

**Planet Home Lending
Non-QM DSCR Program Matrix**

Non-QM: DSCR										
		DSCR ≥ 1.00			DSCR .75 - .99			DSCR <.750		
FICO	Loan Amount	Purchase	Rate/Term Refi	Cash-Out	Purchase	Rate/Term Refi	Cash-Out	Purchase	Rate/Term Refi	Cash-Out
700	≤ \$1.0M	80%	80%	75%	75%	70%	70%	75%	70%	70%
	≤ \$1.5M	80%	75%	75%	75%	70%	70%	75%	70%	70%
	≤ \$2.0M	75%	70%	70%	70%	65%	65%	70%	65%	65%
	≤ \$2.5M	70%	70%	65%	65%	60%	60%	65%		
	≤ \$3.0M	70%	65%	65%	60%			60%		
	≤ \$3.5M	70%	65%							
680	≤ \$1.0M	75%	75%	70%	70%	60%	60%	70%		
	≤ \$1.5M	75%	70%	70%	70%	60%	60%	70%		
	≤ \$2.0M	70%	65%	65%	65%	60%	60%	65%		
	≤ \$2.5M	70%	65%	65%	60%			60%		
	≤ \$3.0M	65%			60%			60%		
660	≤ \$1.0M	75%	75%	70%	65%	60%	60%	65%		
	≤ \$1.5M	75%	70%	65%						
	≤ \$2.0M	70%	65%	65%						
	≤ \$2.5M	70%	65%	65%						
	≤ \$3.0M	65%								
640	≤ \$1.0M	75%	70%							
	≤ \$1.5M	65%	60%							
	≤ \$2.0M	65%								
	≤ \$2.5M	60%								

Available Products		
Fixed	ARMs *	Interest Only **
15 year	5/6 SOFR ARM	30 year Fixed IO (120/240)
30 year	7/6 SOFR ARM	40 year Fixed IO (120/360)
	10/6 SOFR ARM	

* See Arm Parameters below.

**IO availability (Fixed Only) is determined by the applicable Rate Sheet and program guidelines.

Reserve Requirements	
Subject Loan Amount	Required Reserves
\$125,000 – \$500,000	3 months
\$500,001 – \$1,000,000	6 months
\$1,000,001 – \$2,000,000	9 months
\$2,000,001 – \$3,500,000	12 months
Additional Financed Properties	None
Cash-Out Used as Reserves	Allowable

Program Requirements	
This matrix is only a guide and does not represent full underwriting guidelines. Additional requirements may apply. Refer to Planet Non-QM Program Guidelines for any items not addressed by this matrix.	
Loan Category	<ul style="list-style-type: none"> ▪ Business Purpose Loan (non-consumer)
Loan Qualification	<ul style="list-style-type: none"> ▪ Debt Service Coverage Ratio (DSCR) <ul style="list-style-type: none"> ▪ Borrowers qualify based on the income generated from the investment property ▪ Qualification is measured by the DSCR
DSCR Calculation	<ul style="list-style-type: none"> ▪ Amortizing DSCR = Gross Rental Income ÷ PITIA (Principal, Interest, Taxes, Insurance, Association dues) ▪ Interest-Only DSCR = Gross Rental Income ÷ ITIA (Interest, Taxes, Insurance, Association dues)
ARM Parameters	<ul style="list-style-type: none"> ▪ Index – 30-day Average SOFR – Secured Overnight Financing Rate ▪ Caps – 5/6: 2/1/5 7/6 & 10/6: 5/1/5 ▪ Margin – 5.00% ▪ Floor – Margin ▪ Qualification Rate – Qualify at the greater of the Fully Indexed Rate or the Note Rate
Appraisals	<ul style="list-style-type: none"> ▪ Standard Appraisal is required for all DSCR loans ▪ Form 1007 Rent Schedule is required to verify market rent for DSCR calculation ▪ Additional Appraisal may be required (see program guidelines for further details)
Housing History	<ul style="list-style-type: none"> ▪ Maximum Delinquency: <ul style="list-style-type: none"> ▪ 1 x 30 x 12 months – No LTV Reduction ▪ 0 x 60 x 12 months – 5% LTV Reduction
Borrowers: Eligible	<ul style="list-style-type: none"> • U.S. Citizens • Permanent Resident Aliens • Non-Permanent Resident Aliens • DACA Recipients • First Time Investor: <ul style="list-style-type: none"> ▪ 700 Minimum FICO ▪ DSCR is > 1.0 ▪ Verified housing history on primary residence required ▪ Entities <ul style="list-style-type: none"> ▪ Limited Partnership ▪ General Partnership ▪ Corporations ▪ Limited Liability Companies (LLC)
Borrowers: Ineligible	<ul style="list-style-type: none"> ▪ First Time Homebuyers ▪ Foreign Nationals ▪ ITIN applicants ▪ Asylees

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Cash-Out	<ul style="list-style-type: none"> ▪ LTV > 65%: \$500,000 ▪ LTV ≤ 65%: \$1,000,000
Credit	<ul style="list-style-type: none"> ▪ Minimum FICO Score <ul style="list-style-type: none"> ▪ 640 (DSCR ≥ 1) ▪ 660 (DSCR < 1)
Credit - Derogatory	<ul style="list-style-type: none"> ▪ Minimum 3 years since Bankruptcy & Housing Event Seasoning ▪ Minimum 2 years permitted with 5% LTV reduction
Escrow Holdbacks	<ul style="list-style-type: none"> ▪ Not permitted
Geographic Restrictions	<ul style="list-style-type: none"> ▪ The following US territories are NOT eligible: <ul style="list-style-type: none"> ▪ American Samoa, Guam, Northern Mariana Islands, Puerto Rico, and US Virgin Islands
Interest Only	<ul style="list-style-type: none"> ▪ DSCR ≥ 1.00: Minimum FICO 700, Maximum 75% LTV (Purchase & Rate/Term) ▪ DSCR ≥ 0.75: Minimum FICO 700, Maximum 70% LTV (Purchase & Rate/Term) ▪ DSCR < 0.75: Interest-Only Not Permissible
Loan Amount	<ul style="list-style-type: none"> ▪ Minimum: \$125,000 ▪ Maximum: \$3,500,000 ▪ Condotel Max Loan Amount: \$1,500,000
LTV Restrictions	<ul style="list-style-type: none"> ▪ Condo - Non-Warrantable: 75% Max LTV Purchase / 70% Max LTV Refinance ▪ Condotel: 75% Max LTV Purchase / 65% Max LTV Refinance ▪ DACA: 75% Max LTV ▪ Declining Market (per appraisal): Minimum 5% LTV reduction ▪ Non-Arm's Length: 5% LTV reduction from otherwise available maximum ▪ Short Term Rental: 75% Max LTV Purchase / 70% Max LTV Refinance ▪ Vacant Unit(s): 70% Max LTV Refinance
Personal Guarantee	<ul style="list-style-type: none"> ▪ Required from the borrower
Prepayment Penalty	<ul style="list-style-type: none"> ▪ Where permitted by applicable laws and regulations
Property: Eligible	<ul style="list-style-type: none"> ▪ Single-family (Attached/Detached) ▪ PUD (Attached/Detached) ▪ 2-4 unit ▪ Condo/Condotel: Approved Warrantable & Non-Warrantable
Property: Ineligible	<ul style="list-style-type: none"> ▪ Manufactured Homes ▪ Cooperatives ▪ Rural properties in excess of 20 acres ▪ Unique properties with marketability concerns

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Rent Loss Insurance	<ul style="list-style-type: none"> ▪ Rent loss insurance for the subject property is required and must equal at least six (6) months of local average monthly rents ▪ Blanket policies covering the subject property are permitted
Reserves	<ul style="list-style-type: none"> ▪ For fully amortized loans, reserves are calculated off actual PITIA ▪ For Interest Only loans, reserves will be calculated off the ITIA
Subordinate Financing	<ul style="list-style-type: none"> ▪ Not permitted
Temporary Buydowns	<ul style="list-style-type: none"> ▪ Not permitted
Underwriting	<ul style="list-style-type: none"> ▪ All loans must be manually underwritten