MKLENDING CORP.
MORTGAGE BANKERS

Last Update 11/10/2025

1 Year Income Prime

Program Code: 1Yr Prime -30, -40, -7/6, -5/6, -30 IO, -40 IO, -7/6 IO, -7/6 IO-40, -5/6 IO, -5/6 IO-40

FICO	Loan Amt	Max CLTV					
		Primary			2nd Home/Investment		
		Purchase	R/T	Cash-Out	Purchase	R/T	Cash-Out
720+	≤ 1M	90%	85%	80%	85%	80%	75%
	≤ 1.5M	90%	85%	80%	85%	80%	75%
	≤ 2M	85%	80%	80%	85%	80%	75%
	≤ 2.5M	80%	75%	75%	80%	75%	75%
	≤ 3M	75%	70%	70%	75%	70%	70%
700-719	≤ 1M	90%	85%	80%	85%	80%	75%
	≤ 1.5M	90%	85%	80%	85%	80%	75%
	≤ 2M	85%	75%	70%	85%	75%	70%
	≤ 2.5M	75%	70%	65%	75%	70%	65%
	≤ 3M	75%	70%	65%	75%	70%	65%
680-699	≤ 1M	90%	85%	75%	85%	80%	75%
	≤ 1.5M	85%	80%	75%	85%	80%	75%
	≤ 2M	80%	75%	70%	80%	75%	70%
	≤ 2.5M	75%	70%	65%	75%	70%	65%
	≤ 3M	70%	65%	65%	70%	65%	65%
660-679	≤ 1M	80%	80%	75%	80%	80%	75%
	≤ 1.5M	80%	75%	75%	80%	75%	75%
	≤ 2M	75%	70%	65%	75%	70%	65%
	≤ 2.5M	70%	65%	65%	70%	65%	65%
640-659	≤ 1M	80%	75%	70%	80%	75%	70%
	≤ 1.5M	70%	65%	65%	70%	65%	65%
	≤ 2M	65%	NA	NA	65%	NA	NA
620-639	≤ 1M	70%	70%	NA	70%	70%	NA

- 2-4 Units & Condo Max LTV/CLTV: 85%
- Rural Max LTV/CLTV: Purchase 80%, Refinance 75%
- First Time Home Buyer see restrictions below
- State Restrictions see below
- Declining Market: Maximum LTV/CLTV is limited to 85% for Purchases, 80% for Refinances and Max Loan Amount is limited to $2M.
- Interest Only: Min Fico 660

Income Requirement

Wage Earner Income	▪ Paystubs ▪ W-2 ▪ IRS Form 4506
Self Employed Income	▪ 1 year of Personal and Business Tax Returns ▪ YTD P&L ▪ IRS Form 4506

General Requirements

DTI	▪ Standard max 50% (If 1st time home buyer or living rent free, additional restriction will apply)
Occupancy	▪ Primary ▪ Second Home ▪ Investment
Interest Only	▪ Min Credit Score: 660 ▪ 30 and 40 year term, qualification based upon remaining term (amortized) after expiration of interest only period

Product Type

***Interest Only: Amortization term used for Qualification**

Product	Term	Amortization Term	I/O Term	Qualifying Rate
40-Yr Fixed	40 yr	40 yr	NA	Note Rate
40-Yr Fixed IO	40 yr	30 yr	10 yr	
30-Yr Fixed	30 yr	30 yr	NA	
30-Yr Fixed IO	30 yr	20 yr	10 yr	
7/6 ARM	30 yr	30 yr	NA	Higher of Fully Indexed or Note Rate
7/6 ARM IO	30 yr	20 yr	10 yr	
7/6 ARM IO-40Yr Term	40 yr	30 yr	10 yr	
5/6 ARM	30 yr	30 yr	NA	
5/6 ARM IO	30 yr	20 yr	10 yr	
5/6 ARM IO-40Yr Term	40 yr	30 yr	10 yr	

Loan Purpose	▪ Purchase ▪ Rate/Term ▪ Cash-Out
Loan Amount	▪ Min: $150,000 ▪ Max: $3,000,000

State Restrictions	▪ **New Jersey:** o Max LTV/CLTV: 85% for Purchases; 80% for Refinances o Max loan amount limited to $2M ▪ **Florida:** o Max LTV/CLTV: 85% for Purchases; 80% for Refinances o Max loan amount limited to $2M o Condos: Up to 7 Stories. No High Rise Condo (8+) o Condos: A structural inspection is required if the project is greater than 5 stories and over 30 years old or 25 years old if within 3 miles of the coast. o Projects with an unacceptable or no inspection are not eligible. ▪ Maryland: o Investment property not permitted in Baltimore City, MD ▪ Texas: o Texas Senate Bill 17 eligibility restrictions for Non-Permanent residents. See seller guide
Cash-Out	▪ Max Cash-In-Hand: Unlimited ▪ Cash-Out Seasoning o For properties owned 6 months or longer, the LTV/CLV is based upon the appraised value. o If the cash-out seasoning is less than 6 months, see seller guide for eligibility
Property Type	▪ Single Family ▪ 2-4 Units (Max LTV/CLTV: 85%) ▪ Condo (Max LTV/CLTV: 85%)
Acreage	▪ Property up to 20-acres ▪ Rural Max LTV/CLTV: Purchase 80%, Refinance 75%
Escrow Impound	▪ Taxes and insurance escrows required
Prepayment Penalty	▪ Investment Properties only ▪ Prepayment periods up to 5-years eligible, see rate sheet ▪ Penalties not allowed on loans vested to individuals in NJ ▪ Prepayment not allowed on MD ▪ Six (6) months of interest on prepayments that exceed 20% of the original principal balance in a given 12-month time period.
Document Age	▪ 90 days prior to the note date
General Underwriting Guidelines	
Credit Score	▪ Middle of 3 scores or lower of 2
Tradelines	▪ Min: 2 reporting 24-months w/ activity in last 12-months or 3 reporting 12-months w/ recent activity ▪ If the primary borrower has three (3) credit scores, the minimum tradeline requirement is waived)

Housing History	▪ See CHART below ▪ Borrowers with less than 12 months housing history (ie: living rent free) Max DTI 43%

Housing History

Housing History	1x30x12	0x60x12	0x90x12
Max LTV/CLTV: Purchase	See matrix above	80%	70%
Max LTV/CLTV: Refi.	See matrix above	75%	NA
Max Loan Amt:	See matrix above	$1,500,000	$1,000,000

Credit Event Seasoning

BK/FC/SS/DIL/PreFC/MC	>= 36 Mo	>= 24 Mo	>= 12 Mo
Max LTV/CLTV: Purchase	See matrix above	80%	70%
Max LTV/CLTV: Refi.	See matrix above	75%	NA
Max Loan Amt:	See matrix above	$1,500,000	$1,000,000

Notice of Default	▪ Notice of Default will be considered 1x90x12 under housing history restrictions. ▪ If the borrower cured the default and has made 12 timely payments, they are eligible without any restrictions.
Forbearance, Modification, and Deferrals	▪ Forbearance and Deferrals are considered under housing payment history. ▪ Greater than 12 months from note date: Forbearance, loan modification, or deferrals (including COVID-19 related events) completed or reinstated greater than 12 months from the note date of the subject transaction are eligible. ▪ Within 12 months of note date: Not Eligible
Reserves	▪ LTV < 80%: 3-months of PITIA ▪ LTV 80.01 to 85%: 6-month PITIA ▪ LTV > 85%: 12-month of PITIA ▪ Loan Amount > $1.5M: 9-months of PITIA ▪ Loan Amount > $2.5M: 12-months of PITIA ▪ Cash out may be used to satisfy requirement ▪ Reserves Must be own funds (NO GIFT)
Assets Requirements	▪ Min of 30-days asset verification required (Any large deposit must be sourced)
Gift Funds	▪ Allowed after Min contribution is met: o 5% min contribution for Primary and Second Home o 10% min contribution for Investment ▪ Primary/Second Home Purchase Only: o 100% Gift allowed when using 12 or 24 Month Bank Statement for Income o Max LTV/CLTV 80% o Borrowers must meet reserve and residual income requirements ▪ Gift Not Permitted on Refinances

First Time Home Buyer	▪ Primary residence only ▪ DTI may not exceed 45% ▪ Minimum six (6) months of reserves ▪ 12-month rental history, reflecting 0x30, documented ▪ Without a documented 12-month rental history: Max DTI 43% and Max LTV/CLTV 80%
Interested Party Contributions	▪ Primary and Second Home o 6% for LTVs > 75% o 9% for LTV ≤ 75% ▪ Investment o Max 6%
Appraisals	▪ FNMA Form 1004, 1025, 1073 with interior/exterior inspection ▪ Appraisal review product required unless 2nd appraisal obtained ▪ 2nd Appraisal required for loans > $2,000,000 ▪ Transferred Appraisal are acceptable
Declining Market	▪ If appraisal report indicates declining market the max LTV/CLTV is 85% for Purchases, 80% for Refinances and Max Loan Amount is limited to $2M