



Effective 05/01/2025

PRIME STAR CREDIT MATRIX

INCOME

Eligibility	Description				
Income Types	Full Document • 1 or 2 Years • W-2 & Paystubs • Tax Returns Alternative Document • 1 or 2 Years • 1099 Bank Statements • Personal or Business • 12 or 24 Months Bank Statements • 2 Years self-employed in same business required 1 Year Profit & Loss • Must be prepared and signed by verified CPA/EA/CTEC/Tax Attorney Asset Qualifier • Assets post close must be greater than 150% of the loan amount Asset Qualifier • Income equals Qualified Assets / 84 months Asset Income Lift • Not Available Asset Income Lift • Not Available				
Bank Statement Expense Ratio	Fixed Expense Ratio:	Number of FTE/Contractors	0	1 - 5	6+
		Service Business	50%	50%	60%
		Product Business	50%	60%	80%
	Business Expense Letter:	Letter from CPA/accountant, IRS enrolled agent, or tax preparer subject to a minimum total expense percentage of 10%			
	Profit and Loss Statement:	Expense factor provided on a profit and loss statement prepared by a CPA/accountant, IRS enrolled agent, or tax preparer subject to a minimum total expense percentage of 10%			
Debt Ratio	45% Max DTI when LTV is greater than 80% 50% Max DTI when LTV is equal to or less than 80% 43% Max DTI for Asset Qualifier income method 43% Max DTI when living rent free 45% Max DTI when Interest Only				
Residual Income	Minimum \$1,250 plus \$250 is required for the first dependent and then \$125 for each additional dependent to a max requirement of \$1,750.00				

LOAN TYPE RESTRICTIONS								
Transaction Type	Fico	Primary						
		≤ \$1.0M	≤ \$1.5M	≤ \$2.0M	≤ \$2.5M	≤ \$3.0M	≤ \$3.5M	≤ \$4.0M
Purchase	760 +	90%	90%	85%	80%	75%	70%	70%
	740 - 759	90%	90%	85%	80%	75%	70%	70%
	720 - 739	90%	90%	85%	80%	75%	70%	70%
	700 - 719	90%	90%	85%	75%	75%	70%	NA
Transaction Type	Fico	Primary						
		≤ \$1.0M	≤ \$1.5M	≤ \$2.0M	≤ \$2.5M	≤ \$3.0M	≤ \$3.5M	≤ \$4.0M
Rate/Term Refinance	760 +	85%	85%	80%	75%	70%	70%	65%
	740 - 759	85%	85%	80%	75%	70%	70%	65%
	720 - 739	85%	85%	80%	75%	70%	70%	65%
	700 - 719	85%	85%	75%	70%	70%	65%	NA
Transaction Type	Fico	Primary						
		≤ \$1.0M	≤ \$1.5M	≤ \$2.0M	≤ \$2.5M	≤ \$3.0M	≤ \$3.5M	≤ \$4.0M
Cash Out Refinance	760 +	80%	80%	80%	75%	70%	NA	NA
	740 - 759	80%	80%	80%	75%	70%	NA	NA
	720 - 739	80%	80%	80%	75%	70%	NA	NA
	700 - 719	80%	80%	70%	65%	65%	NA	NA
Transaction Type	Fico	Second Home						
		≤ \$1.0M	≤ \$1.5M	≤ \$2.0M	≤ \$2.5M	≤ \$3.0M	≤ \$3.5M	≤ \$4.0M
Purchase	760 +	85%	85%	85%	80%	NA	NA	NA
	740 - 759	85%	85%	85%	80%	NA	NA	NA
	720 - 739	85%	85%	85%	80%	NA	NA	NA
	700 - 719	85%	85%	85%	75%	NA	NA	NA
Transaction Type	Fico	Second Home						
		≤ \$1.0M	≤ \$1.5M	≤ \$2.0M	≤ \$2.5M	≤ \$3.0M	≤ \$3.5M	≤ \$4.0M
Rate/Term Refinance	760 +	80%	80%	80%	75%	NA	NA	NA
	740 - 759	80%	80%	80%	75%	NA	NA	NA
	720 - 739	80%	80%	80%	75%	NA	NA	NA
	700 - 719	80%	80%	75%	70%	NA	NA	NA
Transaction Type	Fico	Second Home						
		≤ \$1.0M	≤ \$1.5M	≤ \$2.0M	≤ \$2.5M	≤ \$3.0M	≤ \$3.5M	≤ \$4.0M
Cash Out Refinance	760 +	75%	75%	75%	75%	NA	NA	NA
	740 - 759	75%	75%	75%	75%	NA	NA	NA
	720 - 739	75%	75%	75%	75%	NA	NA	NA
	700 - 719	75%	75%	70%	65%	NA	NA	NA

PRODUCT TYPE RESTRICTIONS			
Eligibility	Max LTV Purchase	Max LTV Rate/Term	Max LTV Cash Out
1 Year Profit & Loss	80%	75%	70%
Interest Only	90%	85%	80%
2 - 4 Units & Condo	85%	80%	75%
Condotel	85%	80%	75%
PRODUCT			
Eligibility	Description		
Fixed Products	30 Year fixed or 40 Year fixed interest only		
Arm Products	5 year 6 month SOFR arm • 7 year 6 month SOFR arm 30 year amortization or 120 month interest only 40 year term Margin 3.5% • Index: 30-day average SOFR • Floor: Start rate 2.0% Initial cap / 2.0% Annual cap / 5.0% Life cap		
Condotel	Max Loan Amount \$2,500,000		
1 Year Profit & Loss	Minimum credit score 700 • Maximum loan amount \$2,000,000 • 12 months PITIA reserves • Max 45% DTI • CPA/EA/CTEC/Tax Attorney must attest they have completed or filed the borrower's most recent business tax return • 2 months most recent bank statements to support Profit & Loss income • Primary Residence Only		
Interest Only Term	120 Months		
Loan Amount	Minimum loan amount \$500,000 • Maximum loan amount \$4,000,000		
Prepayment Penalty	Not Allowed		
Escrows	Escrow waiver allowed with conditions, see client guide		
Cash Out Proceeds	Max cash in hand limited to \$500,000 for LTV greater than 65% There is no cash in hand limitation for loans equal to or less than 65% LTV		
Seasoning	No seasoning to use appraised value for a Rate and Term Refinance 6 months seasoning for a Cash Out Refinance No seasoning required to use appraised value on properties obtained through inheritance, divorce, or separation		
Occupancy	Primary and Second Home only		
Secondary Financing	Max CLTV is restricted to the max qualifying LTV		
Land Contract • Lease with Option to Purchase	Eligible as a rate and term refinance if seasoned for 12 months with a payment history of 0x30 for 12 months supported by canceled checks		
Texas Cash Out 50(a)(6)	Max 80% LTV • Financed points cannot exceed 80% LTV • 12 day waiting period required		
Delayed Financing	Eligible when a property was purchased by a borrower for cash with 180 days of the loan application • Purchase loan/LTV limits apply		
Fees	\$1,395 Underwriting Fee • \$1,595.00 Bank Statement Underwriting Fee \$150.00 Desk Review Fee If applicable: \$250.00 Texas Legal Document Review If applicable: \$250.00 Entity Review Fee • If applicable: \$695.00 Processing Fee		

BORROWER	
Eligibility	Description
Eligible Borrowers	US Citizen • Permanent Resident
Max Borrowers	Max 4 individuals
Vesting	Natural persons • Living Trusts
First Time Homebuyer	See Client Guide
Exposure	No more than \$5,000,000 or 15 properties to one single borrower
CREDIT	
Eligibility	Description
Qualifying Credit Score	Minimum score 700 A minimum of two scores must be reporting Use the lower of two or middle of three credit scores to determine the decision score Use the decision score for the primary wage earner All borrowers must meet the minimum credit score for the program
Mortgage Status	All mortgages must be current at the time of closing
Mortgage Rating	0 x 30 x 12 months for all mortgages
Consumer Credit	No requirement
Credit Event Seasoning (BK, FC, SS, FB, Mod)	48 Months
Covid Forbearance	Eligible if all missed payments are repaid or 3 regular payments over 90 days have been paid after forbearance has ended.
Charge-Offs and Collections	Individual collection and non-mortgage charge-off accounts equal to or greater than \$250, and accounts that total more than \$2,000, must be paid in full prior to or at closing. Medical collections are excluded up to a cumulative balance of \$10,000
Judgements and Liens	All open judgments, garnishments, and outstanding liens affecting title must be paid off prior to or at closing.
Tradelines	One (1) active tradeline rated for 24 months and Two (2) tradelines rated 12 months open or closed • One (1) mortgage tradeline rated for 12 months open or closed in last 24 months and One (1) additional tradeline

ASSETS / RESERVES	
Eligibility	Description
Assets	Seasoned for 60 days Large deposits that exceed 50% of the qualifying income must be sourced
Reserves	6 Months PITIA when LTV < 85% 12 Months PITIA when LTV > 85% 12 Months PITIA for loan amounts greater than \$1,500,000 regardless of LTV 12 Months PITIA for qualifying income type of Profit & Loss Loan proceeds can be used for reserves
Concessions	6% for LTV ≤ 80% • 4% for LTV > 80% LTV Must be used for closings costs and prepaids
Gift Funds	Gift funds are allowed with a minimum 5% borrower contribution with a max 80% LTV or Gift funds are allowed with a minimum 10% borrower contribution for Second Home
Gift Equity	A gift of equity is allowed with a minimum 5% borrower contribution with a max 80% LTV on a primary residence
PROPERTY	
Eligibility	Description
Property Type	SFR 1 - 4 Units • PUD • Condo • Condotel
Non-Warrantable Condo	Ineligible
Condo (Florida)	Structural inspection required for projects greater than 5 stories and 25 years old in Florida
Property Condition	C4 or better
Minimum Sq Ft	SFR & PUD 700 sq ft • Condo Units 500 sq ft • 2-4 Units 400 sq ft
Acreage	Max 10 acres • No rural properties
Appraisal Requirements	Approved AMC required • SSRs required unless transferred SFR - 1004 • 2 to 4 Units - 1025 • Condo - 1073 Second appraisal required for loan amounts greater than \$2,000,000 Appraisal must be dated within 120 days of the Note Desk review required on all loans or CU Score of 2.5 or less with restrictions
Appraisal Transfers	Allowed with signed transfer letter from lender, invoice, and first generation report
Listed for Sale	Listing must be canceled prior to the Note date for a Rate and Term Refinance Listing must be canceled 180 days prior to the application date for a Cash Out Refinance The lessor of the recent list price or appraised value will be used within 6 months of the listing
Unavailable States	AK, HI, MO, ND, NY, SD
COMPLIANCE	
Eligibility	Description
Max Broker Fees	<ul style="list-style-type: none"> • Loan Amounts < \$150,000: Max broker compensation which includes borrower paid compensation, lender paid compensation, business purpose premium, and total fee compensation, which includes all other fees charged by the broker such as the credit report fee, processing fee, etc., is 5% in aggregate. • Loan Amounts > \$150,000: Max broker compensation which includes borrower paid compensation, lender paid compensation, business purpose premium is 3%. Total fee compensation which includes all other fees charged by the broker such as the credit report fee, processing fee, etc. is 5% in aggregate.
High Cost	No High Cost Loans (Max 5% of Amount Financed or Rate 6.5% above APOR)
Section 32	No Section 32
Ability to Repay	All loans require the ability to repay
State and Federal Laws	All federal and state regulations must be followed
<p>This information is intended for the exclusive use of licensed real estate and mortgage lending professionals. Distribution to the general public is prohibited. This is not a commitment to lend. Rates and programs are subject to change without notice. Other restrictions and limitations may apply. Granting of loan is subject to the credit and policy requirements of American Heritage Lending, LLC, NMLS 93735</p>	