



Non-Owner Expanded

INVESTMENT PROPERTY

AGENCY ELIGIBLE INVESTOR PROGRAM MATRIX (CONFORMING BALANCE & AGENCY JUMBO)						
Purpose	Property Type	Min. Loan Amount	Max. Loan Amount	FICO	LTV/CLTV	Max. DTI
Purchase Rate & Term	1 Unit	\$150,000	Agency Limit (#Units/State)	700	80%	50%
				680	75%	50%
				660	70%	50%
Purchase Rate & Term	2-4 unit	\$150,000	Agency Limit (#Units/State)	700	75%	50%
				680	75%	50%
				660	70%	50%
Cash Out	1 Unit	\$150,000	Agency Limit (#Units/State)	700	75%	50%
Cash Out	2-4 Unit	\$150,000	Agency Limit (#Units/State)	700	70%	50%

SECOND HOME

AGENCY ELIGIBLE 2ND HOME PROGRAM MATRIX (CONFORMING BALANCE & AGENCY JUMBO)						
Purpose	Property Type	Min. Loan Amount	Max. Loan Amount	FICO	LTV/CLTV	Max. DTI
Purchase Rate & Term	1 Unit	\$150,000	Agency Limit (#Units/State)	700	80%	50%
				680	75%	50%
				660	70%	50%
Cash Out	1 Unit	\$150,000	Agency Limit (#Units/State)	700	75%	50%

CONFORMING BALANCE & AGENCY JUMBO LOAN LIMITS

2025 Conforming Balances	
Contiguous States, DC	Loan Size
1 Unit	\$806,500
2 Unit	\$1,032,650
3 Unit	\$1,248,150
4 Unit	\$1,551,250

2025 Conforming Balances	
Hawaii	Loan Size
1 Unit	\$1,209,750
2 Unit	\$1,548,975
3 Unit	\$1,872,225
4 Unit	\$2,326,875

2025 Agency Jumbo Balances	
Contiguous States, DC	Loan Size
1 Unit	\$1,209,750
2 Unit	\$1,548,975
3 Unit	\$1,872,225
4 Unit	\$2,326,875



PROGRAM DETAILS	
QM Status	<p>The primary focus of this lending program is the borrower's ability to repay the mortgage obligation. Mortgage Loans acquired or funded by MCFI should be affordable to the borrower in his or her pursuit of homeownership. Under the general Ability to Repay (ATR) standard, at or before consummation of the related Mortgage Loan, MCFI must make reasonable, good-faith determination that the consumer has a reasonable ability to repay the Mortgage Loan. MCFI must verify information using reasonably reliable third-party records that provide evidence of income or assets. If a Mortgage Loan is subject to the ATR rules under the Federal Truth in Lending Act ("TILA"), MCFI must consider eight underwriting factors to be compliant:</p> <ul style="list-style-type: none"> • Current or reasonably expected income or assets (other than the value of the property that secures the loan) that the consumer will rely on to repay the loan. • Current employment status (if you rely on employment ~ come when assessing the consumer's ability to repay). • Monthly mortgage payment for this loan. Calculate this using the introductory or fully indexed rate whichever is higher, and monthly, fully amortizing payments that are substantially equal. • Monthly payment on any simultaneous loan secured by the same property. • Monthly payments for property taxes and insurance that you require the consumer to buy, and certain other costs related to the property such as homeowner's association fees or ground rent. • Debts, alimony, and child support obligations. • Monthly debt-to-income ratio or residual income, that you calculated using the total of all the mortgage and non-mortgage obligations listed above, as a ratio of gross monthly income. • Credit history.
Program Codes	<ul style="list-style-type: none"> • ANX30, ANXHB30
Eligible States	All MCFI approved States
Program Underwriting Guidelines	<p>MCFI overlays identified in this document are intended to reference and supplement the Fannie Mae or Freddie Mac Seller Guides. Originators should refer to the Fannie Mae or Freddie Mac Seller Guide for specific information concerning qualification requirements that are not referenced in our overlays. To the extent there is a difference in standards between MCFI overlays and the Fannie Mae or Freddie Mac Guides, originators may rely on MCFI overlays.</p>
Overview	<ul style="list-style-type: none"> • SFRs, Warrantable Condo and PUDs, 2-4 Unit • 30 years Fixed only • No Prepayment Penalty allowed • No Temporary Buy-down allowed • No Higher Priced Covered Transaction allowed • No Mortgage Insurance (PMI) allowed • Non-traditional credit not acceptable.



PROGRAM SUMMARIES													
Summaries	<p>All Eligible Investor/2nd Home loans must meet the below criteria:</p> <ul style="list-style-type: none"> • File must contain a DU “Approve/Eligible” or LP “Accept/Eligible” result for the Agency Investor/2nd Home Program (Conforming Balance & Agency Jumbo) • Loan files utilizing DU will be reviewed to Fannie Seller Guides • Loan files utilizing LP will be reviewed to Freddie Seller Guides • Signed Borrower Certification of Business Purpose form is required for cash out refinance of an investment property. The cash out proceeds need to be for business purposes. 												
Appraisal	<ul style="list-style-type: none"> • All appraisals must comply with and conform to USPAP and the Appraisal Independence Requirements, and any requirement for HPMLs, if applicable • All appraisals must comply with any and all agency guideline requirements • Two appraisals are required to be delivered for loan amounts > \$2,000,000 and HPML flip transactions as defined by the CFPB • Appraisals with condition or quality ratings of C5 or C6 will not be eligible 												
Property Inspection Waiver	<ul style="list-style-type: none"> • Loans with Property Inspection Waivers (PIW’s) in lieu of an Appraisal provided the loan meets all Fannie Mae/DU or Freddie Mac/LP requirements for qualification • Loans qualifying with PIW that are >75% LTV/CLTV will require a 2055 Exterior Only Residential Appraisal • Loans using PIW will need an AVM as a third-party valuation. If an AVM comes back outside of tolerance, Appraisal Report is required. • Freddie Mac/LP currently does not accept Property Inspection Waivers (PIWs) on Investment properties <p>An AVM will be permitted with the following conditions</p> <ul style="list-style-type: none"> ➢ Must be submitted with a property condition report detailing exterior photos. Property condition report to show the underlying property to be in adequate condition. ➢ AVM must be dated within 60 days of the Note Date. ➢ AVM must have an acceptable confidence score. ➢ AVM must be provided by the following provided and must have acceptable confidence score. <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">AVM Vendors</th> <th style="text-align: center;">Minimum Confidence Score</th> </tr> </thead> <tbody> <tr> <td>Clear Capital</td> <td style="text-align: center;">>= .80</td> </tr> <tr> <td>Collateral Analytics</td> <td style="text-align: center;">>= .82</td> </tr> <tr> <td>House Canary</td> <td style="text-align: center;">>= .80</td> </tr> <tr> <td>Red Bell Real Estate, LLC</td> <td style="text-align: center;">>= .80</td> </tr> <tr> <td>Veros</td> <td style="text-align: center;">>= .80</td> </tr> </tbody> </table>	AVM Vendors	Minimum Confidence Score	Clear Capital	>= .80	Collateral Analytics	>= .82	House Canary	>= .80	Red Bell Real Estate, LLC	>= .80	Veros	>= .80
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Third Party Appraisal Review	<ul style="list-style-type: none"> • All other loans require a third-party review that validates the origination appraisal. Either a Clear Capital – Collateral Desktop Analysis "CDA" or a Protek Valuation –Appraisal Risk Review "ARR" are acceptable. • The Vendor Appraisal/Value Review final opinion of value must be within -10% of the origination appraisal(s) or sales price • MCFI may utilize Collateral Underwriter (CU) as a secondary valuation if the score is <=2.5. File must include a copy of the Submission Summary Report 												



	<ul style="list-style-type: none"> • Desk review is not required for loans with two (2) appraisals
<p>FEMA Disaster Areas</p>	<ul style="list-style-type: none"> • MCFI must ensure the areas impacted by disasters and that subject property has not been adversely impacted • A list of federally declared disaster areas may be found on the FEMA website at www.fema.gov/disasters. • In addition, when there is knowledge of an adverse event occurring near or around the subject property, including but not limited to earthquakes, floods, tornadoes, or wildfires, additional due diligence is required to determine when the disaster area guidelines must be followed • Guidelines for disaster areas should be followed ninety (90) days from the incident period ending date or the date the adverse event occurred, whichever is greater <p>Appraisal Completed prior to Disaster</p> <ul style="list-style-type: none"> • Interior and exterior inspection of the subject property is required • Appraisal update or final inspection from the appraiser must be obtained • Damage that impacts the safety or habitability of the property or damage in excess of \$2000 will not be eligible. <p>Appraisal After Disaster Incident</p> <ul style="list-style-type: none"> • Appraiser must comment on the adverse event and any effect on marketability or value • Damage that impacts the safety or habitability of the property or damage in excess of \$2000 will not be eligible <p>Disaster Incident Occurs After Closing, Prior to Funding, and Loans with Property Inspection Waiver.</p> <ul style="list-style-type: none"> • A Post Disaster Inspection (PDI) Report from Clear Capital or Damage Assessment Report (DAR) from Pro Teck will need to be provided • Any indication of damage reflected on the report will require a re-inspection by the appraiser • Damage that impacts the safety or habitability of the property or damage in excess of \$2000 will not be eligible <p>Verbal Verification of Employment</p> <ul style="list-style-type: none"> • MCFI must obtain a new Verbal Verification of Employment (VVOE) if the disaster event occurs after the original VVOE was completed • Borrower should still be employed at the same employer listed on the initial 1003 and continuing to receive the same amount of income
<p>Properties in Rural or Agricultural Areas</p>	<ul style="list-style-type: none"> • Requires Investor Approval
<p>Ineligible Property Types</p>	<ul style="list-style-type: none"> • Manufactured Homes • Log Homes • Condotels • Non-Warrantable Condominiums • Unique Properties • Mixed Use properties • Builder Model Leaseback • Boarding Houses • Barndominium



MEGA CAPITAL FUNDING, INC.

	<ul style="list-style-type: none">• Live/Work Condos• Fractional Ownership/Time Shares• Assisted Living/Continuing Care Facilities• Mandatory Country Club Memberships• Zoning violations• Properties under construction• Working/Hobby Farms• C5 or C6 property condition grades• Geodesic Domes• Houseboats• Homes on Native American Land (Reservations)• Properties used for the cultivation, distribution, manufacture, or sale of marijuana.• Theme park resort properties
Maximum Financed Properties	<ul style="list-style-type: none">• Up to 10 financed properties
Reserve Requirements	<ul style="list-style-type: none">• Reserves for the Eligible Investor/2nd Home Program per DU/LP
Mortgage	<ul style="list-style-type: none">• Loans with mortgage insurance will not be accepted