



Effective Date: 08/18/25 Revise: 08/18/25						
NON-QM Investor Programs* Non-Owner Occupied Investment Properties, 1-4 Units only						
	Select DSCR - Ratio 1.25	Core DSCR - Ratio 1.0	t Properties, 1-4 Units only Sub1 DSCR - Ratio ≥ .75 - < 1.0 No Ratio DSCR - Ratio < .75			
	FICO to Max LTV/CLTV	FICO to Max LTV/CLTV	FICO to Max LTV/CLTV	FICO to Max LTV/CLTV		
Loan Amount	Credit Score Purchase Rate/Term Cash-C 720+ 75% 75% 70%	ut Loan Amount Credit Score Purchase Rate/Term Cash-Or 720+ 85% 85% 75%	Loan Amount Credit Score Purchase Rate/Term Cash-Out 720+ 75% 70% 65%	Loan Amount Credit Score Purchase Rate/Term Cash-Out 720+ 70% 65% 60%		
	700+ 75% 75% 70%	700+ 80% 80% 75%	700+ 70% 70% 65%	700+ 65% 65% 60%		
\$ 1,000,000	680+	\$ 1,000,000 680+ 80% 80% 75% 640+ 75% 75% 70%	\$ 1,000,000 <u>680+ 70% 70% 65%</u> 640+ 70% 70% 65%	\$ 1,000,000 <u>680+</u> 660+		
	620+	620+ 70% 75% 70% 65%	620+	640+		
	720+ 75% 75% 70% 700+ 75% 75% 70%	720+ 85% 85% 75% 700+ 80% 80% 75%	720+ 65% 65% 60% 700+ 65% 65% 60%	720+ 65% 65% 55% 700+ 60% 60% 55%		
\$ 1,500,000	13/6 13/6 10/6	\$ 1,500,000 \(\frac{680+}{80\%} \) 80\% 80\% 75\%	\$ 1,500,000 680+ 65% 65% 60%	\$ 1,500,000 680+		
	640+	640+ 70% 70% 65%	640+ 65% 65% 60%	660+		
	740+ 75% 75% 70%	620+ 65% 65% 60% 740+ 80% 80% 75%	620+ 740+ 60% 60% 55%	640+ 740+ 60% 60% 55%		
	720+ 70% 70% 65%	720+ 80% 80% 75%	720+ 60% 60% 55%	720+ 60% 60% 55%		
\$ 2,000,000	700+ 70% 70% 65% 680+	\$ 2,000,000 \(\frac{700+}{680+}\) \(\frac{75\%}{75\%}\) \(\frac{70\%}{75\%}\) \(\frac{70\%}{70\%}\)	\$ 2,000,000 \(\frac{700+}{680+} \) 60\% 60\% 55\% \(\frac{55\%}{55\%} \)	\$ 2,000,000 700+ 55% 55% 50%		
	640+	640+ 70% 70% 65%	640+ 60% 60% 55%	660+		
	620+ 740+ 75% 75% 70%	620+ 60% 60% 55% 740+ 80% 80% 75%	620+ 740+ 55% 55% 50%	640+ 740+ 55% 55%		
	720+ 70% 70% 65%	720+ 80% 80% 75%	720+ 55% 55% 50%	720+ 55% 55%		
\$ 2,500,000	700+ 70% 70% 65% 680+	\$ 2,500,000 700+ 75% 75% 70% 680+ 75% 75% 70%	\$ 2,500,000 \(\frac{700+}{680+} \) 55% \(55\% \) 50\% \(\frac{55}{55}\% \) 50\%	\$ 2,500,000 700+ 55% 55% 680+		
	640+	640+ 70% 70% 65%	640+ 55% 55% 50%	660+		
	620+ 740+ 65% 65% 60%	620+ 60% 60% 55%	620+	640+		
	740+ 65% 65% 60% 720+ 60% 60% 55%	740+ 75% 75% 70% 720+ 75% 75% 70%	740+ 50% 50% 45% 720+ 50% 50% 45%	740+ 720+		
\$ 3,000,000	700+ 60% 60% 55%	\$ 3,000,000 700+ 70% 70% 65%	\$ 3,000,000 700+ 50% 50% 45%	\$ 3,000,000 700+		
	680+	680+ 70% 70% 65% 640+ 65% 65% 60%	680+ 50% 50% 45% 640+ 50% 50% 45%	680+		
	620+	620+ 55% 55% 50%	620+	650+		
	740+ 720+	740+ 65% 65% 60% 720+ 65% 65% 60%	740+	740+		
\$ 3,500,000	680+	\$ 3,500,000 680+	\$ 3,500,000	\$ 3,500,000		
	660+	660+	660+	660+		
	Select DSCR	Core DSCR	Sub1 DSCR	No Ratio DSCR		
	Condo - 75% (FL Condo - 70%)	Condo - 80% (FL Condo - 70%)	Condo - 60% (FL Condo - 50%)	Condo - 60% (FL Condo - 50%)		
Max LTV	NW Condo -NA 2-4 Unit - NA	NW Condo (Max \$3.0M) - 75% (FL Condo - 65%) 2-4 Unit - 80%	NW Condo - 60% (FL Condo - 50%) 2-4 Unit - 60%	NW Condo - 60% (FL Condo - 50%) 2-4 Unit - 60%		
	Rural - NA	Rural - 65%	Rural - NA	Rural - NA		
Min Loan Amount	\$250,000	\$100,000	\$100,000	\$100,000		
DSCR	1.25 min ratio	1.00 min ratio > 80% 1.20 min ratio	0.75 min ratio	No min ratio		
Interest Only (IO)		Qualify on IO Payment ALL States	eserves based on IO Payment • 640 min FICO • 80% max LTV			
Housing History	0 x 30 x 12	1 x 30 x 12 Inexperienced Investors: 0 x 30 x 12	0 x 30 x 12	0 x 30 x 12		
Credit Event	48 months	36 months - FC/CCC	36 months	36 months		
(BK,SS,FC,DIL,CCC)		12 months - BK Ch 13 w/pay history 24 months - SS/DIL/BK Ch 7				
Short Term Rentals	Not allowed	• 5% reduction • 80% max LTV • 70% max LTV - C/O	Not allowed	Not allowed		
	3 mos, cash-out cannot be utilized	> 65% LTV: 3 mos, cash-out can be utilized	6 mos, cash-out cannot be utilized	6 mos, cash-out cannot be utilized		
Reserves	Inexperienced Investors: 3 mos, cash-out cannot be utilized Loan Amt: >\$2.0M = 6 mos, cash-out can be used to satisfy up to 50% of reserve requirement >\$3.0M = 12 mos, cash-		tilized cash-out can be used to satisfy up to 50% of reserve requirement			
Recently Listed	D. F.	Additional financed properties - Not applicable				
w/C/O (< 6 Mos Off Mkt)	Value is lower of lower	d ≥ 30 days and leased allowed st listing price win 180 days or appraised value	Not Allowed	Not Allowed		
(TIN	Not Allowed	om C/O), 1 yr min PPP required, 70% max LTV • 700 min FICO • \$1.5M max	Not Allowed	Not Allowed		
		• 75% max LTV • 65% max LTV - C/O • 700 min FICO • 75% max LTV • 65% max LTV - C/O				
Foreign National	Not Allowed	• \$2.0M max LA • 12 mos min reserves required	Not Allowed	Not Allowed		
DACA		Not Allowed • 80% max LTV • 75% max LTV - C/O		Not Allowed		
	DSCR LOAN PROGRAMS • 15 Year Fixed • 30 Year Fixed • 40 Year Fixed • Nonstandard Terms Available		DEBT SERVICE COVERAGE	E RATIO REQUIREMENTS		
Fixed			Qualifying Ratio			
ARM	• 5/6 SOFR	(2/1/5 Cap) • 7/6 SOFR (5/1/5 Cap)	Gross Income + PITIA or ITIA, Qualify on cash flow of subject property Gross Income = Lower of estimated market rent from Form 1007 or monthly rent from existing lease with 2 mos proof of receipt			
Interest Only (IO)	30 Year Fixed ID (120 mos ID + 240 mos Amortization) 40 Year Fixed ID (120 mos ID + 380 mos Amortization) (If current rents are more than markets rents, the lesser of actual rents or 125% of market rents used) +56 ID SOFR (2/15 Cap)					
Experienced / Inexperienced Investor						
Experienced Investor: Inexperienced Investor:						
Borrower(s) with history of owning & managing NOO income-producing investment real estate			Borrower without history of owning & managing NOO income-producing investment real estate			
for at least 1 yr within the last 3 yrs Only 1 horrower has to meet the Experienced Investor definition			for at least 1 yr within the last 3 yrs 80% Max LTV \$1,500,000 Max LA 60% Max LTV for Sub1 < 1.00 0x30x12 housing history (VOM/VOR) C/O not allowed for Sub1 Min 3 mos reserves, cash out cannot be utilized No Ratio STE and 5.8 inclinible			
Only 1 borrower has to meet the Experienced Investor definition Living rent free allowed						
Living rent free allowed Mortgages Tradelines reflected on credit report that have been paid off or sold in the			No Ratio, STR and 5-8 ineligible • All borrowers must meet inexperienced definition. FTHB and/or living rent free not allowed.			
		report that have been paid off or sold in the meet the above requirements.	 All borrowers must meet inexperienced definition, FTHB and/or living rent free not allowed NOTE: All properties to meet above definitions must be domiciled in the US (Foreign National excluded) 			
	NOTE: All properties to meet above	definitions must be domiciled in the US onal excluded)				
	(Foreign Nat	orier excluded)				

The Giant Lending.com

GIANT Lending **NON-QM DSCR** Matrix

Additional Product Details

• < \$1,500,000 LA:</p>
1 appraisal required & CU > 2.5 = No add'l requirements |
1 Appraisal required & CU > 2.5 or no score = ARR or CCA required, 10% variance allowed

> \$1,500,000 & ≤ \$2,000,000 LA:
 1 appraisal if completed by Preferred AMC, ARR or CCA required |
 2 appraisals required if 1st appraisal NOT completed by Preferred AMC |
 2nd Appraisal must be from the Preferred AMC

•> \$2,000,000 LA:
2 appraisals, 1st appraisal must be from Preferred AMC
2nd appraisal can be from Approved AMC, ARR or CCA required on lower valued appraisal

Standard Tradeline Requirements

- 3 tradelines reporting 12 months with activity in last 12 months, or
 2 tradelines reporting for 24 months with activity in last 12 months, or
 1 revolving tradeline reporting for 60 months with activity in the last 12 months and a verified 12-month housing history 0x30, or
 1 installment tradeline reporting for 36 months with activity in the last 12 months and a verified 12-month housing history 0x30

Borrower with less than 3 credit scores must independently meet tradeline requirement.
 Closing in an entity - if member with highest percentage of ownership has 3 credit scores, minimum tradeline requirement is met.
 If all members have equal ownership shares each borrower evaluated individually.

NOTE: Borrower's credit scores primarily based on thin credit—such as authorized user accounts, self-reported ac accounts with limited activity—must still meet one of the standard tradeline requirements

Limited tradelines: If standard tradelines are not met and borrower has a valid credit score Max 70% LTV | Not available on Select DSCR, Sub1 DSCR and No Ratio DSCR | Foreign National ineligible

Vacant / Unleased Properties

- Purchase Transactions follow Program Max
- Refinance Rate/Term
- Loan Balance ≤ \$1,000,000 70% Max LTV
 Loan Balance ≤ \$2,000,000 65% Max LTV

- "Loan Balance \$ \$2,000,000 65% MBX LTV
 Refinance Cash-Out:

 "Loan Balance ≤ \$1,500,000 60% MBX LTV
 Appraisal from Preferred AMC only (contact AE for details)
 LOE for cause of vacancy
 No Ratio Ineligible (refinances only)

Short Term Rentals

Cash In Hand Limit (Based on LTV & FICO)

- ≤ 75% LTV & ≥ 700 FICO: \$1.5M max cash in hand* ≤ 70% LTV & < 700 FICO: \$1.0M max cash in hand* > 70% ≤ 75% LTV & < 700 FICO: \$500k max cash in hand*
- > 75% LTV: \$500k max cash in hand (Free & Clear ineligible)
- Vacant Properties: \$750K max cash in hand
 "Free & Clear Properties: Must follow FICO requirements, 75% max LTV
 No Ratio: \$500,000 maximum cash in hand

Cash Out Restrictions

Declining Markets

Delayed Financing

Financed Property Limits

First Time Home Buyer Geographic Restrictions

Gift Funds

Impound Waivers

Interested Party Contributions (IPC)

Occupancy

Pre-Payment Penalty Private Party VOR's

Temporary Buydowns

- Purchase or Refi (R/T & C/O)

 1 Unit SFR, 2-4 Unit, PUD and Condo eligible

 Experienced investors only with 12+ mos STR rental history in last 3 years

 If <12 months STR rental history, 5% LTV reduction required

 20% Management Fee Reduction Applied to Income

 Income documented with 1007/1025 supported by 12 mos history of payments OR AirDNA/Overview Report

 Vacantal nalews
- Vacant allowed

LTV is the lower of max LTV based on FICO, loan amount, occupancy and property type or program specific max LTV as applicable

- Rural ineligible
 No Ratio ineligible
- > 70% LTV: Areas designated declining value on the appraisal will take a 5% LTV reduction from program Max LTV > \$1.5M loan amount, 70% max LTV/CLTV | Vacant/unleased > 3 mos must follow unleased property LTV/CLTV restrictions and Cash in Hand Limit - Vacant Properties

Unlimited financed properties | OCMBC exposure - \$5.0M or 6 properties

Not Allowed

Georgia DSCR \$2,000,000 max loan amount | All properties located in Essex County, NJ and Baltimore City, MD (and it's neighborhoods) are ineligible

• 100% allowed with 10% LTV reduction from program Max LTV (see above) • No LTV reduction required with min 5% buyer own funds • Gift of Equity not allowed for Select DSCR

Allowed (see rate sheet)

≤ 80% LTV = 6% Max | > 80% LTV = 4% Max

SFR: 700 sq. ft. | Condo: 500 sq. ft. | 2-4 Units: 400 sq. ft. each

Non-Owner Occupied, Investment Properties Only

Not allowed in: NJ*, NM. *Allowed to close in the name of a Corp. F Refer to PPP Matrix for Sta

Cash-Out: ≥ 6 months ownership, > 6 months since a prior Cash-Out, < 6 mos seasoning allowed when all borrowers on the original Note at acquisition must be on the current Note, LTV based off lesser of purchase price + documented improvements or appraised value | ITIN: ≥ 12 months ownership for Cash-Out, ≥ 6 months ownership for Rate/Term

Ineligible