

Credit Matrix (Non-Owner Occupied Properties)

1st Lien - Investor 1-4 Family, SFR, 50/50 Mixed Used Min/Max Loan Amount: \$50,000/\$1,000,000



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Experience	Credit	Purchase Financing	Rehab Financing	Term	ARV	Rate
Repeat Premiere Customer	Lite Doc ≥ 700 FICO	100%	100%	4 Month	65%	9.99%
	Full Doc < 700 - 660 FICO			8 Month		10.99%
Returning Lender Customer	Lite Doc ≥ 700 FICO	100%	100%	4 Month	65%	11.49%
				8 Month		11.99%
	Full Doc < 700 - 660 FICO	100%	100%	4 Month	60%	10.99%
				8 Month		11.49%
	Full Doc < 660 - 620 FICO	100%	100%	4 Month	55%	11.49%
				8 Month		11.99%
New Lender Customer	Lite Doc ≥ 700 FICO	100%	100%	8 Month	65%	11.49%
				12 Month		12.49%
	Full Doc < 700 - 660 FICO	100%	100%	8 Month	60%	11.49%
				12 Month		11.99%
	Full Doc < 660 - 620 FICO	100%	100%	8 Month	55%	11.99%
				12 Month		12.49%

< \$100,000 Adjustments	Rate	Term
Returning Customer		
Lite Doc ≥ 700 FICO	12.99%	12 month
Full Doc < 700 - 660 FICO	13.49%	12 month
Full Doc < 660 - 620 FICO	13.99%	12 month
New Customer		
Lite Doc ≥ 700 FICO	13.50%	12 month
Full Doc < 700 - 660 FICO	13.99%	12 month
Full Doc < 660 - 620 FICO	14.49%	12 month

3 Year Documented Experience	Reserves Paid @ Closing	ARV
0	6 Months	-5%
1 to 3	6 Months	0%
≥4	3 Months	0%

Benefits:
Prepayment Penalties: None
Amortization: Interest Only

States
Colorado, Connecticut, Delaware, Florida, Georgia, Illinois, Indiana, Kansas, Louisiana, Maine, Maryland, Massachusetts, Missouri, New Hampshire, New Jersey, New York, North Carolina, Pennsylvania, Rhode Island, South Carolina, Tennessee, Virginia and West Virginia.
*****New York Investors: We do not lend in Queens, Bronx, Brooklyn, Staten Island, or Manhattan.*****

Program Notes:	
Repeat "Premiere" Customer: Are borrowers looking for 4 month term loans, those who have 5+ loans with RFG the past 2 years, no more than \$2M outstanding and perfect payment history with RFG.	Bankruptcy: must be discharged and closed prior to closing. Chapter 13 cases filed with the last twelve (12) months and Chapter 7 cases discharged within the last twelve (12) months will be considered on a case by case basis with a satisfactory explanation from the Borrower.
Returning Customers: Have funded ≥ 1 loan within past 2 years. The guarantor(s) or borrower(s) do not qualify as Repeat "Premiere" Customer.	
New Customer: Have zero loans funded within past 2 years	Charge Offs, Collections, Judgements: Charge-off and collection accounts greater than three (3) years old and aggregate amounts less than or equal to \$7,500 within the past three (3) years may be left open. Individual charge-offs, repossessions, collections and judgments over \$1,000 within the past three (3) years must be satisfactorily explained. Exceptions will be considered on a case by case basis. Charge offs, collection accounts and judgments that affect title must be paid prior to closing or from the loan proceeds.
Full Doc: <ul style="list-style-type: none"> 6 Months Bank, money market or securities account statement 60% of the value of 401(k) or IRA plans (1 month required, using the most recent balance) Two (2) years (most recent) personal/corporate/partnership tax returns Two most recent paystubs 	
Lite Doc (ALL BORROWERS ≥ 700 MID FICO): <ul style="list-style-type: none"> 3 Months Bank, money market or securities account statement 60% of the value of 401(k) or IRA plans (1 month required, using the most recent balance) One (1) years (most recent) personal/corporate/partnership tax returns Most recent paystubs 	Foreclosure: Lender will not lend on any property currently in foreclosure unless it is fully satisfied that the transaction is arms length. Exceptions will be made on a case by case basis. Borrowers with foreclosure activity with the past twenty-four (24) months will be considered on a case by case basis.
Condominium Eligibility: If the property is part of a condominium association, the originator must obtain a condominium questionnaire and insurance certificate from the condominium association to ensure that it meets the eligibility criteria as set forth in the current Fannie Mae Guidelines.	

Borrower Eligibility
Lender approves mortgage loans to individuals, sole proprietorships, partnerships, corporations, LLCs, LLPs and LPs who are citizens of the United States or holders of "Green Cards".
Non-participating spouses may or may not be required to sign loan documents, in conformity with applicable law
Loans to entities (not natural persons) require a personal guaranty.
No loans can be made to individuals on active military service, but can be made to business entities owned and/or controlled by them.
Additional Borrower Processing/Closing Notes:
Liquidity Thresholds <ul style="list-style-type: none"> Minimum of all closing costs & 6 month interest reserve (3 Months paid at closing)
Income Documentation (dated within 45 days) <ul style="list-style-type: none"> Borrower must demonstrate sufficient cash flow in order to qualify. Although we do not manage to specific or hard DTI's, lender analyzes various financial information and income sources in approving a loan.
Credit/Background Check <ul style="list-style-type: none"> A tri-merge report run by the lender obtained on each Borrower. Credit report must have been obtained within ninety (90) days of loan closing.
Disclaimer: Lender reserves the right to make final approval and denial decisions based on overall credit, income and capacity to repay at its sole discretion

Title Insurance Requirements
Good and marketable fee simple lender's title free of any liens in an amount equal to or greater than the initial allocated loan amount
Each property must be comprised of at least one (1) parcel which constitutes a separate tax lot and does not constitute a portion of any other tax lot not a part of such property.
Each property must have adequate rights of access to public utilities and public rights of way.

Approved Valuation Vendors & Property Inspection
Non-National Appraisal & Inspections
Lender requires full real estate appraisals performed by independent fee appraisers on all properties which are to be used as collateral. Such appraisals must provide both the "as repaired", "as is" and income approach value. Exterior and interior photographs are required. Appraisers used by lender must maintain errors and omissions insurance and must have substantial references and professional experience.
Lender also requires inspections to be done by licensed property inspectors. The inspector will verify the borrower's repair list for both completeness and accurate pricing, assuming materials and level of finish average for the surrounding area.