



# Expanded Prime | Wholesale BPL

Effective Date:  
9/12/23

Email: [wholesalelock@deephavenmortgage.com](mailto:wholesalelock@deephavenmortgage.com) Phone: (844) 346-9475

Program Max LTVs		Investment		
Loan Amount	Reserves	FICO	Purchase & R/T	Cash-Out
≤ \$1,500,000	6 Months	740	80%	75%
		680	80%	75%
		660	75%	70%
≤ \$2,000,000	6 Months	700	75%	70%
		680	70%	65%
≤ \$2,500,000	9 Months	720	75%	70%
		680	70%	65%
≤ \$3,000,000	12 Months	720	70%	65%
		700	70%	65%

Other		
Overlays		
Interest-Only	● Max 80% LTV	
P&L Only	● Max 80% LTV (Purchase) ● Max 70% LTV (Refinance)	
Investment	● No subordinate financing ● Prepayment restrictions may apply	
Interest Only Features		
IO Period	Amort	Maturity
10 Years	20 Years	30 Years
10 Years	30 Years	40 Years

Program Requirements	
Limits	
Minimum Loan Amount	\$100,000
Maximum Loan Amount	\$3,000,000
Maximum Cash Out	\$1,000,000
Mortgage History	1x30x12
FC/DIL/SS Seasoning	48 Months
Chapter 13 BK Seasoning	48 Months
Chapter 7 & 11 BK Seasoning	48 Months
Residual Income	\$2,500
Standard Max DTI	50%
Products	
30Y Fixed	30Y/40Y Fixed-IO 5/6 ARM 30Y/40Y 5/6 ARM-IO
State Overlays	

Income	
Full Documentation	1 Yr W-2 or Tax Return
Asset Utilization	Purchase & Rate Term Only
Alternative Documentation (Must be S/E for 2 yrs)	12 Months Personal (or) Business Bank Statements 12 Months 1099 Income 12 Month Profit & Loss Statement

Other	
Occupancy	Investment Properties Only
Property Types	SFR, PUD, Townhomes, Condominiums 2-4 Units, Non-Warrantable Condos, and Rural - Max LTV 80%
Cash Out	Max Cash-Out = \$1,000,000; Cash-Out > \$500,000 requires 720+ FICO & LTV ≤ 60; Cash-Out Proceeds may be used for reserve requirements
Declining Markets	If property is located in a declining market as indicated by the appraisal, Max LTV is reduced by 5%
Citizenship	US Citizens; Permanent Resident Aliens; Non-Permanent Resident Aliens (w/ US Credit)
Appraisal Review Product	Clear Capital AVM or like product required on all transactions. Full 2nd Appraisal required for the following transactions: (i) Loan Amount > \$2M
Assets	Sourced or seasoned for 60 days
Credit	Standard: 3 tradelines reporting for 12+ months or 2 tradelines reporting for 24+ months or 1 tradeline reporting for 36+ months, all with activity in the last 12 months; Max 0x60x12 reporting on acceptable tradelines. Qualifying FICO: The middle score if 3 agency scores are provided or lower score when only 2 agency scores are provided, of primary wage earner
Compliance	Escrows required for HPML loans; Compliance with all applicable federal and state regulations No Section 32 or state high cost
Prepayment Penalty	Investment Only; Unless noted below, standard prepay is (6) months interest on the amount prepaid (see seller guide for details and further clarification). Standard term = 3 years. State Overlays: IL (natural person bwr APR ≤ 8%), LLC bwr = standard; MI 1 - unit (1% of amount prepaid); NJ (LLC bwr = standard); OH (1% of original loan amount, loan amounts ≥ \$107,633); PA (loan amounts > \$301,022); MD (2 Mos advance interest on the aggregate amount of all prepayments made in any 12 month period in excess of 1/3 of the original principal amount). MS (step rate of 5% first Yr, 4% 2nd Yr, 3% 3rd Yr, 2% 4th Yr, 1% 5th Yr). Not allowed: AK, KS, MN, NJ (Natural Person), NM, RI & VT.
Seller Concessions	Up to 2% towards closing
Ineligible States	AZ, CA, FL, HI (lava zones 1 & 2), ID, MI, MN, NV, NY, NC, ND, OR, SD, UT, VT, VA





# Non-Prime Matrix | Wholesale BPL

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Program Max LTVs		Investment		
Loan Amount	Reserves	FICO	Purchase & R/T	Cash Out
≤ \$1,500,000	3 Months	700	75%	65%
		660	70%	60%
		620	N/A	N/A
Mortgage History		0x60x12		
FC / SS / DIL Seasoning		24 Months		
Chapter 13 Seasoning		Discharged		
Chapter 7 & 11 Seasoning		24 Months		

\*FICO < 660 | Purchase Only / Max DTI - 43%

Income	
Full Documentation	1 Yr W-2 or Tax Return
Alternative Documentation (Must be S/E for 2 yrs)	12 Months Personal (or) Business Bank Statements
	12 Months 1099 Income
	12 Month Profit & Loss Statement - See Other for Details

Program Requirements		
Limits		
Minimum Loan Amount	\$100,000	
Maximum Loan Amount	\$1,500,000	
Maximum Cash Out	\$500,000	
Residual Income	\$1,500	
Standard Max DTI	50%	
Products		
30Y Fixed 30Y/40Y Fixed-IO 5/6 ARM 30Y/40Y 5/6 ARM-IO		
Interest Only Features		
IO Period	Amort	Maturity
10 Years	20 Years	30 Years
10 Years	30 Years	40 Years
State Overlays		
Texas	Cash Out on 2nd Homes Ineligible	

Other	
Occupancy	Primary, Second Homes, Investment Properties
Property Types	SFR, PUD, Townhomes, Condos, 2-4 Unit & Rural. Max 80% LTV on 2-4 Units, Non-Warrantable Condos, and Rural
Profit & Loss Only	Min FICO - 660   Max LTV 75% (Purchase) / 70% (Refinance)
Appraisal Review Product	Clear Capital AVM or like product required on all transactions < 80% LTV
Cash Out	Maximum Cash Out = \$500,000; Cash Out may be used for reserve requirements
Residual Income	\$1,500 plus an additional \$150 per dependent
Interest Only	Max LTV 80%
Subordinate Financing	Max CLTV = Grid Max LTV (Institutional seconds only)
Citizenship	US Citizen, Permanent Resident Alien & Non-Permanent Resident Alien (w/ US Credit) ITIN: Standard Eligibility only (no Recent Event); Primary & Second Homes only; Max LTV 80%
Assets	Sourced or seasoned for 60 days; Gift Funds allowed - See Guidelines for details
Credit	<u>Standard:</u> 3 tradelines reporting for 12+ months or 2 tradelines reporting for 24+ months all with activity in the last 12 months <u>Limited:</u> No minimum tradeline requirements Qualifying FICO: The middle score if 3 agency scores are provided or lower score when only 2 agency scores are provided, of primary wage earner
Compliance	Escrows required for HPML loans; Compliance with all applicable federal and state regulations; No Section 32 or state high cost
Declining Markets	If property is located in a declining market as indicated by the appraisal, Max LTV is reduced by 5%
Seller Concessions	Up to 6% towards closing for Primary Homes
Prepayment Penalty	Investment Only; Unless noted below, standard prepay is (6) months interest on the amount prepaid (see seller guide for details and further clarification). Standard term = 3 years. <b>State Overlays:</b> IL (natural person bwr APR ≤ 8%), LLC bwr = standard); MI 1 - unit (1% of amount prepaid); NJ (LLC bwr = standard); OH (1% of original loan amount, loan amounts ≥ \$107,633); PA 1 & 2 Unit (loan amounts > \$301,022); MD (2 Mos advance interest on the aggregate amount of all prepayments made in any 12 month period in excess of 1/3 of the original principal amount). <b>MS (step rate of 5% first Yr, 4% 2nd Yr, 3% 3rd Yr, 2% 4th Yr, 1% 5th Yr).</b> <b>Not allowed:</b> AK, KS, MN, NJ, NM, RI & VT.
Ineligible States	AZ, CA, FL, HI (lava zones 1 & 2), ID, MI, MN, NV, NJ, NY, NC, ND, OR, SD, UT, VT, VA

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# DSCR | Wholesale BPL

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Eligibility Matrix		DSCR ≥ 1.00		DSCR < 1.00	
Loan Amount	FICO	Purchase & R/T	Cash Out	Purchase	Rate Term / Cash Out
≤ \$1,000,000	740	80%	75%	70%	N/A
	700	80%	75%	70%	N/A
	680	75%	70%	65%	N/A
	660	75%	60%	N/A	N/A
	Foreign National	70%	60%	N/A	N/A
≤ \$2,000,000	700	75%	70%	65%	N/A
	680	70%	65%	60%	N/A
Minimum DSCR		1.00x		0.75x	
Mortgage History		0x30x12			
FC / SS / DIL Seasoning		36 Months			
Chapter 7/11/13 BK Seasoning		36 Months			

Program Parameters	
Limits	
Minimum Loan Amount	\$100,000
Minimum Loan Amount (DSCR < 1.00x)	\$250,000
Maximum Loan Amount	\$2,000,000
Maximum Cash Out	\$500,000
Products	
5/6 ARM 5/6 ARM-IO 30Y Fixed 30Y Fixed-IO	

Interest Only Features			
Product	IO Period	Amort	Maturity
30Y Fixed-IO	10 Years	20 Years	30 Years
5/6 ARM-IO	10 Years	20 Years	30 Years

Other	
Occupancy	Business Purpose Investment Properties only
Property Types	SFR, PUD, Townhome, 2-4 Units, Condos Non-Warrantable Condos - Max 75%
Reserves	Standard: 3 Months PITIA (Loan Amount ≤ \$1mm)   6 Months PITIA (Loan Amount > \$1mm) DSCR < 1.00x - 6 Months PITIA Foreign Nationals - 6 Months PITIA
Cash Out	\$500,000 Max Cash-Out; Cash-Out may be used towards reserves
Interest Only	Max LTV 75%; Min DSCR 1.00x
Subordinate Financing	Not Allowed
DSCR	DSCR = Gross Rents / PITIA (fully amortizing) or Gross Rents / ITIA (interest only loans)
DSCR < 1.00	Purchase Only
Lease / Gross Income	Lesser of Estimated Market Rent from Form 1007 or monthly rent from existing lease - higher lease rent allowed with (3) months receipt Unleased Properties (Refinance only) - Max LTV 70%
Citizenship	US Citizens; Permanent Resident Aliens; Non-Permanent Resident Aliens (w/ US Credit) Foreign Nationals: See guidelines for details; Min DSCR Foreign National = 1.00x
Assets	Sourced or seasoned for 60 days; Foreign Nationals: Assets must be in a U.S. FDIC insured bank for minimum of 30 days
Appraisal Requirements	One (1) full appraisal and a CDA is required on all properties; If CDA variance is > 10%, a second full appraisal is required; Properties with a condition rating of C5 or C6 are not acceptable
Eligible Borrowers	Standard: Defined as borrowers with 12-month history of investment property ownership in the most recent 12 months First-Time Investors Allowed - Max 75% LTV, defined as borrowers without 12-month history of investment property ownership in the most recent 12 months. First-Time Home buyers not allowed. LLC: See guidelines for details; Personal Guarantor required with minimum 25% ownership; Domestic LLC only.
Credit	Standard: 3 tradelines reporting for 12+ months or 2 tradelines reporting for 24+ months or 1 tradeline reporting for 36+ months. All require activity in the last 12 months Acceptable tradelines must show 0x60 in most recent 12 months from application date. Qualifying FICO: Lower mid score of all borrowers / guarantors
Compliance	Compliance with all applicable federal and state regulations
Declining Markets	If property is located in a declining market as indicated by the appraisal, Max LTV is reduced by 5%
Prepayment Penalty	Unless noted below, standard prepay is (6) months interest on the amount prepaid (see seller guide for details and further clarification). Standard term = 3 years. State Overlays: IL (natural person bwr APR ≤ 8%), LLC bwr = standard); MI 1 - unit (1% of amount prepaid); NJ (LLC bwr = standard); OH (1% of original loan amount, loan amounts ≥ \$107,633); PA 1 & 2 Unit (loan amounts > \$301,022); MD (2 Mos advance interest on the aggregate amount of all prepayments made in any 12 month period in excess of 1/3 of the original principal amount). MS (step rate of 5% first Yr, 4% 2nd Yr, 3% 3rd Yr, 2% 4th Yr, 1% 5th Yr). Not allowed: AK, KS, MN, NJ, NM, RI & VT.
Seller Concessions	Up to 2% towards closing
LLC Ineligible States	AZ, CA, HI (lava zones 1 & 2), ID, MI, MN, NV, NJ, NY, NC, ND, OR, SD, UT, VT
Natural Person Ineligible States	AZ, CA, FL, HI (lava zones 1 & 2), ID, MI, MN, NV, NJ, NY, NC, ND, OR, SD, UT, VT, VA

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