prohibited by applicable laws
  - Self-employed borrowers ineligible (if self-employment income is not needed for qualifying purposes, restriction does not apply
- The following requirements apply for investment property purchase and Rate/Term refinance transactions:
  - FL attached condos limited to 50 LTV/CLTV/HCLTV
  - Co-ops not allowed
  - Gift funds not allowed
  - Transaction must be arm's length
  - Appraiser to provide rent comparable schedule
  - If using rental income, an executed lease agreement must be provided; see rental income requirements in the income/employment section for more details
  - First Time Home Buyers ineligible
  - Cash out not permitted on investment property transactions

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