

Oaktree Funding Non-Agency Advantage Program Matrix

Effective 12/18/2022

Full or Alt Doc - Primary Residence (See Below for Asset Depletion and 2nd Home Restrictions)								
Credit Score	Loan Amount	Purchase Max LTV/CLTV		R/T Refinance Max LTV/CLTV		Cash-Out Refi LTV/CLTV		
720 +	<=1,000,000	90		90		80		
	1,000,001 – 1,500,000	90		90		80		
	1,500,001 – 2,000,000	85		85		80		
	2,000,001 – 3,000,000	80		80		75		
	3,000,001 – 4,000,000	70		70		65		
700 - 719	<=1,000,000	85		85		80		
	1,000,001 – 1,500,000	85		85		80		
	1,500,001 – 2,000,000	85		85		80		
	2,000,001 – 3,000,000	80		80		75		
	3,000,001 – 4,000,000	70		70		65		
680 - 699	<=1,000,000	85		85		80		
	1,000,001 – 1,500,000	85		85		75		
	1,500,001 – 2,000,000	80		80		70		
	2,000,001 – 3,000,000	75		75		65		
	3,000,001 – 4,000,000	70		70		65		
660 - 679	<=1,000,000	80		80		75		
	1,000,001 – 1,500,000	80		80		75		
	1,500,001 – 2,000,000	75		75		70		
640 - 659	<=1,000,000	75		75		70		
	1,000,001 – 1,500,000	75		75		65		
	1,500,001 – 2,000,000	70		70		NA		
620 - 639	<=1,000,000	70		70		70		
	1,000,001 – 1,500,000	70		70		65		
	1,500,001 – 2,000,000	70		70		NA		
600-619	<=1,000,000	60		60		NA		
	1,000,001 – 1,500,000	60		60		NA		
BANKRUPTCY*/HOUSING EVENT SEASONING RESTRICTIONS		MTG DQ Restrictions		Derog. Credit Pricing Adj.		Occupancy Restrictions - 2nd Home		
≥ 36 MONTHS	No Adjustment at any Loan Amount	0 x 30 x 12	No Adjustment	All BK/Housing Event/Mortgage Lates possibly subject to additional risk based pricing adjustments, see rate sheet for details		80% LTV Max – Purchase 75% Max LTV – Rate/Term 75% Max LTV – Cash-out Max Loan Amount: \$2,500,000 Minimum 680 FICO Max 0x60x12		
≥ 36 MONTHS	Loan Amounts >1MM reduce max LTV 5%	1 x 30 x 12	>1MM reduce max LTV 5%					
≥ 24 MONTHS	All Loan Amounts Reduce Max LTV 5%	2 x 30 x 12	Reduce Max LTV 5%					
≥ 12 MONTHS	All Loan Amounts Max LTV 70%	0 x 60 x 12 0 x 90 x 12	Max LTV 70%					
*CHP 7/11 BK SEASONING BASED ON DISCHARGE DATE CHAPTER 13 SEASONING BASED ON FILING DATE (See Ratesheet for pricing adjustments)								
General Requirements								
Product Type	Fixed Rate Terms: 15, 30, 40-years (IO Only); 5/6 ARM, 7/6 ARM, ARM (40-year term ARMs available when combined with interest only feature)							
Interest Only	· Min Credit Score: 660			· Max LTV: 90%				
Loan Amounts	· Min: 150,000			· Max: 4,000,000				
Loan Purpose	Purchase, Rate/Term, and Cash Out							
Occupancy	Primary, Second Home, Investment							
Cash In-Hand	· Currently Free & Clear OR LTV < 50%: Unlimited. LTV>50% Max \$1,000,000 (Exceptions reviewed on a case by case)							
Property Type Restrictions	Property Type/Max LTV	NW Condo	Condo	2-4 Unit	Modular	Rural	Please see full guidelines for additional overlays and requirements specific to doc type, property type and loan level characteristics.	
	Purchase	75%	85%	85%	80%	75%		
	R&T	75%	85%	85%	80%	75%		
	Cash-Out	70%	75%	75%	75%	70%		
Income Requirements								
Full Doc	12 or 24 month Full Documentation Income (12 Month Priced as Express Doc on Ratesheet)							
Alt-Doc	Self Employed Borrowers Only: 12 or 24 months Business. or Personal Bank Statements 1099 Only							
Asset Depletion (AD)	Max 80% LTV See Guidelines for Details							
Underwriting Requirements								
Reserves	<ul style="list-style-type: none"> · \$150,000 - \$500,000 : 3 months · \$500,000 - \$999,999: 6 months · \$1,000,000-\$1,499,000: 9 months · \$1500,000+ and all Second Homes: 12 Months · Cash out may be used to satisfy requirement · IO Require Minimum 6 months reserves · 2 months additional reserves required for each additional financed property 			DTI Requirements		<ul style="list-style-type: none"> · Standard Max 50% · Primary Residence - Up to 55% allowed w/680 FICO and: <ul style="list-style-type: none"> o Min residual income of \$3,500 o Max LTV/CLTV <= 80% o Full Doc 2-years o Minimum 12-months reserves o First Time Home Buyer not eligible 		
Gift Funds	Min contribution: 5% primary			Document Age		90-days		