

PRODUCT SPOTLIGHT

Expanded-Prime*

- ☑ Loans up to \$2.5M (Minimum \$100k)
- ☑ Credit Score as low as 660
- ☑ Primary, Secondary & Investment
- ☑ Up to 90% LTV (Full Doc) & up to 90% LTV (Alt Doc)
- ☑ Cash out up to \$1.0M
- ☑ 50% DTI considered (Full Doc or 24 Mo. Alt Doc Only)
- ☑ 5/1, 7/1, and 30-Year Fixed options
- ☑ Full Doc
- ☑ Alt Doc (12 & 24 Mo. Personal or Business Bank Statements)
- ☑ 10-Year I/O with 20 or 30-Year Amortization available on 30-Year Fixed or ARMs
- ☑ Condos, Rural Properties, and 2 Units allowed
- ☑ 0x30x12 Mortgage History
- ☑ 4-Year Seasoning on BK, SS, DIL, FC

Near-Prime*

- ☑ Loans up to \$5M (Minimum \$100k)
- ☑ Credit Score as low as 620
- ☑ Primary, Second Homes, and Investment Properties
- ☑ Up to 90% LTV (Full Doc & Alt Doc)
- ☑ Up to 95% LTV available (Certain Restriction Apply)
- ☑ Up to 90% CLTV with Institutional Seconds only (Primary & Second Homes)
- ☑ Cash out up to \$1.0M (Primary & Second Homes), up to \$500k (Investment)
- ☑ Up to 50% DTI available w/additional restrictions
- ☑ 5/1, 7/1, and 30-Year Fixed options
- ☑ Full Doc
- ☑ Alt Doc (12 & 24 Mo. Personal or Business Bank Statements)
- ☑ 1-Year Alt Doc (1-Year W2/1099 or Tax Return)
- ☑ 95% LTV on Debt Consolidation
- ☑ Asset Depletion available
- ☑ 10-Year I/O with 20 or 30-Year Amortization on ARM's available
- ☑ Non-Warrantable Condos, 2-4 Units, Modular, Rural Properties, and Log Homes allowed (Rural Properties/Log Homes not allowed on Investment)
- ☑ 1x30x12 Mortgage History
- ☑ 3-Year Seasoning on BK, SS, DIL, FC

Non-Prime*

- ☑ Loans up to \$2.0M (Minimum \$100k)
- ☑ Up to 90% LTV (Full Doc & 24 Mo. Bank Statements); Up to 85% LTV (1-Year Alt Doc & 12 Mo. Bank Statement)
- ☑ 1-Year Alt Doc to 85% LTV, 620 FICO, 50% DTI
- ☑ Bank Statements to 90% LTV (Up to \$1.0M at 680 FICO)
- ☑ Cash out up to \$500k
- ☑ 0- 24 Mo. Seasoning on BK, SS, DIL, FC

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. Non-QM is all we do, and we are the industry experts. We have no MI on any product, we offer bank statement programs, and we have expanded debt ratios.

Non-Prime* (con't)

- ☑ 50% DTI with FICO of 620+
- ☑ 55% DTI available w/additional restrictions
- ☑ 5/1, 7/1, and 30-Year Fixed options
- ☑ Rural, Non-Warrantable, 2-4 Units, Modular properties to 80% LTV
- ☑ Second Homes to 80% LTV, 580+ FICO
- ☑ Condos to 90% LTV
- ☑ Credit Scores down to 500 FICO
- ☑ 10-Year I/O with 20 or 30-Year Amortization on ARM's with 620+ FICO & up to 85% LTV
- ☑ Investment Purchase and R/T: Up to 85% LTV
- ☑ Investment Cash out: Up to \$500k
- ☑ Investment Overlays: Full Doc FICO 580+, Alt Doc 620+ FICO, Ln Amt >\$1M 620+ FICO
- ☑ Up to 0x120 Mortgage History allowed

Investor Advantage*

- ☑ Max Loan Amount of \$2.0M
- ☑ Cash Out to \$500k
- ☑ DSCR Options
- ☑ DSCR to 80% LTV at 680 on Purchase or R/T; 75% at 620 (up to \$1.0M)
- ☑ DSCR to 75% LTV at 680 on Cash Out; 60% at 620 (up to \$2.0M)
- ☑ No DSCR to 75% LTV at 620 on Purchase or R/T (up to \$1.0M)
- ☑ No DSCR to 70% LTV at 680 on Cash Out; 65% at 620 (up to \$1.0M)
- ☑ No DSCR to 75% LTV at 720 on Purchase or R/T; 70% at 680; 65% at 620 (up to \$2.0M)
- ☑ 1x30x12 Mortgage History
- ☑ 2-Year Seasoning on BK, SS, DIL, FC
- ☑ 5/1, 7/1, and 30-Year Fixed options
- ☑ Vesting in the name of an LLC or Corporation allowed
- ☑ Non-Warrantable Condos and 2-4 Unit Properties up to 75% LTV
- ☑ I/O with 620+ FICO and max 75% LTV
- ☑ 5 or 10-Year I/O with 20 or 25-Year Amortization on ARMs available
- ☑ No Reserves required

Foreign National*

- ☑ Max Loan Amount of \$1.5 Million
- ☑ Purchase & R/T to 75% LTV to \$1.0M; 70% LTV to \$1.5M
- ☑ Cash Out to 70% LTV to \$1.0M; 65% LTV to \$1.5M
- ☑ 5/1, 7/1, and 30-Year Fixed options
- ☑ I/O w/ restrictions
- ☑ Full Doc: 50% DTI, 12 Mo. Reserves
- ☑ Minimum DSCR is 1.15 (No DSCR/DSCR ≤ 1.15 options)
- ☑ Asset Depletion allowed on Purchase & R/T, Subject to Full Doc Requirements
- ☑ 1x30x12 Mortgage History

●●● *See Matrices and Guidelines for all product details

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