Titanium Advantage
Program Matrix

Full or Alternative Document

FICO	Loan Amount	Max LTV Purchase	Max LTV R/T	Max LTV Cash Out
720	≤$1.0M	90	85	80
	$1.5M	85	85	80
	$2.0M	85	85	75
719 - 700	≤$1.0M	80	80	80
	$1.5M	80	80	80

General Requirements

Exceptions	Considered case-by-case; pricing adjustment may apply
Product Type	Fixed Rate: 15, 30, 40-Years (IO Only)
Interest Only	Max 85% LTV
Loan Amount	$350k - $2.0M
Cash-in-Hand	Max $1.0M
Loan Purpose	Purchase, Rate/Term, Cash Out
Occupancy	Owner Occupied (Primary and 2nd homes)
Property Type	SFR/PUD, 2-4 unit, Condo, NW Condo, Rural (case-by-case) Log homes not permitted
Second Home	Max $1.5M; Max 85% LTV
Acreage	Up to 20 acres, non-rural. Acreage ≥ 10, max 80% CLTV
Document Age	Income, Assets: 90 days Title, Credit Report, Appraisal: 120 days
DTI Requirements	43% Max; Up to 50% permitted with 12 months reserves
Subordinate Financing	Not permitted

Income Requirements

Full Document	12 or 24 months
Alt-Document	Self-employed borrowers only: • 12 or 24 months business or personal bank statements • CPA prepared P&L + 2 months bank statements (Max 80% LTV) • 1099 only
Asset Depletion	• Purchase & R/T: Max 80% LTV • Cash Out: Max 75% LTV

Housing Information

History	0x30x12
Event Seasoning	BK/FC/SS/DIL/Mod ≥ 36 Months
Appraisals	FNMA form 1004, 1025, 1073 with interior/exterior inspection. Appraisal review product required unless 2nd appraisal obtained *2nd appraisal required for loans of $2.0M*

Required Reserves

Loan amount ≤ $1.0M	3 Months PITIA (ITIA for IO Loans)
Loan amount $1.0M - $1.5M	6 Months PITIA (ITIA for IO Loans)
Loan amount > $1.5M	12 Months PITIA (ITIA for IO Loans)
Interest Only	6 Months Minimum
90% LTV	6 Months

- *Cash out may be used to satisfy requirement*

LTV Limits by Property Type

Property*	Purchase	R/T	Cash Out
Non-Warr. Condo	75	75	70
Condo	85	85	75
2-4 Unit	85	85	75
Rural	75	75	70

**See full guidelines for additional overlays and requirements specific to doc type, property type, and loan level characteristics.*

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