MKLENDING CORP.
MORTGAGE BANKERS

Last Update 11/10/2025

P&L Prime

Program Code: PL 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		
		Purchase	R/T	Cash-Out
720+	≤ 2M	80%	75%	70%
	≤ 2.5M	75%	70%	70%
	≤ 3M	70%	NA	NA
700-719	≤ 2M	80%	75%	70%
	≤ 2.5M	75%	70%	65%
	≤ 3M	70%	NA	NA
680-699	≤ 1.5M	80%	75%	70%
	≤ 2M	75%	70%	65%
	≤ 2.5M	70%	65%	60%
FICO	**Loan Amt**	**Max CLTV**		
		Second Home / Investment		
		Purchase	**R/T**	**Cash-Out**
720+	≤ 2M	80%	75%	70%
	≤ 2.5M	75%	70%	70%
700-719	≤ 2M	80%	75%	70%
	≤ 2.5M	75%	70%	65%
680-699	≤ 1.5M	80%	75%	70%
	≤ 2M	75%	70%	65%
	≤ 2.5M	70%	65%	60%

- First Time Home Buyer see restrictions below
- State Overlays/Restrictions see below
- If appraisal report identifies the property in **declining market**, max loan amount limited to $2M
- Rural: Max LTV/CLTV 80% Purchase, 75% Refinance

Income Requirement

Self Employed Income	▪ **Profit & Loss Statement Only** o 12 Mo CPA/EA/CTEC/Tax Attorney prepared Profit & Loss Statement Only within 30 days of the loan application ▪ Qualifying income is the net income from the P&L divided by 12 months ▪ Expenses on the P&L must be reasonable for the industry. o CPA/EA/CTEC/Tax Attorney must attest they have completed or filed the borrower's most recent tax return & borrower has minimum 25% ownership, and CPA/EA/CTEC letter must verify minimum 2 years of existence of business. ▪ Must be signed by a CPA/EA/CTEC

General Requirements

DTI	▪ Standard max 50% (If 1st time home buyer or living rent free, additional restriction will apply)
Occupancy	▪ Primary ▪ Second Home ▪ Investment

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	

Product	Term	Amortization Term	I/O Term	Qualifying Rate
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
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 ▪ Condo
Rural Property	▪ Max LTV/CLTV 80% Purchase, 75% Refinance
State Restrictions	▪ **New Jersey and Florida:** o Max loan amount limited to $2M ▪ **Florida Condominiums:** o Up to 7 Stories. No High Rise Condo (8+) o 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
Escrow	▪ 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	▪ 1x30x12 ▪ Borrowers with less than 12 months housing history (ie: living rent free) Max DTI 43%
Housing Event Seasoning	▪ BK/FC/SS/DIL/PreFC/MC: ≥ 36 Months
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, 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 ▪ 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	▪ 1 month bank statement or VOD with 30-day average (Any large deposit must be sourced)
Business Funds	▪ Business accounts may be considered for assets. The amount of business assets that may be utilized is limited to the borrower's ownership percentage in the business.
Gift Funds	▪ Allowed after Min contribution is met: o 5% min contribution for Primary and Second Home o 10% min contribution for Investment ▪ 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 80% and Max Loan Amount is limited to $2M