Professional Investor

5-9 Units Program Matrix

Requires one year of investment property ownership within the last three years

5-9 Units

DSCR 1.10+

Min FICO	Max Loan Amount	Max LTV Purchase	Max LTV R/T	Max LTV Cash Out
720	$1.5M	75	75	65
	$2.0M	75	70	65
	$2.5M	70	70	65
	$3.0M	70	70	-
700	$1.5M	75	70	65
	$2.0M	70	65	65

Required Reserves

Loan amount ≤ $1.5M	6 Months PITIA (ITIA-IO)
Loan amount $1.5M - $2M	9 Months PITIA (ITIA-IO)
Loan amount > $2M	12 Months PITIA (ITIA-IO)

- *Cash out may **not** be used to satisfy requirement*

General Requirements

Product Type	15, 30-Yr Fixed; 30-Yr IO 5, 7, 10-Yr ARM; 5, 7, 10-Yr ARM IO (30-Yr)
Interest Only	Eligible
Loan Amount	$400k - $3.0M
Loan Purpose	Purchase, Rate/Term, Cash Out
Property Type	5-9 Units
Cash-in-Hand	Limited to $1.0M
Acreage/Rural	Max 2 acres; rural ineligible
DSCR Calculation*	Monthly rent / proposed PITIA (ITIA for IO)
Lease Req.	For all refinances on a month-to-month lease, a current lease must be provided and supported with two most recent bank statements showing consecutive rental payments
State Restrictions & Overlays	Ineligible: IL, NY, Baltimore City, MD, Philadelphia, PA CT, FL, NJ: • Purchases: 70% max LTV; 720+ FICO • Refinance: 65% max LTV; 720+ FICO
Event Seasoning	BK/FC/SS/DIL/MOD: ≥ 36 Months
Housing History	0x30x24
Short-Term Rental	Not Permitted
Citizenship	US Citizen, Permanent Resident, Non-Permanent Resident

**Reduce qualifying rents by any management fee reflected on the appraisal report*

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Professional Investor

Cross-Collateralized Blanket Loan Program Matrix

Requires one year of investment property ownership within the last three years

DSCR > 1.2

Min FICO	Max Loan Amount	Max LTV Purchase	Max LTV R/T	Max LTV Cash Out
700	$1.5M	80	75	75
	$2.0M	75	75	70
	$2.5M	70	65	65
	$3.0M	70	65	65
	$3.5M	70	65	-
	$4.0M	65	60	-
699 - 680	$1.5M	75	75	70
	$2.0M	70	70	65
	$2.5M	65	65	60
	$3.0M	65	-	-
	$3.5M	65	-	-
679 - 660	$1.5M	75	75	65
	$2.0M	70	70	65
	$2.5M	70	65	60
	$3.0M	65	-	-

DSCR 1.0 - 1.2

Min FICO	Max Loan Amount	Max LTV Purchase	Max LTV R/T	Max LTV Cash Out
700	$1.5M	75	70	70
	$2.0M	70	70	65
	$2.5M	65	65	60
	$3.0M	60	-	-
	$3.5M	60	-	-
699 - 680	$1.5M	70	70	65
	$2.0M	65	60	60
	$2.5M	60	-	-
	$3.0M	60	-	-
	$3.5M	60	-	-
679 - 660	$1.5M	65	65	60
	$2.0M	60	60	55
	$2.5M	60	-	-
	$3.0M	55	-	-

General Requirements

Product Type	Fixed: 15, 30 yrs; ARM: 5/6, 7/6, 10/6
Loan Purpose	Purchase, Rate/Term, Cash Out
Loan Amount	$200k - $4.0M
Property Count	2 to 25
Allocated Balances	Minimum: $0; Maximum $1.0M
Property Values	Minimum: $100k; Maximum $1.5M per unit for each property ($3M 2-Unit, $4.5M 3-Unit, etc.)
Interest Only	680+ FICO Max 75% Purchase & R/T, Max 70% Cash out
Property Types & Overlays*	**SFR** **2-4 Unit** (Max 75% Purchase; Max 70% Refi) **Condo** (Max 75% Purchase; Max 70% Refi) **Condotel** (Max 75% Purchase; Max 70% Refi; Max $1.5M) **Rural** (Exception Basis only: Max 75% Purchase; Max 70% Refi)
Housing History	1x30x12 2x30x24
Cash-in-Hand	< 65% LTV: $2M; ≥ 65% LTV: $1.0M
Acreage	Up to 2 acres
DSCR	Min. Property: ≥ .75; Min loan ≥ 1.0

Short-Term Rental	• DSCR = Gross monthly rent * 80% / PITIA (ITIA for IO) • If ≥ 25% of the loan is STR, max 60% LTV
Event Seasoning	BK/FC/SS/DIL/MOD: ≥ 36 Months
Escrows	Required; May not be waived
State Restrictions & Overlays	Ineligible: IL, NY: 2-4 Units; Baltimore City, MD, Philadelphia, PA Max 75% Purchase, 70% Refinance for the following states: CT, FL, IL, NJ, NY
Reserves	• 2-Months PITIA for each property • Total Loan Amount > $1.5M: 6-months PITIA per property • Total Loan Amount > $2.5M: 12-months PITIA for each property • Cash out may be used to satisfy reserves if FICO ≥ 700
Prepayment Penalties	Not permitted: • AK, KS, MI, MN, NM, OH, RI • Loans vested to individuals in IL, NJ • Loan amounts less than $329,411 in PA • Fixed percentage in MS
Citizenship	US Citizen, Permanent Resident

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OAKTREE FUNDING CORP.