

# Montage Prime (Owner Occupied Primary Residence)

Effective Date: 03/01/22 | V2.0

Maximum LTVs		12 or 24 Months Full Doc	
Loan Amount	FICO	Purch / RT Refi	Cash Out
		LTV/CLTV*	LTV/CLTV*
Up to \$1.5 MM	680	90	80
	660	85	75
	620	80	70
> \$1.5 MM to \$2 MM	700	90	80
	660	85	75
	640	80	70
> \$2 MM to \$3 MM	700	80	75
	660	75	70
	640	70	65
> \$3 MM to \$7.5 MM	720	75	65
	700	70	60
	660	65	55
> \$7.5 MM to \$ 10 MM	(Call for pricing)	(Call for pricing)	(Call for pricing)

Program Restrictions		Other LTV/CLTV Limits	
Housing (12 mos. Minimum)	0x30x12	Warrantable Condo	85%
Credit Event	48 mo.	Non-Warrantable Condo	80%
Min FICO	620	Condotel - Purchase / RT Refi	70%
Max LTV: Purchase & R/T	90	Condotel - Cash Out	65%
Max LTV: Cash Out	80	I/O max	85%
Max CLTV	90	2-4 unit max	85%
Max Loan Amount	\$10,000,000	Rural	65%
Fixed Terms	30yr Fix/ 40 yr Fix (w/ 10 yr IO)		
5/6 Mo SOFR ARM (2/1/5 Caps)	6mo. SOFR - 3.75% Margin/Floor		
7/6 Mo SOFR ARM (5/1/5 Caps)	6mo. SOFR - 3.75% Margin/Floor		

Eligible Borrowers
<ul style="list-style-type: none"> <li>• US Citizens</li> <li>• Permanent Resident Aliens</li> <li>• Non-Permanent Resident Aliens</li> </ul>

DTI
Up to 50% Max DTI
• All Doc Types - No Rate Adjustment

Assets Only / Asset Allowance
<ul style="list-style-type: none"> <li>• Max LTV 80%</li> <li>• Max 50% DTI</li> </ul>
*See Guidelines for Formulas*

Reserves
<ul style="list-style-type: none"> <li>• LTV &gt; 85% 9 Months</li> <li>• LTV &gt; 65% to 85% 6 Months</li> <li>• LTV 65% or less 3 Months</li> </ul>
Additional 2 months PITIA for each additional financed property. Total reserve requirement is not to exceed 12 months

Cash-Out Limits % of Value	
Program max	75%
Loan Amount > 1.5 MM	65%
Warrantable Condo	70%
Non-Warrantable Condo	65%
2-4 Units	70%

See Guidelines :
<ul style="list-style-type: none"> <li>• Debt Consolidation Refinance</li> <li>• Impounds, High-Cost Loans, &amp; Loan Cost Tolerance</li> <li>• Single Borrower Exposure</li> <li>• Residency Qualifications</li> <li>• Interested Party Contributions</li> <li>• Rural Property Limits</li> <li>• First Time Homebuyer</li> <li>• Departing Residence</li> <li>• Use of Business Funds</li> </ul>

Expanded Credit Restrictions (Based off max LTV grid)		
Housing Lates	1 x 30 x 12	5% LTV Reduction
FC/BK/SS/DIL	24 mo - 48 mo	5% LTV Reduction

# FUNDLOANS

# Montage Prime (Second Home)

Effective Date: 03/01/22 | V2.0

Maximum LTVs		12 or 24 Months Full Doc	
Loan Amount	FICO	Purch / RT Refi	Cash Out
		LTV/CLTV*	LTV/CLTV*
Up to \$1.5 MM	700	85	80
	660	85	75
	620	80	70
> \$1.5 MM to \$2 MM	700	85	80
	660	80	75
	640	75	65
> \$2 MM to \$3 MM	700	80	75
	660	75	70
	640	70	65
> \$3 MM to \$7.5 MM	720	75	65
	700	70	60
	660	65	55
> \$7.5 MM to \$ 10 MM	(Call for pricing)	(Call for pricing)	(Call for pricing)

Program Restrictions		Other LTV/CLTV Limits	
Housing (12 mos. Minimum)	0x30x12	Warrantable Condo	85%
Credit Event	48 mo.	Non-Warrantable Condo	80%
Min FICO	620	Condotel - Purchase / RT Refi	70%
Max LTV: Purchase & R/T	85	Condotel - Cash Out	65%
Max LTV: Cash Out	80	I/O max	85%
Max CLTV	85	2-4 unit max	85%
Max Loan Amount	\$10,000,000	Rural	65%
Fixed Terms	30yr Fix/ 40 yr Fix (w/ 10 yr IO)		
5/6 Mo SOFR ARM (2/1/5 Caps)	6mo. SOFR - 3.75% Margin/Floor		
7/6 Mo SOFR ARM (5/1/5 Caps)	6mo. SOFR - 3.75% Margin/Floor		

Eligible Borrowers
• US Citizens
• Permanent Resident Aliens
• Non-Permanent Resident Aliens

Assets Only / Asset Allowance
• Max LTV 80%
• Max 50% DTI
*See Guidelines for Formulas*

Cash-Out Limits % of Value	
Program max	75%
Loan Amount > 1.5 MM	65%
Warrantable Condo	70%
Non-Warrantable Condo	65%
2-4 Units	70%

Expanded Credit Restrictions (Based off max LTV grid)		
Housing Lates	1 x 30 x 12	5% LTV Reduction
FC/BK/SS/DIL/MOD	24 mo - 48 mo	5% LTV Reduction

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DTI
Up to 50% Max DTI
• All Doc Types - No Rate Adjustment

Reserves	
• LTV > 65% to 85%	6 Months
• LTV 65% or less	3 Months
Additional 2 months PITIA for each additional financed property. Total reserve requirement is not to exceed 12 months	

See Guidelines :
• Debt Consolidation Refinance
• Impounds, High-Cost Loans, & Loan Cost Tolerance
• Single Borrower Exposure
• Residency Qualifications
• Interested Party Contributions
• Rural Property Limits
• First Time Homebuyer
• Departing Residence
• Use of Business Funds

# Montage Prime (Investment)

Effective Date: 03/01/22 | V2.0

Maximum LTVs		12 or 24 Months Full Doc	
Loan Amount	FICO	Purch / RT Refi	Cash Out
		LTV/CLTV*	LTV/CLTV*
Up to \$1.5 MM	680	80	75
	660	75	70
	620	70	65
>\$1.5 MM to \$3 MM	720	80	75
	680	75	70
	640	70	65
>\$3MM to \$7.5 MM	720	65	60
	660	60	55
> \$7.5 MM	720	(Call to Price)	(Call to Price)

Program Restrictions		Other LTV/CLTV Limits	
Housing (12 mos. Minimum)	0x30x12	Warrantable Condo	80%
Credit Event	48 mo.	Non-Warrantable Condo	75%
Min FICO	620	Condotel - Purchase / RT Refi	70%
Max LTV: Purchase & R/T	80	Condotel - Cash out	65%
Max LTV: Cash Out	75	I/O max	80%
Max CLTV	80	2-4 unit max	80%
Max Loan Amount	\$10,000,000	Rural	65%
Fixed Terms	30yr Fix/ 40 yr Fix (w/ 10 yr IO)		
5/6 Mo SOFR ARM (2/1/5 Caps)	6mo. SOFR - 3.75% Margin/Floor		
7/6 Mo SOFR ARM (5/1/5 Caps)	6mo. SOFR - 3.75% Margin/Floor		

## Prepayment Penalty

- 3 year standard prepay , 2 year and 1 year prepay available at additional cost
- Minimum of 1 year prepay required on investment properties
- 6 months of interest on 80% of the original principal balance

## Expanded Credit Restrictions (Based off max LTV grid)

Housing Lates	1 x 30 x 12	5% LTV Reduction
FC/BK/SS/DIL/MOD	24 mo - 48 mo	5% LTV Reduction

## Eligible Borrowers

- US Citizens
- Permanent Resident Aliens
- Non-Permanent Resident Aliens

## Assets Only / Asset Allowance

- Max LTV 80%
- Max 50% DTI

\*See Guidelines for Formulas\*

## Cash-Out Limits % of Value

Program max	75%
Loan Amount > 1.5 MM	65%
Warrantable Condo	70%
Non-Warrantable Condo	65%
2-4 Units	70%

## DTI

Up to 50% Max DTI

- All Doc Types - No Rate Adjustment

## Reserves

- LTV >75% 12 Months
- LTV < 75% or less 6 Months

Additional 2 months PITIA for each additional financed property. Total reserve requirement is not to exceed 12 months

## See Guidelines :

- Debt Consolidation Refinance
- Impounds, High-Cost Loans, & Loan Cost Tolerance
- Single Borrower Exposure
- Residency Qualifications
- Interested Party Contributions
- Rural Property Limits
- First Time Homebuyer
- Departing Residence
- Use of Business Funds

# FUNDLOANS