Foreign National

Second Residence [Full Doc]

1 Unit/Condo P/RT

Credit Score	$750,000	$1,000,000	$1,500,000	$2,000,000	$2,500,000	$3,000,000
720+	75%	75%	75%	70%	65%	65%
700 - 719	75%	75%	75%	70%	65%	60%
680 - 699	75%	75%	75%	70%	60%	50%
660 - 679	65%	65%	65%	60%	NA	NA
No Score	75%	75%	75%	70%	65%	60%

1 Unit/Condo C/O

Credit Score	$750,000	$1,000,000	$1,500,000	$2,000,000	$2,500,000	$3,000,000
720+	70%	70%	70%	65%	60%	60%
700 - 719	70%	70%	70%	65%	60%	55%
680 - 699	70%	70%	70%	65%	55%	50%
No Score	70%	70%	70%	65%	55%	50%

Investment/Business Purpose [Full Doc and DSCR]

1-4 Unit/Condo P/RT

Credit Score	$750,000	$1,000,000	$1,500,000	$2,000,000
680+	75%	75%	75%	70%
660-679	65%	65%	65%	60%
No Score	75%	75%	75%	70%

1-4 Unit/Condo C/O

Credit Score	$750,000	$1,000,000	$1,500,000	$2,000,000
680+	70%	70%	70%	65%
No Score	70%	70%	70%	65%

Reserves

Foreign National	12 Months
Derogatory Credit Event ≤ 4 Years	Additional 6 Months

Eligibility

Eligible Borrowers	Foreign National Borrowers Only **Country Restrictions** US Department of Treasury/Office of Foreign Asset Control publishes restrictions against certain Foreign National Borrowers at http://www.treasury.gov/resource-center/sanctions/Programs/Pages/Programs.aspx Foreign Nationals from the following countries are ineligible based on complete country OFAC sanctions • Cuba • Iran • North Korea • Syria. Foreign Nationals from the following countries may be ineligible and require Compliance review and Head of Underwriting Review • Afghanistan • Balkans • Belarus • Burma • Central Africa • Congo • Ethiopia • Hong Kong • Iraq • Lebanon • Libya • Mali • Nicaragua • Russia • Somalia • Sudan • Ukraine • Venezuela • Yemen In addition, to review for OFAC sanctions Foreign National Borrowers must legally be permitted to purchase or refinance the subject property in accordance with state laws where the subject property is located. Additionally, any Borrower who is not a US citizen must be legally permitted to purchase or refinance the subject property in accordance with state laws for which the subject property is located. Any borrower and/or non-borrowing individual holding title to the subject property (including entity members of trusts, LLC's, and/or corps) who is not a US citizen and has citizenship from any of the countries below will require review and approval from LFC Legal Department. • People's Republic of China • Russian Federation • The Venezuelan regime of Nicolás Maduro Foreign National Borrowers are only required to document mortgage and rental history for properties located in the United States and are permitted to be First Time Home Buyers for all occupancies. Background check and fraud report required for all Business purpose loans
Occupancy	2nd Home and Investment/Business Purpose (second homes not permitted in LA)
Product Offering	• 5/6 ARM • 5/6 ARM 10 Year IO (40 Year Term) • 5/6 ARM 10 Year IO (30 Year Term) • 30 Year Fixed Rate Mortgage • 30 Year Fixed Rate Mortgage (10-year Interest only) • 40 Year Fixed Rate Mortgage (must include a 10-year Interest only period)
Minimum Loan Amount	$125,000
Property Types	• Single Family Detached • Single Family Attached • 2-4 Unit Residential Properties • Condominium (Fannie Mae warrantable condos and eligible non-warrantable condos) • Planned Unit Development (PUD)
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
Restrictions	• Cash in hand limited to $500,000 for LTV's greater than 70%

Credit	
Credit Score	• Not required • Evidence of attempt to pull credit must be in file
Tradelines	No minimum tradelines are required if the borrower is not using a FICO score for qualifying If using FICO score to qualify the following tradelines are required • 3 tradelines reporting for 12 months. • 2 of the 3 tradelines must have been active in the last 12 months. • Borrower must at least have 2 credit scores 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 and 0x30x6 on any mortgage payment for a property located in the United States. If the credit report does not reflect the current payment history, one of the following additional documents is required: • A loan payment history from the servicer or third-party verification service, • A verification of mortgage • 12 months cancelled checks or bank statements. Borrowers who live rent-free or without a complete 12-month housing history are allowed (FTHB). Foreign Borrowers are only required to document mortgage/rental history on properties located in the United States and are permitted to be First Time Home Buyers for all occupancies. For DSCR loans, the borrower is only required to document mortgage history on the subject property and any other mortgages reporting on credit.
Derogatory Credit	The seasoning requirement for derogatory credit is four years for Bankruptcy, Foreclosure, and Short Sale/Deed in lieu 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.

Full Doc Income	
Max DTI	50%
Qualifying Mortgage Payment	Higher of the fully indexed rate or the note rate amortized over the amortization period plus the monthly taxes, insurance, and association dues
Calculating Income	**Salary and Wages** Income from wages can be documented by one of the following: Income and employment from wages can be documented by one of the following: • Foreign paystubs W2's (or foreign country's version of a W2) and tax returns all of which must be translated into English. • A written verification of employment from the foreign Borrower's employer which must be translated into English. • A verbal verification of employment is required no less than 10 days prior to the date of the note. **Self Employed** Income from self-employment can be documented by one of the following: • The Borrowers most recent year tax return translated into English and a P&L. • A letter from the Borrower's account stating the Borrower's income for the previous year and YTD and length of time of self-employment income translated in English, a copy of the Borrower's accountants license must be included in the file.

Calculating Income	**Rental income** Rental income can be documented by one of the following: • The Borrower's most recent year tax return translated into English. • A copy of the lease agreement for the property and the mortgage statement, tax statement and insurance statement. Using 75% of the lease amount less the PITIA to calculate the income. **Other income** Income from other sources can be documented by one of the following: • The Borrower's most recent year tax return translated into English. • A letter from the Borrower's accountant stating the Borrower's income for the previous year's income from other sources translated in English, a copy of the Borrower's accountant's license must be included in the file.
DSCR Investment/Business Purpose Only	
Minimum DSCR	100% (Rental Income / PITIA*) *ITIA for interest only loans
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
Management Experience	No management experience required.
Calculating DSCR	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 including No Ratio. **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. If 2 months receipt cannot be documented, the lower of the in-place lease or market rent will be used to calculate the DSCR ratio. Short term rental income and vacant properties refinances are not permitted 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 Program 100%
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% may be used for 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. • Business funds may be used for down payment, closing costs and reserves. The Borrower must be listed as an owner of the account, and the account needs to be verified according to the above requirements. A CPA letter must be included in the credit file confirming, hat the withdrawal will not harm the financial strength of the business is only required if the income from the business is being used in the debt-to-income ratio calculation. 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. • Surrender value of life insurance and annuities • Accounts held in foreign funds with the following requirements ○ The Borrower is a Foreign National ○ Funds must be held in an institution with a presence in the United States ○ The value of the funds must be converted to US Dollars (https://www.xe.com/) ○ Bank statements must be translated into English ○ Funds must be seasoned for 60 days • Minimum 2 months bank statements are required ○ Foreign Stocks, Bonds mutual funds, retirement accounts, life insurance and annuities are not permitted

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. • Cash-on-hand • Crypto Currency • Sweat equity • Grant funds • Down payment assistance programs • Unsecured loans or cash advances
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 fiancé, fiancée, or domestic partner.
Additional Information	

Eligible Vesting's	• Individuals
	• Tenants in common
	• Joint tenants
	• Inter vivos revocable trust
	• LLC's and Corporations on investment properties only
	  ○ The LLC or Corporation is formed in the United States.
	  ○ Each Member/Owner of the LLC or Corporation is a Guarantor for the loan and meets the credit qualifications of these guidelines.
	• The LLC or Corporation is owned by Individual(s). The LLC or Corporation is not eligible if it is owned by another entity

Prepayment Penalty	• 1,2,3 or 5 years prepayment penalty is required for investment properties, and the prepayment penalty should be equal to six months interest on the amount prepaid that exceeds 20% of the original principal balance (unless otherwise restricted by State law). • If the state does not allow prepayment penalty, the prepayment penalty must be bought-out • No prepayment penalty on 2nd homes • Max PPP Years for Full Doc Business Purpose loans is 3 Years
Limitation on Financed Properties	Capped at 6 loans or $5,000,000 payable to 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. • 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 Stewart Title ○ CDA from Clear Capital ○ FNMA Collateral Underwriter (CU) with a score of ≤ 2.5 ○ If two appraisals are ordered an enhanced desk review is not required