DSCR

All Types P/RT				
Credit Score	$750,000	$1,000,000	$1,500,000	$2,000,000
720+	80%	80%	80%	75%
680 - 719	75%	75%	70%	65%
All Types Cash Out				
Credit Score	$750,000	$1,000,000	$1,500,000	$2,000,000
720+	75%	75%	75%	70%
680 - 719	70%	70%	65%	60%

Reserves

Loan Amount	≤ $1,000,000	3 Months
	$1,000,001 - $2,000,000	6 Months
Derogatory Credit Event ≤ 4 Years		Additional 6 Months

DSCR Elite

All Types P/RT			
Credit Score	$750,000	$1,000,000	$1,500,000
720+	75%	75%	75%
All Types Cash Out			
Credit Score	$750,000	$1,000,000	$1,500,000
720+	70%	70%	70%

Reserves

Loan Amount	≤ $1,000,000	3 Months
	$1,000,001 - $2,000,000	6 Months

DSCR Low Ratio

All Types P/RT				
Credit Score	$750,000	$1,000,000	$1,500,000	$2,000,000
700+	70%	70%	70%	60%
All Types Cash Out				
Credit Score	$750,000	$1,000,000	$1,500,000	$2,000,000
700+	65%	65%	65%	55%

Reserves

Loan Amount	≤ $1,000,000	3 Months
	$1,000,001 - $2,000,000	6 Months
Derogatory Credit Event ≤ 4 Years		Additional 6 Months

Logan Finance Product Matrix

07/28/2025

EQUAL HOUSING OPPORTUNITY

LOGAN FINANCE

Eligibility	

Eligible Borrowers	• US Citizen
	• Permanent Resident Alien
	• Non-Permanent Resident Alien
	  • Borrower has a Social Security Number (SSN) and a current verified status, which may be documented by a valid employment authorization card or
	  • Visa types allowed: E-1, E-2, E-3, EB-5, G-1 through G-5, H-1, L-1, NATO, O-1, R-1, TN NAFTA (SSN Required)
	• Background check and fraud report required

Occupancy	• Investor-Only
Product Offering	• 5/6 ARM • 5/6 ARM 10 Year IO (40 Year Term)(Not permitted on DSCR Elite) • 5/6 ARM 10 Year IO (30 Year Term) • 30 Year Fixed Rate • 30 Year Fixed Rate (10-year Interest only) • 40 Year Fixed Rate (10-year Interest only) (Not permitted on DSCR Elite)
Min loan amount	$125,000
Property Types	• Single Family Detached • Single Family Attached • 2-4 Unit Residential Properties • Warrantable Condos • Non-Warrantable (check eligibility) • PUDs
Age of Documentation	• Credit Report – 120 days from the Note date • Income-60 days from the Note date • Assets- 60 days from the Note date • Appraisal- 120 days, 180 days with a recert of value • Preliminary Title- 90 days from the Note date
LTV Adjustments	• Max LTV for IO 75% for DSCR > 100% • Max LTV for IO 70% for Low Ratio and DSCR Elite • Gift of equity not permitted • Cash in hand limited to $500,000 for LTV's greater than 60%
Credit	
Credit Score	The Qualifying Credit Score is the credit score of the Borrower with the greatest Qualifying Credit Score among all Borrowers. The Qualifying Credit Score for a Borrower is • the middle score for Borrowers with three Credit Scores, • the lower score for Borrowers with two Credit Scores. Min FICO Qualifying Borrower: 680 DSCR 100%+ / 700 DSCR >80%-100%< / 720 DSCR Elite
Tradelines	• 3 tradelines reporting for 12 months. • 2 of the 3 tradelines must have been active in the last 12 months. The following are eligible tradelines. • Any account reported by Experian Trans Union or Equifax • Verification of mortgage in accordance with these guidelines • Verification of rent in accordance with these guidelines • Verification of installment debt in accordance with these guidelines

Mortgage and Housing History Requirements	No Borrower may be more than 1x30x12 or 0x30x6 on any mortgage or rental payment for a property located in the United States.
	
	All borrowers must document their current housing payment history for the most recent 12 months for Subject Property, the Borrowers primary housing and all mortgage listed on the credit report. If the credit report does not reflect the current housing payment history for the Subject property or the Borrower current primary housing, the following documentation is required:
	
	• Mortgage and/or HELOC payments:
	  ○ Loan payment history from the servicer or third-party verification service,
	  ○ Verification of mortgage (VOM) from an institutional lender OR most recent 12 months cancelled checks or bank statements
	  ○ Verification of mortgage (VOM) from a private lender OR 12 months cancelled checks or bank statements.
	• Owned free and clear:
	  ○ Most recent 12 months property taxes paid on time
	• Rent payments:
	  ○ Canceled checks can be provided. In lieu of cancelled checks, the lender may use the borrower's bank statements, copies of money orders or other reasonable methods for documenting timely housing payments. The documentation must clearly indicate the payee and amount being paid and reflect the payments were made on a consistent basis for the last 12 months; or
	  ○ Direct Verification of payment of rent from the landlord, both Canceled checks can be provided. In lieu of cancelled checks, the lender may use the borrower's bank statements, copies of money orders or other reasonable methods for documenting timely housing payments. The documentation must clearly indicate the payee and amount being paid and reflect the payments were made on a consistent basis for the last 12 months; or
	  ○ Direct Verification of payment of rent from the landlord, both individual and management companies for the 12 months landlords and management companies for the 12 months
	• First time homebuyer:
	  ○ Not Permitted

Derogatory Credit	**The seasoning requirement for derogatory credit is four years for Bankruptcy, Foreclosure, Short Sale/Deed in lieu at standard eligibility requirements.** **A waiting period of two years is allowed if the LTV's less than or equal to 70% for all programs except DSCR Elite** **The length of time will be measured based on the below:** • • **Bankruptcy will be measured by discharge/dismissal date to the Note date.** • **Foreclosure will be measured by settlement date to the Note date, unless included in a bankruptcy then the discharge date of the bankruptcy to the Note date will be used.** • **Short Sale/Deed-in-lieu will be measure by the completion date to the Note date unless included in a bankruptcy then the discharge date of the bankruptcy to the Note date will be used.** **Forbearance, loan modifications, or deferrals are treated as a short sale / deed-in-lieu for eligibility and pricing purposes.** **Any loan in forbearance or a deferral due to COVID-19 is not considered derogatory credit and is still eligible for purchase by Logan at standard LTV and reserves if one of the following is true:** • **The loan is fully reinstated meaning the deferred balance was paid in full and the source of the funds used to pay the deferred balance has been sourced to an allowable asset in accordance with section 8 of these underwriting guidelines, and the borrower has made at a minimum the last 3 months consecutive payments** • **The Borrower has exited the forbearance or deferment and has made at least 6 months consecutive payments** **Any loan payment history that appears to reflect the above may require additional documentation, such as canceled checks or bank statements to show payments were made**
Income	
Qualifying Mortgage Payment	Fully amortized including Fixed rate and ARM's Full amortized payment using the Initial Note Rate Interest Only Loans including fixed rate and ARM's The interest only payment using the Initial Note Rate
Calculating Income	The market rent provided by the appraiser must be based on a long-term basis (12 months). A rent schedule is required for all DSCR loans For Purchase transactions: The lower of the in place lease or market rent will be used for qualifying. If the property is currently vacant or will be delivered vacant the market rent will be used for qualifying. Proposed leases are not acceptable. For Refinance transactions: If the property is rented the Lender must obtain the current lease for the property. The in-place lease amount will be used as the rental income so long as two months' rent receipts are documented. In the event the in-place lease exceeds the market rent by more than 15%, then the maximum of 115% of the market rent will be used as the rental income for qualifying. If the property is rented, but the rent receipts are not documented then the lower of the in-place lease or rent schedule must be used. Vacant properties are not permitted on refinance transactions To calculate the Debt Service Coverage ratio the Seller must divide the Qualifying Rental income as indicated above by the sum of Principal and Interest payment as calculated in Section 6.8.2, the monthly real estate taxes, homeowner's insurance, flood insurance, HOA Dues and any other expenses tied to the subject property such as subordinate financing. The Minimum Debt Service Coverage Ratio is as follows. • Debt Service Coverage Elite Program 120% • Debt Service Coverage Program 100% • Debt Service Coverage Low Ratio Program 80%

Assets and Gifts	
Asset Seasoning	• Assets must be sourced and seasoned for 60 days
Allowable Assets	• Account statements (bank, credit union, brokerage, etc.) covering the seasoning period for the applicable program. • Stocks/bonds/mutual funds – 70% of stock accounts may be considered in the calculation of assets for closing and 100% maybe used reserves. • Vested retirement account funds – 70% may be considered for down payment and closing costs. If the Borrower is using vested retirement account for reserves 100% of the value can be used. • Life insurance and annuities- the surrender value of life insurance and annuities can be used to meet the reserve requirements. • Business funds may be used for down payment, closing costs and reserves. The Borrower must be listed as an owner of the account. • The ending balance of business funds used may be the lessor of 100% of the ending balance or the percent of business ownership of the ending balance. If the loan is vesting in the name of the business 100% of the business funds may be used. • Cash-out proceeds can be used to meet the reserve requirement
Ineligible Assets	• Non-vested or restricted stock accounts are not eligible for use as down payment or reserves. • Any assets which produce income or are used as income already included in the income calculation are not eligible for use as down payment or reserves. • Assets/funds held outside the U.S. • Cash-on-hand • Sweat equity • Grant funds • Down payment assistance programs • Unsecured loans or cash advances • Crypto Currency
Gift Funds/Eligible Donors	• Gift funds are permitted for down payment and closing costs only. • No minimum contribution from the Borrower is required. • Gift of equity not permitted A gift can be provided by: • a relative, defined as the Borrower's spouse, child, or other dependent, or by any other individual who is related to the Borrower by blood, marriage, adoption, or legal guardianship; or • A non-relative that shares a familial relationship with the borrower defined as a domestic partner (or relative of the domestic partner), individual engaged to marry the borrower, former relative or God parent • • The donor may not be, or have any affiliation with, the builder, the developer, the real estate agent, or any other interested party to the transaction.
Additional Information	
Eligible Vesting	• Individuals • Tenants in common • Joint tenants • Inter vivos revocable trust • LLCs • Corporations
Prepayment Penalty	• Required 1, 2, 3, and 5-Year Options Available ○ If the state does not allow prepayment penalty, the prepayment penalty must be bought-out • 5 Year PPP required on 1 Unit Properties with loan amount $1,500,000 or greater
Limitation on Financed Properties	• Capped at 6 loans or $5,000,000 Purchased by Logan (whichever comes first)
Multiple Appraisals/Desk Review	A second appraisal is required when any of the following conditions exist: • The loan balance exceeds $2,000,000. • As required under the Appraisal Review Products section of this guide. • When a second appraisal is provided, the transaction's "Appraised Value" will be the lower of the two appraisals. The second appraisal must be from a different appraiser than the first appraisal. An enhanced desk review product is required and will be ordered by Logan from any of the following: ○ ARR from Pro Teck ○ CDA from Clear Capital or ○ FNMA Collateral Underwriter (CU) with a score of ≤ 2.5