

PRODUCT SPOTLIGHT

Deephaven aims to be the premier provider of private-capital liquidity for Non-QM residential mortgage loans. These loans are responsibly made to the millions of borrowers who are unable to obtain a traditional government-financed mortgage. We have no MI on any product, we offer bank statement programs, and we have expanded debt ratios.

Expanded-Prime*

- ✓ Loans up to \$2.5M (Minimum \$100k)
- ✓ Credit scores down to 660
- ✓ Up to 90% LTV (Full or Alt Doc)
- ✓ Up to 50% DTI
- ✓ Cash-out up to \$500,000
- ✓ Primary, Secondary & Investment
- ✓ Condos, Non-Warrantable Condos, Rural Properties, and 2-4 Units allowed
- ✓ 30-Year Fixed (I/O options available)
- ✓ 0x30x12 Mortgage History
- ✓ 4-Year Seasoning on BK, SS, DIL, FC

Non-Prime*

- ✓ Loans up to \$1.0M (Minimum \$100k)
- ✓ Credit scores down to 620
- ✓ Up to 80% LTV (Full or Alt Doc)
- ✓ Up to 50% DTI
- ✓ Cash-out up to \$250,000
- ✓ Primary Residences Only
- ✓ Condos, Non-Warrantable Condos, Rural Properties, and 2-4 Units allowed
- ✓ 7/6 ARMs or 30-Year Fixed
- ✓ 0x60x12 Mortgage History
- ✓ 2-Year Seasoning on BK, SS, DIL, FC

DSCR*

- ✓ Loans up to \$1.5M (Minimum \$100k)
- ✓ Credit scores down to 660
- ✓ Up to 75% LTV
- ✓ Min DSCR 1.0x (lower considered case-by-case)
- ✓ Cash-out up to \$500,000
- ✓ Investment Only
- ✓ Condos, Non-Warrantable Condos, Rural Properties, and 2-4 Units allowed
- ✓ 7/6 ARMs or 30-Year Fixed
- ✓ 1x30x12 Mortgage History
- ✓ 4-Year Seasoning on BK, SS, DIL, FC
- ✓ Vesting in the name of an LLC or Corporation allowed

*See Matrices and Guidelines for all product details

