

# Oaktree Funding Titanium Advantage Program Matrix



Effective 2/1/2023

Maximum LTV/CLTVs		Standard/Alternative Documentation LTV's		
Credit Score	Loan Amount	Purchase	R/T Refinance	Cash-Out Refinance
720+	<=1,000,000	90	85	80
	1,000,001 – 1,500,000	85	85	80
	1,500,001 – 2,000,000	85	80	75
	2,000,001 – 2,500,000	80	80	75
	2,500,000 – 3,000,000	75	75	70
	3,000,000 – 3,500,000	75	75	65
700 -719	<=1,000,000	80	80	80
	1,000,001 – 1,500,000	80	80	80
	1,500,001 – 2,000,000	80	80	75
	2,000,001 – 2,500,000	75	75	70
	2,500,000 – 3,000,000	75	75	70
	3,000,000 – 3,500,000	70	70	60
<b>General Requirements</b>				
<b>Housing History</b>		1 x 30 x 12		
<b>Housing Event Seasoning</b>	BK/FC/SS/DIL/Mod: >=36 Months			
<b>Product Type</b>	30-Yr Fixed, 15-Yr Fixed, (40-year term available when combined with interest only)			
<b>Interest Only</b>	Eligible			
<b>Loan Amounts</b>	· Min: 250,000		· Max: 3,500,000	
<b>Loan Purpose</b>	Purchase, Rate/Term, and Cash Out			
<b>Servicing</b>	Impounds Required- No option to Waive			
<b>Occupancy</b>	Owner Occupied Transactions Only (primary and 2nd Homes)			
<b>2nd Homes</b>	Max 2.5MM Loan Amount		Max 80 LTV Purchase/R&T Refinance; Max 75% LTV Cash-Out	
<b>Property Type</b>	Single Family, Attached, Detached: No restrictions	2 Unit, Condominium: Max LTV/CLTV 75%   3-4 Unit Ineligible		Non-Warrantable Condo Max LTV/CLTV: Purchase – 75%
	Rural – Case by Case			Refinance – 65%
<b>Acreage</b>	Property up to 20-acres, not meeting the rural definition, eligible. 10 or more acres limited to a max LTV/CLTV 80%			
<b>Cash--In-Hand</b>	· Max Cash-In-Hand: Unlimited			
<b>Appraisals</b>	FNMA Form 1004, 1025, 1073 with interior/exterior inspection. Appraisal review product required unless 2 <sup>nd</sup> appraisal obtained. 2 <sup>nd</sup> Appraisal required for loans > \$2,000,000.			
<b>Income Requirements</b>				
<b>Income</b>	<ul style="list-style-type: none"> <li>· Wage/Salary: Paystubs, W-2, 2 Years or 1 Year of Tax Returns, IRS Form 4506-C, Verbal VOE</li> <li>· Self-Employed: 2 Years or 1 Year of Personal and Business Tax Returns, YTD P&amp;L, 2-monthly bank statements, IRS Form 4506-C</li> <li>· Self-Employed: 12 or 24 Months Business or Personal Bank Statements   12 Months of 1099 Statements along with WVOE (Must be 1099 for 2 years)   Asset Depletion - Divide Allowable Assets by 60 Months   CPA Prepared P&amp;L + 2 Mos. Bank Statements</li> </ul>			
<b>Underwriting Requirements</b>				
<b>Credit Score</b>	Middle of 3 scores or lower of 2	<b>Assets</b>	Min of 30-days asset verification required; any large deposit must be sourced	
<b>Reserves</b>	<ul style="list-style-type: none"> <li>· LTV ≤ 85%: 3-months of PITIA</li> <li>· LTV &gt; 85%: 6-months of PITIA</li> <li>· Loan Amount &gt; \$1.5M: 9-months of PITIA</li> <li>· Loan Amount &gt; \$2.5M: 12-months of PITIA</li> <li>· Cash out may be used to satisfy requirement</li> </ul>	<b>DTI Requirements</b>	<ul style="list-style-type: none"> <li>· Standard Max 50%</li> <li>· Primary Residence - Up to 55% allowed:                             <ul style="list-style-type: none"> <li>o Min residual income of \$3,500</li> <li>o Max LTV/CLTV ≤ 85% (Full Doc) ≤ 80 (Bank Statement)</li> <li>o Standard Doc 2-years / Bank Statement 24 Months</li> <li>o Minimum 12-months reserves</li> <li>o Max 1.5MM Loan Amount</li> <li>o First Time Home Buyer not eligible</li> </ul> </li> </ul>	
<b>Gift Funds</b>	Min contribution: 5%	<b>Document Age</b>	90-days	

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