

ELIGIBILITY MATRIX													
Occupancy	Property	Loan Amount	Purchase, Rate/Term Refi					Cash-out Refi					
			Max LTV/CLTV to FICO					Max LTV/CLTV to FICO					
			740+	720+	700+	680+	660+	740+	720+	700+	680+	660+	
Primary Residence	SFR/2-4 Unit/ PUD/Condo	\$1,500,000 ¹	90%	90%	90%								
		\$1,000,000	85%	85%	85%	85%	80%	80%	80%	80%			
		\$1,500,000	85%	85%	85%	85%	80%	75%	75%	75%			
		\$2,000,000	85%	85%	85%			70%	70%	70%			
		\$2,500,000	80%	80%									
		\$3,000,000	75%										
Second Home	SFR/PUD/Condo	\$3,500,000	70%										
		\$1,000,000	80%	80%	80%	80%		75% ²	75% ²	75% ²			
		\$1,500,000	80%	80%	80%	80%		70% ²	70% ²				
		\$2,000,000	75%	75%	75%								
		Investment	SFR/2-4 Unit/ PUD/Condo	\$1,500,000	75%	75%	75%			60%	60%	60% ³	
				\$2,000,000	70%	70%	70%						

¹Purchase transaction only, rate/terms refi ineligible

²Condos restricted to 720 min FICO and 65% max LTV/CLTV on Second Home cash-out refi

³Condos restricted to 720 min FICO on Investment Property cash-out refi

PRODUCT OFFERINGS	
Fixed Rate Products	30 years
Adjustable Rate Products	10/6 ARM, 30 year amortization

ARM INFORMATION	
CATEGORY	VALUES
Fixed Rate Period	10 years
Index	30-day average SOFR
Lookback Period	45 days
Floor	Subject to minimum margin and caps
Margin	2.75%
Caps	5%: Initial Cap (max increase or decrease) 1%: Subsequent Cap (max periodic increase or decrease) 5%: Lifetime Cap (max increase in interest rate over the life of loan)
Fully Indexed Rate	Sum of the index and margin rounded to the nearest one-eighth (.125) of 1 percentage point
Qualifying Rate	Greater of fully indexed rate or Note rate

KEY PROGRAM PARAMETERS	
Approve or Accept AUS recommendation (DU or LPA) is required. Ineligible recommendation is allowed for loan structure only, such as loan amount, LTV/CLTV, etc.	
All loans must be underwritten to the more restrictive of the product guidelines or DU or LPA findings report. Where both are silent, refer to the respective Agency guidelines, Fannie Mae Single Selling Guide for DU and Freddie Mac Single-Family Seller/Service Guide for LPA. Loans must be fully underwritten to either Fannie Mae or Freddie Mac guidelines and may not be combined.	
Fannie Mae-approved DU Validation Services are not allowed.	
Qualifying criteria are subject to change without notice.	

TOPIC	UNDERWRITING AND DOCUMENTATION REQUIREMENTS						
Appraisal Requirements	<ul style="list-style-type: none"> Appraisal must meet all requirements of respective AUS and comply with all applicable regulations and standards including but not limited to USPAP, FIRREA, AIR and HVCC compliance Condition ratings must be C1 through C4, <ul style="list-style-type: none"> C5 and C6 condition ratings are ineligible <table border="1"> <thead> <tr> <th>First Loan Amount</th><th>Appraisal Requirements</th></tr> </thead> <tbody> <tr> <td>≤ \$1,500,000</td><td>1 Full Appraisal & Secondary Valuation</td></tr> <tr> <td>> \$1,500,000</td><td>2 Full Appraisals*</td></tr> </tbody> </table> <p>*Must be ordered from an OCMBC Preferred AMC</p> <ul style="list-style-type: none"> Secondary valuation is required when 1 appraisal is required. The secondary valuation waterfall is as follows: <ul style="list-style-type: none"> CU/LCA with a score ≤ 2.5. If both the CU and LCA are in file both must be ≤ 2.5, OR <ul style="list-style-type: none"> If CU/LCA score is > 2.5, “no score” or “indeterminate”, an enhanced desk review, or 2nd appraisal is required Enhanced desk review with a variance that is no more than 10% below appraised value, OR <ul style="list-style-type: none"> If variance is greater than 10%, a 2nd full appraisal required 2nd full appraisal Second appraisals must be ordered from an OCMBC Preferred AMC and ordered through OCMBC <ul style="list-style-type: none"> LTV determined by the lower value of 2 appraisals or sales price, whichever is lower Enhanced desk review is not required with 2 appraisals, unless required by the underwriter Appraisal waivers (PIW, Value acceptance w/PDR, PDR, ACE, ACE + PDR) are not allowed even if present on DU or LPA Transferred appraisals permitted and must comply with OCMBC Appraisal Transfer Policy 	First Loan Amount	Appraisal Requirements	≤ \$1,500,000	1 Full Appraisal & Secondary Valuation	> \$1,500,000	2 Full Appraisals*
First Loan Amount	Appraisal Requirements						
≤ \$1,500,000	1 Full Appraisal & Secondary Valuation						
> \$1,500,000	2 Full Appraisals*						
Asset Requirements	<ul style="list-style-type: none"> Follow respective AUS Virtual currency/cryptocurrency is not allowed as a source of funds or reserves unless it is liquidated into US currency and seasoned for at least 60 days 						
Compliance Requirements	<ul style="list-style-type: none"> OCMBC follows the General QM Final Rule (price-based). These standards apply to both safe harbor and rebuttable presumption designations of QM. OCMBC allows loans that fall under safe harbor, rebuttable presumption and general ATR. 						
Credit	<ul style="list-style-type: none"> General Requirements: <ul style="list-style-type: none"> All borrowers must have at least one credit score Lowest middle decision credit score is used to determine eligibility All credit inquiries made in the last 120 days require a letter of explanation, <ul style="list-style-type: none"> Any new debt must be included as a liability for qualifying 						

TOPIC	UNDERWRITING AND DOCUMENTATION REQUIREMENTS
	<ul style="list-style-type: none"> • Tradeline Requirements: <ul style="list-style-type: none"> ○ Follow respective AUS/Agency's requirements • Derogatory Credit: <ul style="list-style-type: none"> ○ Follow respective AUS/Agency's requirements • Housing History: <ul style="list-style-type: none"> ○ Follow respective AUS/Agency's requirements
Debt-to-Income (DTI)	<ul style="list-style-type: none"> • Max DTI determined by AUS up to a max 50%
Eligible Borrowers	<ul style="list-style-type: none"> • Follow respective AUS/Agency's requirements <ul style="list-style-type: none"> ○ First time homebuyers ○ Inter vivos revocable trusts ○ Non-occupying co-borrowers ○ Non-Permanent Resident Aliens <ul style="list-style-type: none"> ▪ Acceptable VISA evidence required ▪ Must be eligible to work in the US as evidenced by EAD issued by the USCIS ▪ DACA with Category C33 work status under deferred action ▪ Borrower satisfies the same requirements, terms and conditions as those for US citizen ○ Permanent Resident Aliens ○ US Citizens
Eligible Properties	<ul style="list-style-type: none"> • Single family residence • Warrantable Condominium (attached or detached) • Planned unit development (PUD; attached or detached) • 2-4 Unit • Rural Properties <ul style="list-style-type: none"> ○ Primary use must be residential and used in highest and best capacity ○ Must not be agricultural or otherwise provide a source of income to the borrower ○ Lot size must be typical for the area ○ Maximum 10 acres, including road frontage and subject property
General Property Requirements	<ul style="list-style-type: none"> • SFR: Minimum 600 square feet of gross living area • Condo: Minimum 500 square feet of gross living area • 2-4 Unit: Minimum 400 square feet of gross living area per individual unit • Maximum 25 acres
Geographic Restrictions	<ul style="list-style-type: none"> • Loan originated in the US Territories and Texas 50(a)(6) transactions are ineligible • Please refer to the OCMBC licensing page for any additional state restrictions
Income/Employment	<ul style="list-style-type: none"> • Follow respective AUS/Agency's requirements • Income or employment validation via asset verification is not allowed • Verbal verification of employment (VVOE) for each borrower using employment or self-employment income to qualify is required and must adhere to OCMBC's VVOE policy
Ineligible Borrowers	<ul style="list-style-type: none"> • Blind trust • Borrowers less than 18 years old • Borrowers with diplomatic immunity • Borrowers without a social security number • Borrowers party to a lawsuit

TOPIC	UNDERWRITING AND DOCUMENTATION REQUIREMENTS
	<ul style="list-style-type: none"> • Corporations, Limited Partnerships, and LLCs • DACA borrowers without Category 33 work status • Foreign Nationals • Guardianships • Irrevocable Trusts • ITIN • Land Trusts • Life Estates • Qualified Personal Residence trusts • Real Estate trusts
Ineligible Property Types	<ul style="list-style-type: none"> • Agricultural properties, including hobby farms, ranches and orchards • Assisted living facilities with medical services or other types of assisted care facilities • Bed and breakfast • Boarding house • Container homes • Commercial properties • Condo-hotels, including projects with registrations services that offer rental units on a daily, weekly or monthly basis • Condominium conversion • Co-ops, including Co-op timeshares • Domes or geodesic domes • Dwellings with > 4 units • Earth Home, Berm Home or Basement Home • Factory Built Housing • Hawaii properties located in lava zones 1 or 2 • Homes on Native American lands • Hotel or motel conversion • Houseboats • Income producing properties • Leasehold properties • Log homes • Manufactured homes • Mixed use properties • Mobile homes • Non-warrantable condos • Properties exceeding 25 acres • Properties not readily accessible by roads that meet local standards • Properties not suitable for year round occupancy, regardless of location • Properties with PACE liens • Properties with resale restrictions • Properties with UCC filings • Unique properties • Vacant land or land developed properties
Ineligible Transactions	<ul style="list-style-type: none"> • Attorney Title Opinion Letters • Bridge loan • Builder/Seller bailout • Escrow holdback or escrow for work completion

TOPIC	UNDERWRITING AND DOCUMENTATION REQUIREMENTS
	<ul style="list-style-type: none"> • Foreclosure bailout • Illinois Land Trust • Income produced, or in relation to, cannabis, hemp • Income produced, or in relation to, the adult entertainment industry • Interest only loan • Model home leaseback • Multiple property payment skimming • Non-QM loan • Property listed for sale within the last 6 months, measured from listing expiration date to new loan application date • Refinancing of a subsidized loan • Reverse 1031 exchange • Section 32 and/or High-Cost Loan • Shared Appreciation second liens • Single Closing Construction-to-Permanent refinance • Straw borrower or straw buyer • Temporary buydown • Texas refinance 50(a)(6) transaction
Interested Party Contributions (IPCs)	<ul style="list-style-type: none"> • Follow respective AUS/Agency's requirements
LTV/CLTV/HCTLV	<ul style="list-style-type: none"> • Purchase <ul style="list-style-type: none"> ○ LTV/CLTV is based upon the lesser of the sales price or appraised value • Rate and Term Refinance <ul style="list-style-type: none"> ○ LTV/CLTV is based upon the current appraised value • Cash-out Refinance <ul style="list-style-type: none"> ○ Twelve (12) months since the most recent mortgage transaction (timeframe is Note date of previous transaction to Note date of current transaction) is required ○ LTV/CLTV is based upon the current appraised value
Minimum Loan Amount	<ul style="list-style-type: none"> • One dollar (\$1) above the conforming loan limits for one-unit properties as published by the Federal Housing Financing Agency (FHFA)
Mortgage Insurance/PMI	<ul style="list-style-type: none"> • Private Mortgage Insurance (PMI) is not allowed
Multiple Financed Properties	<ul style="list-style-type: none"> • Follow respective AUS/Agency's published requirements • OCMBC's exposure to a single borrower shall not exceed \$5,000,000 (not to exceed \$10,000,000 in high-cost areas) in current unpaid principal balance or six (6) properties
Non-Arm's-Length Transaction	<ul style="list-style-type: none"> • Follow respective AUS/Agency's requirements • Loans made to principals or employees of OCMBC or the service provider cannot provide services on their own transactions (closing agent, title agent, appraiser, etc.) • Purchase transactions where the seller is a corporation, partnership, or any other business entity, OCMBC must ensure that the borrower is not one of the owners of the business entity selling the subject property
Refinance Transactions	<ul style="list-style-type: none"> • Eligibility determined by the respective AUS/Agency's requirements

TOPIC	UNDERWRITING AND DOCUMENTATION REQUIREMENTS	
Reserves Requirements	Loan Amount & LTV/CLTV > 80%	Greater of AUS or requirement below:
	≤ \$1,000,000	Follow AUS
	> \$1,000,000 - ≤ \$2,000,000	3 months
	> \$2,000,000 - ≤ \$3,000,000	6 months
	> \$3,000,000	12 months
	LTV/CLTV > 80%	6 months
	<ul style="list-style-type: none"> • Multiple Financed Properties – Additional reserves are required for each additional financed property. Follow respective AUS/Agency published requirements to determine additional required reserves • Reserves are represented as a number equal to PITIA for the relevant property; PITIA is the monthly payment obligation for all the following: <ul style="list-style-type: none"> ○ Principal ○ Interest ○ Taxes – real estate taxes ○ Insurance – hazard, flood, mortgage insurance (as applicable) ○ Assessments/Association Dues (including ground rent, HOA Dues, special assessments, etc.) ○ Plus any subordinate financing payments on mortgages secured by the subject property • Unacceptable Reserves: <ul style="list-style-type: none"> ○ Assets that are not vested (such as non-vested stock options and non-vested restricted stock) ○ Cash on hand ○ Cash-out proceeds ○ Non-vested funds ○ Stock held in an unlisted corporation ○ UGMA or UTMA accounts ○ Unsecured loans 	
Solar	<ul style="list-style-type: none"> • Follow respective AUS/Agency's requirements 	
Subordinate Financing	<ul style="list-style-type: none"> • Must meet respective AUS/Agency's requirements • Shared Appreciation second liens are not allowed 	
Tax Transcripts	<ul style="list-style-type: none"> • Required when tax returns are used to determine borrower qualifying income 	