iTrust MORTGAGE

Portfolio

02/17/2026

MATRIX

	Units	Max Loan Amount	Min FICO	Max LTV / CLTV / HCLTV Primary / 2nd Home / Investment Purchase / R & T	Max LTV / CLTV / HCLTV Primary / 2nd Home / Investment Cash-Out
CA Properties	SFR, PUD, 2-4 units	$3,000,000	680	75	75
		$4,000,000	720	70	70
	Condo	$2,000,000	680	70	70
	Foreign National	$4,000,000	n/a	60	60

	Units	Max Loan Amount	Min FICO	Max LTV / CLTV / HCLTV Primary / 2nd Home / Investment Purchase / R & T	Max LTV / CLTV / HCLTV Primary / 2nd Home / Investment Cash-Out
Non-CA Properties	SFR, PUD, 2-4 units	$2,000,000	680	75	75
		$2,500,000	700	70	70
	Condo	$2,000,000	680	70	70
	Foreign National	$2,500,000	n/a	60	60

General Requirements

Eligible Products	30 year Fixed, 7/6 ARM					
ARM Information	Margin	3.00%	Index	30 day Avg. SOFR	Caps	5 / 1 / 5
Mortgage / Rent	Max 1 x 30 x 12					
Min. Tradelines	3 tradelines seasoned for at least 12 months required					
Credit Event	Bankruptcy	5 years	Foreclosure	5 years		
	Short Sale / DIL	5 years	Loan Modification	5 years		

Reserves

CA Properties

	Loan Amount	Reserve (P & I)
All Property Types	<= $ 2,000,000	2 mon in a US Financial Institution
	> $ 2,000,000	6 mon in a US Financial Institution
Units + ADUs	<= $ 4,000,000	6 mon in a US Financial Institution
Cash-Out Transaction	<= $ 2,000,000	6 mon in a US Financial Institution
	> $ 2,000,000	6 mon in Assigned Financial Institution
Foreign National	<= $ 4,000,000	12 mon in a US Financial Institution
		6 mon in Assigned Financial Institution

Non-CA Properties

	Loan Amount	Reserve (P & I)
All Property Types	<= $ 2,000,000	2 mon in a US Financial Institution
	> $ 2,000,000	6 mon in a US Financial Institution
Units + ADUs	<= $ 2,500,000	6 mon in a US Financial Institution
Cash-Out Transaction	<= $ 2,000,000	6 mon in a US Financial Institution
	> $ 2,000,000	6 mon in Assigned Financial Institution
Foreign National	<= $ 2,500,000	12 mon in a US Financial Institution
		6 mon in Assigned Financial Institution

- Most recent 2 months of bank statement required.
- Reserves must be borrower's own funds.
- Business funds may be used if the borrower has 100% ownership of the business and funds are transferred to personal account.

* Net proceed from cash-out transaction can be used as reserve if deposited into the Assigned Financial Institution.

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General Requirements	
Self-Employed Income Documents	**For application received on or before 6/30:** - YTD and full year of interim Profit & Loss Statement completed and signed by independent 3rd party. **For application received on or after 7/1:** - YTD Profit & Loss Statement completed and signed by an independent third party. **CPA Letter** - CPA Letter (from CPA that prepared previous 2 years tax returns) verifying prepared business ownership and same location for at least 2 year & 2years business * Self-prepared P&L is available with add-on to rate
Salary Employees Income Docs	Written VOE form (FNMA Form 1005) completed by employer.
Max DTI	38 / 43%
Qualifying Rate	Greater of start rate or fully indexed rate
Gift	- 100% gift funds are allowed for down payment and closing costs for all occupancy - Cannot be used for reserves
Asset	- 2 months bank statement required - Foreign asset must be transferred to US institutinal Bank to be used as down payment, closing cost & reserves
Listed for Sale	1 day prior to application date for Rate & Term and Cash-Out
Loan Amount > $ 2.5 mil.	Case by case
ADU	- Must be permitted - Allowed on 1 to 3 units with max total units of 4 - Rental income from ADU is NOT acceptable and cannot be used toward qualification
Appraisal	One Full Appraisal and one Desk Review
Foreign National	- Copy of passport, I-94 and valid VISA (F-1 and F-2 type are not allowed). - Copy of passport and either I-94W or proof of ESTA Approval required for borrowers on VISA Waiver Program. - Borrower must have U.S. address when applying for loan. - Foreign assets used for down payment, closing costs, and/or reserves must be transferred to U.S. institutional account prior to ordering loan docs. - Automatic debit payment required from U.S. banking institution. - 12 months P&I reserves are required for subject property. 6 P&I reserves to be deposited into Assigned Financial Institution account prior to funding.