

# 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 (Primary Wage Earned)
- ✓ 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 \$1.5M (Minimum \$100k)
- ✓ Credit scores down to 620 (Primary Wage Earned)
- ✓ Up to 85% 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 80% LTV
- ✓ DSCR  $\geq$  1.00x Base (Min 0.75x)
- ✓ 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

