

				TrailBla	zer Non-	QM						
			Busi	ness Purp	ose Invest	ment DSCF						
				LTV/	CLTV/HCLTV							
Loan Amount ^{2,6,8}	Credit	DSCR >/= 1.0				DSCR >/= .75			No Ratio DSCR			
Louis Amount	Score	Purchase	Rate/Term	Cash-Out⁵	Purchase	Rate/Term	Cash-Out⁵	Purchase	Rate/Term	Cash-Out		
\$150,000 - \$1,000,000	740	85%	80%	75%	75%	75%	70%	75%	75%	65%		
	720	85%	80%	75%	75%	75%	70%	70%	70%	60%		
	700	80%	75%	75%	75%	75%	70%	65%	65%	60%		
	680	75%	75%	70%	70%	70%	60%	65%	+	60%		
	660	75%	75%	70%	65%	60%				60%		
	640	65%	65%	60%	N/A	N/A	-	†	1	N/A		
	740	85%	80%	75%	75%	75%		1	+	60%		
	720	85%	80%	75%	75%	70%			+	60%		
\$1,000,001 -	700	80%	75%	75%	75%	70%				60%		
\$1,500,000	680	75%	70%	70%	70%	65%		·	+	N/A		
	660	75%	70%	70%	N/A	N/A		1	1	N/A		
	640	65%	65%	55%	N/A	N/A		†	Tchase Rate/Term Cash- TCS% 75% 655 70% 70% 60 70% 60% 55% 65% 60% 55% 60% 60% 55% 60% 60% 55% 65% 60% 55% 65% 65% 55% 65% 65% 55% 65% 60% 55% 65% 60% 55% 65% 60% 55% 65% 60% 55% 65% 60% 55% 65% 60% 57% 55% 65% 60% 57% 55% 65% 60% 57% 55% 65% 60% 57% 55% 65% 60% 57% 55% 65% 60% 57% 55% 65% 60% 57% 55% 65% 60% 57% 55% 65% 60% 57% 55% 65% 60% 57% 55% 65% 60% 57% 55% 65% 60% 57% 55% 60% 55% 65% 60% 55%	N/A		
	740	75%	75%	70%	75%	75%		60% 60% 60% N/A N/A N/A N/A 70% 70% 70% 70% 65% 65% 70% 65% 65% N/A N/	60%			
4	720	75%	75%	70%	70%	65%		·		N/A		
\$1,500,001 -	700	75%	75%	70%	70%	65%		1	1	N/A		
\$2,000,000	680	70%	65%	65%	65%	60%		· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·	N/A		
	660	70%	65%	65%	N/A	N/A		·		N/A		
	640	65%	55%	50%	N/A	N/A	-	†	1	N/A		
\$2,000,001 - \$2,500,000	700	70%	70%	65%	65%	N/A		1	1	N/A		
	680	70%	70%	60%	N/A	N/A		·		N/A		
	660	65%	N/A	N/A	N/A	N/A		· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·	N/A		
	640	60%	N/A	N/A	N/A	N/A	-	· -		N/A		
\$2,500,001 -	700	70%	65%	65%	60%	N/A	-	1	1	N/A		
\$3,000,000	660	65%	N/A	N/A	N/A	N/A		·		N/A		
	640	60%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
following matrice First Time Home G. CREDIT	s for eligibili	ty	t Resident Ali	<i>en:</i> Refer to	\$2. • Ot • Short · No Ra calcul	.000,000 ner Transaction . <i>Term Rental I</i> tio not permit	ns: Per matrix ncome: Max \$ ted; Minimum	above 2,000,000 loa	ın amount; Ma	x 75% LTV;		
Derogatory Credi	it. May finan	cing for event	s seasoned >/:	= 48 months				es in Baltimo	re City MD ine	ligihle: ΔR!		
Max 75% LTV for				10 1110111113,		not permitted in MS • State of MD: Min. DSCR 1.0 (no exceptions), Max cash out of \$200,000,						
		•		ction for								
 Housing History: Max financing for 0x30x12; 5% LTV reduction for 1x30x12 						Desk Review required on all appraisals, Max CU SSR score of 2.5*						
						Baltimore County, MD: No business purpose lending on cash-out						
						transactions permitted, second full appraisal ordered by Genway req.						
DDOCDANA							ieu, secona ru	п арргаізаі от	dered by deriv	vay ieq.		
5. PROGRAM					6. PROD		20	(Fire d D - t	- F/C COED AD			
 Cash-in-Hand: Manufactured 65% Other Transact 65% to <!--= 70%</li--> Escrow Waiver: N Manufactured credit score; 0 	ions: \$1,750 %; \$750,000 ⁄lax 80% LTV Home: Max	0,000 for LTV < for LTV > 70% \$1,500,000 lo	65%; \$1,250, ban amount; N	000 for LTV >/	= 40 = 2-1 = Ma • Intere = 30 80	Year Fixed Rat . Buydown: 30 anufactured Ho est Only: 30- an Year Fixed Rat % LTV	te and 5/6 SOF -Year Fixed Ra ome: 30-Year F nd 40-Year Fixe te or ARM I/O,	FR ARM: Max te only Fixed Rate onl ed Rate or 5/6 40-Year Fixed	80% LTV Y S SOFR ARM	I/O: Max		
Gift Funds: For LT	V > 80%, gift	-		ım 10%		te I/O only		, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
borrower contribution						7. RESERVES						
 Subordinate Financing: Allowed to max 80% LTV/CLTV/HCLTV 2-1 Buydown: Purchase only; Max 80% LTV; 30-Year Fixed Rate only 					■ 3 r ■ 6 r	 Loan amount <!--= \$750,000:</li--> 3 months PITIA for LTV <!--= 80%</li--> 6 months PITIA for LTV > 80% 						
					• 6 mor	• 6 months PITIA for loan amount > \$750,000 to = \$2,000,000</td						

• 12 months PITIA for loan amount > \$2,000,000



8. PROPERTY

- Condo (Warrantable and Non-Warrantable, including Condotel): Max 80% LTV for Purchase and Rate/Term; Max 75% LTV for Cash-Out
- Cooperative Property: Max 80% LTV for Purchase and Rate/Term; Max 75% LTV for Cash-Out
- Declining Market: 5% LTV reduction required
- Manufactured Home (Doublewide): Max 70% LTV for Purchase; Max 65% LTV for Rate/Term and Cash-Out; Minimum 660 credit score to \$2,000,000
 - Loan Amount > \$2,000,000: Minimum 700 credit score; Minimum 1.10 DSCR
 - Interest Only: Minimum \$250,000 loan amount and 40-Year Fixed Rate only
 - No Ratio: Max 65% LTV for Purchase, Max 55% LTV for Rate/Term and Cash-Out
 - Rural: Minimum 1.10 DSCR; Max \$750,000 loan amount
 - Cash-in-Hand: Unlimited for LTV </= 65%, \$500,000 for LTV > 65%
 - Escrow Waiver: Max \$1,500,000 loan amount; Minimum 700 credit score; 0x30x24 housing history required
- Rural Property (10+ acres): Max 70% LTV for Purchase and Rate/Term; Max 65% LTV for Cash-Out; See Manufactured Home, if applicable
- Geographic Restrictions: State of MD Max CU SSR Score of 2.5* or a field review is required (at borrower expense)

Note: Limitations do not apply for other eligible property types, max financing permitted per matrix above. See Property Eligibility.

Business Purpose Investment DSCR LTV/CLTV/HCLTV											
Loan Amount	Credit Score		ITIN DSCR >/= 1.0		ITIN DSCR >/= .80						
1,2,5,7		Purchase Rate/Term			Cash-Out ⁵	Purchase	Rate/Term	Cash-Out⁵			
	700	80%	80%		75%	70%	65%	65%			
\$150,000 -	680	70%	70%		65%	70%	65%	65%			
\$1,000,000	660	70%	70%	65%		70%	65%	65%			
1. BORROWER	1. BORROWER					2. INCOME					
 U.S. Citizens, Permanent Resident Aliens, Entities: Refer to previous matrix for eligibility Foreign National and Non-Permanent Resident Alien: Refer to following matrix for eligibility First Time Home Buyer: Not permitted 					 Minimum DSCR: Rural Property: Minimum 1.10 DSCR required Non-Warrantable Condo and Condotel: Minimum 1.0 DSCR required Other Transactions: Per matrix above Short-Term Rental Income: Minimum 1.15 DSCR for AirDNA gross revenue calculation 						
3. CREDIT				4. PRODUCTS							
	• <i>Derogatory Credit:</i> Max financing for events seasoned >/= 48 months; Max					The state of the s					
		d >/= 24 months		• Interest Only: 30-Year Fixed Rate only							
	: Max financ	cing for 0x30x12; 5%	LTV reduction for 1x3								
5. PROGRAM		·=· / 6=0/ d=00.0	2006 1774 6704	6. RESERVES							
		r LTV = 65%; \$500,0</td <td></td> <td colspan="5">3 months PITIA for loan amount <!--= \$500,000 6 months PITIA for loan amount --> \$500,000</td>		3 months PITIA for loan amount = \$500,000 6 months PITIA for loan amount \$500,000							
 Loan Amount < \$200,000: Rate/Term allowed to max 75% LTV Escrow Waiver: Minimum 700 credit score; 0x30x24 housing history required 2-1 Buydown: Purchase only; Max 80% LTV; 30-Year Fixed Rate only 					• 6 months PIT	IA for loan amount >	\$500,000				

TrailBlazer Non-QM

7. PROPERTY

- Condo Non-Warrantable (including Condotel): Max 75% LTV for Purchase; Max 70% LTV for Rate/Term and Cash-Out
 - Minimum 1.0 DSCR
- Cooperative Property: Not permitted
- Declining Market: 5% LTV reduction required
- Manufactured Home (Doublewide): Max 70% LTV for Purchase; Max 65% LTV for Rate/Term and Cash-Out
 - Rural: Minimum 1.10 DSCR; Max \$750,000 loan amount
- Rural Property (</= 10 acres): Max 70% LTV for Purchase; Max 65% LTV for Rate/Term and Cash-Out
 - Minimum 1.10 DSCR
 - Max \$750,000 loan amount

Note: Limitations do not apply for other eligible property types, max financing permitted per matrix above. See Property Eligibility.



			TrailBlazer Non-QM											
Business Purpose Investment DSCR														
LTV/CLTV/HCLTV														
Credit	Non-	Permanent Resident DSCR >/= 1.0	Alien	Foreign National DSCR >/= 1.0										
Score	Purchase Rate/Term		Cash-Out⁵	Purchase	Rate/Term	Cash-Out⁵								
700	75%	65%	65%	75%	65%	65%								
680	75%	65%	65%	75%	65%	65%								
680	70%	60%	60%	70%	60%	N/A								
			2. INCOME											
 U.S. Citizens, Permanent Resident Aliens, Entities, ITIN: Refer to previous matrices for eligibility First Time Home Buyer: Not permitted Foreign National: Interest Only not permitted; Max \$1,000,000 loan amount for Cash-Out; Assume 700 score for no U.S. credit; 12 months reserves required Non-Permanent Resident Alien: Permitted; \$1,000,000 max loan amount for Manufactured Home CREDIT Derogatory Credit: Max financing for events seasoned >/= 48 months; Max 75% LTV for events seasoned >/= 24 months Housing History: Max financing for 0x30x12; 5% LTV reduction for 1x30x12 Interest Only: 30- Fixed Rate only Interest Only: 30- Fixed Rate or 5/6 SOFR ARM Foreign National: Not permitted Manufactured Home: Minimum 1.15 DSCR for AirDNA gross revenue calculation 														
ctions: Unlimi d Home: Mini ed	ited for LTV < 65%; \$	51,250,000 for LTV >/= ore; 0x30x24 housing	• 6 months PIT	TA for loan amount >	\$500,000	n amount								
	700 680 680 680 680 680 680 680 680 680 6	Purchase 700 75% 680 75% 680 70% Transport Resident Aliens, Entities bility Buyer: Not permitted II: Interest Only not permitted; M -Out; Assume 700 score for no U d Resident Alien: Permitted; \$1,00 d Home Iit: Max financing for events seasures seasoned >/= 24 months That Max financing for 0x30x12; 5% The Home: Unlimited for LTV = 65 Textions: Unlimited for LTV < 65%; \$1 The Home: Minimum 700 credit scored</td <td>Credit Score Non-Permanent Resident </td> <td> Non-Permanent Resident Alien DSCR >/= 1.0 </td> <td> Non-Permanent Resident Alien DSCR > /= 1.0 </td> <th> Non-Permanent Resident Alien SCR > = 1.0 </th>	Credit Score Non-Permanent Resident	Non-Permanent Resident Alien DSCR >/= 1.0	Non-Permanent Resident Alien DSCR > /= 1.0	Non-Permanent Resident Alien SCR > = 1.0								

7. PROPERTY

- Declining Market: 5% LTV reduction required
- Manufactured Home (Doublewide): Max 70% LTV for Purchase; Max 65% LTV for Rate/Term and Cash-Out
 - Unlimited cash-in-hand for LTV </= 65%</p>
 - Interest Only: Minimum \$250,000 loan amount; 40-Year Fixed Rate only
 - Escrow Waiver: Max \$1,500,000 loan amount; Minimum 700 credit score; 0x30x24 housing history required
 - Non-Permanent Resident Alien: Max \$1,000,000 loan amount
 - Rural: Minimum 1.10 DSCR; Max \$750,000 loan amount
- Rural Property (10+ acres): Max 70% LTV for Purchase and Rate/Term; Max 65% LTV for Cash-Out; See Manufactured Home, if applicable

Note: Limitations do not apply for other eligible property types, max financing permitted per matrix above. See Property Eligibility.



Copyright © 2025, All rights reserved. Open Mortgage Wholesale is a DBA of GenWay Home Mortgage, Inc. NMLS# 222730. All Rights Reserved. To see the states where the company is licensed and where the DBA is used, please visit www.nmlsconsumeraccess.org. The information contained herein is provided to assist real estate and mortgage lending professionals and is not an advertisement to extend credit directly to consumers. Credit and collateral are subject to approval. Program and other restrictions may apply. Programs, rates, terms, and conditions are subject to change without notice