



Brokers Choice Mortgage

Full Doc & Alt Doc Closed End Second Matrix

Effective Date: 7/08/25 | Revised: 7/08/25

Concurrent Close & Standalone Eligibility Matrix ^{4,5}															
Loan Amount	Occupancy	Property ^{2,3}	Cash-Out Refi			Purchase, Rate/Term & Cash-Out Refi									
			Select Full Doc ⁴			Core Full Doc					Alt Doc & DSCR				
			FICO to Max CLTV ¹			FICO to Max CLTV ¹					FICO to Max CLTV ¹				
			720+	700+	680+	740+	720+	700+	680+	660+	740+	720+	700+	680+	660+
\$ 350,000	Primary Residence	SFR/PUD/ 2-4 Unit/Condo	80%	80%	75%	85%	85%	85%	80%	75%	85%	85%	80%	75%	70%
\$ 500,000			75%			80%	80%	80%	75%	70%	75%	70%	70%	65%	60%
\$ 750,000			70%												
\$ 350,000	Investment	SFR/PUD/ 2-4 Unit/Condo				80%	80%	80%	75%	70%	75%	75%	70%	65%	60%
\$ 500,000						75%	75%	70%	65%	60%	65%	65%	60%	55%	50%
\$ 350,000	Second Home	SFR/PUD/Condo				80%	80%	80%	75%	60%	75%	75%	70%	65%	60%
\$ 500,000						70%	70%	70%	65%	60%	65%	65%	60%	55%	50%
¹ 5% CLTV reduction for declining market															
² 75% max CLTV ≤ \$500,000, 65% max CLTV > \$500,000 on 2-4 Unit															
³ 2-4 Unit ineligible on Select Full Doc															
⁴ Standalone close transactions only on Select Full Doc, concurrent transaction ineligible															
⁵ Subject properties located in Essex County, NJ and Baltimore City, MD are temporarily ineligible (Subject properties in Baltimore County, MD remain eligible)															
Details		Concurrent Close					Standalone Close								
Max LTV/CLTV/HCLTV		More restrictive of 1st lien program or Eligibility Matrix					Refer to Eligibility Matrix								
Property Type CLTV Restrictions		2-4 Unit - 75% max CLTV ≤ \$500,000 & 65% max CLTV > \$500,000 (Second Home and Select Full Doc ineligible) Condo (warrantable & non-warrantable) - 75% max CLTV, All FL Condos: Purchase & R/T Refi - 70% max CLTV, C/O Refi - 65% max CLTV													
Income Types		• Full Doc - Select and Core • Alt Doc - Bank Statements, P&L w/3 mos Bank Stmt, One Yr Self-Employment, 1099, WVOE only, Asset Utilization • DSCR													
Alt Doc - One Yr SE, WVOE, 1099		5% CLTV reduction													
ITIN		75% max CLTV (Select ineligible)													
DACA		75% max CLTV (Select ineligible)													
Foreign National		700 min FICO, 70% max CLTV (Select ineligible)													
Eligible 1st liens		Refer to Product Restrictions 1st Liens - Concurrent Close					Refer to Product Restrictions 1st Liens - Standalone Close								
Minimum Loan Amount		\$75,000													
Max Combined Liens		\$2.0MM: > 80% - 85% CLTV \$2.5MM: > 70% - 80% CLTV \$3.5MM: > 60% - 70% CLTV \$5.0MM: > 50% - 60% CLTV No max limit: ≤ 50% CLTV Combined loans amounts over \$2.5MM: Primary Residences only, min 700 FICO required All existing subordinate/junior liens (except solar liens/leases/UCC filings) must be satisfied													
DTI		• ≤ 80%: More restrictive of 1st lien requirement or 50% max DTI • > 80%: More restrictive of 1st lien requirement or 45% max DTI					• ≤ 80%: 50% max DTI • > 80%: 45% max DTI								
Full Doc - Select		• Wage Earners: Paystub, 2 yrs W-2s, W-2 transcripts • Self-Employed: 2 yrs personal and business (if applicable) tax returns, tax transcripts													
Full Doc - Core		• Wage Earners: Paystub, 1- 2 yrs W-2s, W-2 transcripts • Self-Employed: 1-2 yrs personal and business (if applicable) tax returns, tax transcripts													
Alt Doc - Bank Statements		• 12 months personal • 12 months business • Self-Employed only													
Alt Doc - P&L + 3 Mos Bank		• P&L + 3 months business statements • Self-Employed only													
Alt Doc - One Year Self-Employed		• 12 months banks statements and prior year W2 • Self-Employed only													
Alt Doc - WVOE		• Written VOE • Wage Earner only													
Alt Doc -1099		• 1099(s) only source of income													
Alt Doc -Asset Utilization		• Amortized liquid assets for income - May be all income or blended w/other income • 100% Utilization (w/out DTI)													
DSCR		• More restrictive of 1st lien requirement or ≥ 1.00 DSCR					• ≥ 1.00 DSCR								
Vacant/Unleased (DSCR)		Ineligible (refis only)													
STR (DSCR)		• 5% CLTV reduction • Experienced investors only, must also have ≥ 12 mos STR rental history in last 3 years													
Credit Event (BK,SS,FC,DIL)		• 48 months (Core Full Doc, Alt Doc & DSCR only (Select ineligible)					84 months -Select Full Doc 48 months - Core Full Doc, Alt Doc & DSCR								
		• Multiple credit events not allowed													
Housing History		0 X 30 X 12 (Core Full Doc, Alt Doc & DSCR only (Select ineligible)					0x30x24 - Select Full Doc 0 X 30 X 12 - Core Full Doc, Alt Doc & DSCR								
Cash-Out & Seasoning		• Max cash-out cannot exceed second lien amount (Includes both 1st and 2nd loan proceeds on concurrent close refinance) • Select only - No more than 1 cash-out refinance w/in last 12 mos, max of 2 allowed with ≤ 75% CLTV on current transaction													
First Lien Seasoning		Seasoning not required					6 mos seasoning required on existing first mortgage								
Recently Listed Properties		Properties listed for sale ≤ 6 mos ineligible (refis only)													
Appraisal		• 1st lien appraisal used • Transferred appraisals allowed (Select ineligible)					• Full appraisal required • Transferred appraisals allowed (Select ineligible)								
Secondary Valuation		Required on all loans, acceptable product options: • ≤ 2.5 CU, or • AVM w/ ≥ .90 Score & FSD ≤ .10, or • Desk Review, or • Field Review, or • Exterior-only Appraisal, or • Full Appraisal													
Compliance		• Allowable points and fees not to exceed the more restrictive of state law or 5.000%, State and Federal High-Cost loans not allowed • Higher Priced Mortgage Loans (HPML) allowed, must comply with all applicable regulatory requirements • DSCR Business Purpose Loans are exempt from ATR/QM Restrictions & Rules													
Qualifying Payment - Sr Liens		• Fixed: Note rate • ARMs: Greater of fully indexed rate or Note rate • I/O: Fully amort payment over term after IO													
Reserves		Follow 1st lien program requirements					None, unless specifically noted as required in guidelines (e.g. FTHB, etc.)								
Title		Full Title policy covering both liens					• ≤ \$250,000: O & E Property Report or Full Title Policy • > \$250,000: Full Title Policy								
Underwriting		• More restrictive of 1st lien requirements or product guidelines					Follow Select, Core Full Doc, Alt Doc & DSCR program guidelines								
Additional Product Details															
Eligible Borrowers		US Citizens Permanent Resident Aliens - Select, Core Full Doc, Alt Doc & DSCR Non-Permanent Resident Aliens ITIN Foreign Nationals First time Homebuyers - Core Full Doc, Alt Doc & DSCR only (Select ineligible) Select Full Doc - All borrowers on 1st lien note must be on new loan and on title at application with exceptions allowed for death of borrower, divorce and legal separation (Purchases excluded) Core Full Doc, Alt Doc & DSCR - At least one borrower on 1st lien note must be on new loan and on title at application. Any additional borrowers on new loan must be on title at application. (Purchases excluded)													
Geographic Restrictions		US Territories & following states ineligible: MI, NJ, NY, TN, TX, VT, WV Subject properties located in Essex County, NJ and Baltimore City, MD are ineligible (Subject properties in Baltimore County, MD remain eligible)													
General Property Requirements		SFR: 600 min sq ft Condo: 500 min sq ft 2-4 Unit: 400 min sq ft 10 acres max - Select only, 25 acres max - Core Full Doc, Alt Doc & DSCR													
Licensing		Full/Alt Doc loans: May only be originated by a Broker and/or Loan Officer that is licensed in the state where the subject property is located DSCR (Business Purpose) loans: Refer to Business Purpose Broker License Requirements													
Payment Shock		New combined payment not to exceed 200% of current housing payment, waived when DTI is ≤ 36%													
Residual Income		Min \$2,500 required, waived when DTI is ≤ 36%													

Loan Programs		
Fixed Fully Amortized	• 10-Year Fixed (120 Months) • 20-Year Fixed (240 Months) • 30-Year Fixed (360 Months)	
Program Codes & Descriptions		
Select Full Doc & Core Full, Alt Doc Non-QM/TRID – 30 Yr Fixed – Concurrent Non-QM/TRID – 30 Yr Fixed – Standalone Non-QM/TRID – 20 Yr Fixed – Concurrent Non-QM/TRID – 20 Yr Fixed – Standalone Non-QM/TRID – 10 Yr Fixed – Concurrent Non-QM/TRID – 10 Yr Fixed – Standalone		DSCR Non-QM/Business – 30 Yr Fixed – Concurrent Non-QM/Business – 30 Yr Fixed – Standalone Non-QM/Business – 20 Yr Fixed – Concurrent Non-QM/Business – 20 Yr Fixed – Standalone Non-QM/Business – 10 Yr Fixed – Concurrent Non-QM/Business – 10 Yr Fixed – Standalone
Product Features		
Closed End Second (CES)	• Fixed term loan • Fully disbursed at closing, no draw feature • Eligible as 2nd lien only • Must subordinate to OCMBC 1st mortgage when concurrent close • Qualifying rate is note rate • Qualifying payment is fully amortized payment	
Product Restrictions (Not Permitted)		
Borrowers		
• Blind Trusts • Foreign Nationals (Select only) • Irrevocable Trusts • ITIN (Select only)	• Land Trusts • Less than 18 years old • Life estates	• Non-Permanent Resident Aliens (Select only) • Party to a lawsuit • With diplomatic immunity
Transactions		
• Assumable loans • Community Seconds • Concurrent close with a lender other than OCMBC	• Escrow holdbacks • High Cost Loans • Income produced, or in relation to, cannabis, hemp	• Income produced by short term rentals (excludes DSCR) • Lien free properties • Property listed for sale within the last 6 months(refis only)
1st Liens - Concurrent Close		
• First lien with lender other than OCMBC • Agency and Non-Agency fixed rate and ARMs with initial fixed term < 5 years	• FHA, VA or USDA mortgages • High-LTV Refinance • HomeOne • HomePath	• HomePossible • HomeReady with Reduced Mortgage Insurance Option • HomeStyle
1st Liens - Standalone Close		
• All Affordable Purch, Refi & DPA programs (HomeStyle, FHA, Refi Now, HomeReady, etc.) • ARMs (Select only) • Balloon notes or features • Construction loans	• Cross collateralized loans • Home equity line of credit (HELOC) • Land Trusts • Loans in forbearance	• Negative amortization • Private Mortgages • Renovation loans • Resident Transition Loans (RTL) • Reverse mortgages
Property Types		
• 2-4 Units properties (Select only) • Agricultural zoned properties • Barndominiums • Bed and Breakfast • Boarding houses • Churches • Commercial and mixed-use • Condo hotels and condotels • Container homes • Co-Ops • Deed Restricted properties (DSCR only) • Domes or geodesic domes • Dwelling w/more than 4 units • Fractional ownership • Hawaii properties in lava zones 1 or 2 • Hotel or motel conversions	• Houseboats • Leasehold properties • Log homes • Manufactured or mobile homes • Non-warrantable condos (Select only) • Projects that offer unit rentals daily, weekly or monthly • Properties >25 acres • Properties offering individuals room leases (Single Room Occupancy (SRO), PadSplits, etc.)	• Properties not accessible by roads • Properties not suitable for year-round occupancy • Properties w/PACE obligations • Properties w/private transfer fees • Properties w/zoning violations • Rural properties • Solar Panels that affect first lien position • Stilt homes • Unique properties • Vacant land or land development properties • Working farms & ranches
DSCR - Experienced/Inexperienced Investor		
• Experienced Investor: Borrower(s) with history of owning & managing NOO income-producing investment RE for ≥ 1 year within the last 3 years	• Inexperienced Investor: Borrowers without history of owning & managing NOO occupied income-producing investment RE for ≥ 1 yr w/in the last 3 yrs	
• Only 1 borrower has to meet the Experienced Investor definition	• Allowed with the following: 80% Max CLTV 0x30x12 housing history (VOM/VOR) Min 3 mos. reserves, cash out cannot be used STR ineligible	