



JMAC LENDING Non-QM Programs Comparison

Revised 8.01.2019	Newport (Streamlined)	Sunset	Zuma
Occupancy	Owner Occupied, 2nd Home & Non-Owner	Non-Owner	Owner Occupied, 2nd Home & Non-Owner
Qualification Documentation	Full Doc or Streamlined subject to DU to determine income docs and reserve req; 12 or 24 Bank Statements; 1 Year Tax Return for Self-Employed Borrowers	DSCR (No Income, No Employment)	Full (12 or 24 Months), 2, 12, or 24 Bank Statements, Asset Depletion, WVOE
Product Type	15, 30, 5/1, 7/1, 5/1 IO, 7/1 IO, 10/1 IO, 30 YR IO, 40 YR IO	15, 30, 3/1, 5/1, 7/1, 10/1 with IO Options	15, 30, 5/1, 7/1, 10/1, 5/1 IO, 7/1 IO, 10/1 IO, 30 YR IO, 40 YR IO
Transaction Type	Purchase, R&T, and Cash-Out	Purchase, R&T, and Cash-Out	Purchase, R&T, and Cash-Out
Min. Loan Amount	\$100,000	\$75,000	\$100,000
Max. Loan Amount	\$3M	\$5M	\$5M
Min. FICO Score	600	620	600
Property Type	SFR, PUD, Condo and 2-4 Unit	SFR, PUD, Condo and 2-4 Unit	SFR, PUD, Condo and 2-4 Unit
Max. Financed Properties	O/O - up to 15 Financed 2nd or N/O/O – up to 15 Financed limited to 70% LTV Exposure not to exceed \$4M or 10 properties	Unlimited Max exposure to a single borrower not to exceed \$5M or 6 properties	Up to 20 Financed Max exposure to a single borrower not to exceed \$5M or 6 properties
Allow First Time Home Buyer	Yes w/24 months rental history but allow with less refer to guidelines; 12 months on Streamlined First Lien	Not Applicable	Yes w/12 months rental history
Allow First Time Investor	Yes w/24 months mortgage or rental history; 12 months on Streamline First Lien	Yes w/12 months rental or mortgage history	Yes w/12 months current mortgage history



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Debt to Income	<ul style="list-style-type: none"> • DTI at 43% • LTV > 80% = 43% DTI • LTV >= 95% = 35% DTI • LTV <= 80% with FICO 680 may go up to 50% DTI 	DSCR with no income, no DTI	Full doc up to 55% DTI
Derogatory Credit	Bankruptcy 13 – 4 yrs Bankruptcy 7 – 4 yrs Short Sale – 4 yrs Loan Mod – 4 yrs Foreclosure – 4 yrs 0x30x12 *Multiple BK's not allowed	Bankruptcy – 2 yrs Short Sale – 3 yrs Loan Mod – 3 yrs Foreclosure – 3 yrs 0x30x12	Prime: 4 years seasoned, 0x30x12 Credit Flex: Settled, 0x120x12 Investment: 1 year seasoned 0x90x12
Reserve Requirements	3 or 6 PITIA <= 80% 6 or 9 PITIA = FTHB 12 PITIA Cash-Out > 90% 6 or 9 PITIA > 80% 9 PITIA + 3 PITIA for each financed property, max cap at 36 months Streamlined subject to DU	6 to 12 PITIA Each additional 2 PITIA up to 12 PITIA max Cash-Out Allowed to meet Reserve OR No Reserve optional on DSCR	Prime: 6 to 12 PITIA Credit Flex: 2 to 12 months PITIA Each additional 2 PITIA up to 12 PITIA max Cash-Out Allowed to meet Reserve
Business Assets	Allowed up to % of ownership	Allowed up to % of ownership	Allowed up to % of ownership
Max. Cash Out Amount	Unlimited up to max LTV/CLTV	Unlimited up to % of Appraisal Value	Unlimited up to % of Appraisal Value
VISA Eligibility	Allowed	Allowed	Allowed
POA or Trust¹	Allowed	Allowed	Allowed

¹ POA needs to be specific to the loan transaction exclude cash-out transaction. Trust needs to be revocable.



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Max Acreage	20	2	10
Departing Rental Income	Allowed if departing property have 25% of equity; 2055+1007 required; Lease not required	Not Applicable	Follows FNMA guidelines
Appraisal	<ul style="list-style-type: none"> Up to \$1.5M – requires one full appraisal Greater than \$1.5M – requires 2 full appraisal 	<ul style="list-style-type: none"> Up to \$1.5M – requires one full appraisal Greater than \$1.5M – requires 2 full appraisal 	<ul style="list-style-type: none"> Up to \$1.5M – requires one full appraisal Greater than \$1.5M – requires 2 full appraisal
Desk Review ordered by JMAC	Required	Required	Required
HELOC	Based on what is reported on credit. If there is no balance, and no payment then no payment is required.	Not Applicable	Based on what is reported on credit. If there is no balance, and no payment then no payment is required.
Combining 1st and 2nd liens	Combining non-purchase 2 nd liens seasoned for 12 months is considered R&T transaction	Combining non-purchase 2 nd liens seasoned for 12 months is considered R&T transaction	Combining non-purchase 2 nd liens seasoned for 12 months is considered R&T transaction
Delayed Financing	Allowed	Allowed	Allowed
Solar Requirements	Must be removed from title	Must be removed from title	Must be removed from title
1031 Exchange	Allowed	Allowed	Allowed
Gift Funds	>80% LTV requires 5% own funds <=80% all gift funds allowed	Not allowed	Refer to program guideline
Retirement Distribution for Income	1 month received prior to doc; 3 years continuance required	Not Applicable	2 months distribution prior to doc; 3 years continuance required



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Recently Listed	<ul style="list-style-type: none"> • R&T, 1 day off MLS • Cash-Out, 1 day off <i>*restrictions apply</i> • Streamline requires 6 months off MLS for both R&T and Cash-Out 	<ul style="list-style-type: none"> • R&T, 1 day off MLS • Cash-Out, 6 months off MLS 	<ul style="list-style-type: none"> • R&T, 1 day off MLS • Cash-Out, 6 months off MLS
Non-Occupant Co-Borrowers	Allowed but Primary Borrower must qualify alone up to 60% DTI	Not Applicable	Allowed but Primary Borrower must qualify alone up to 60% DTI
Non-Warrantable Condo	Allowed up to 60% investment concentration	Not Allowed	Allowed up to 70% investment concentration <i>(requires third party review with additional costs to client)</i>
Investor QC	QC/Second Signature or Prior Approval for non-delegated	Requires Investor prior approval	Requires Investor prior approval
Early Paid Off Policy (EPO)	180 days	365 days	365 days

NOTE: This reference sheet provides a high level glance into each Non-QM program. Please refer to specific program guidelines to review detail requirements based on loan parameters. This is not a commitment to lend. Terms, conditions, and programs are subject to change without notice.