Open Road Elevated Bank Statements

Purchase - Bank Statement - Primary	
Credit Score	$ 5,000,000
740+	65%
720	60%
Rate & Term - Bank Statement - Primary	
Credit Score	$ 5,000,000
740+	65%
720	60%
Cash out - Bank Statement – Primary	
Credit Score	$ 5,000,000
740+	65%
720	60%
Purchase - Bank Statement - 2nd Home	
Credit Score	$ 5,000,000
740+	65%
720	60%
Rate & Term - Bank Statement - 2nd Home	
Credit Score	$ 5,000,000
740+	65%
720	60%
Cash out - Bank Statement - 2nd Home	
Credit Score	$ 5,000,000
740+	65%
720	60%
Purchase - Bank Statement – Investment	
Credit Score	$ 4,500,000
740+	65%
720	60%
Rate & Term - Bank Statement – Investment	
Credit Score	$ 4,500,000
720+	60%
Cash out - Bank Statement – Investment	
Credit Score	$ 4,500,000
720+	60%

Reserves	
18 Months	
Cash Out Used as Reserves	Allowable (Borrower must document 18 month of there own assets for all loans)

Logan Finance Product Matrix

Open Elevated Road

06/24/2026

EQUAL HOUSING OPPORTUNITY

LOGAN FINANCE

Eligibility

Eligible Borrowers	• US Citizen • Permanent Resident Alien • Max 4 Borrowers • Background check and fraud report required (Business Purpose Only)
Occupancy	• Primary • Second Home • Investment
Product Offering	• 5/6 ARM • 5/6 ARM 10 Year IO (30 Year Term) • 30 Year Fixed Rate Mortgage • 30 Year Fixed Rate Mortgage (10-year Interest only)
Min Loan Amount	Primary and 2nd Home $3,000,001/ $2,000,001 Investor Business purpose
Property Types	• Single Family Detached • Single Family Attached • 2 Unit Residential Properties (Investor Only) • Warrantable Condos • Non-Warrantable (check eligibility) ○ No exceptions for structural repairs • 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	• Non Occupant Co Borrower
	  ○ Primary Only, No Cash out
	• 2 Unit
	  ○ Investor Only
	• Florida Condo
	  ○ Purchase Only
	• Rural Properties
	  ○ Max 15 Acers, Primary and 2nd Homes Only, No Cash out
	• Declining Markets
	  ○ 5% Reduction to LTV
	• 1099's Not permitted

Credit

Credit Score	The Qualifying Credit Score is the credit score of the Borrower with the greatest income among all Borrowers. If there is no greatest income earner due to the Borrowers having equal income the lower Qualifying Score amount among those 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. If a non-occupying co Borrower is being used to qualify for the loan the Qualifying Credit Score will be the lower of credit score for the occupying Borrower with the greatest income and the non-occupying co Borrower.

Tradelines	All Borrowers jointly the must have: • 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 • Trade lines for which **more than one Borrower is obligated may only be counted as one trade line.**

Mortgage and Housing History Requirements	No Borrower may be more than 0x30x24 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 24months. If the credit report does not reflect the current housing payment history, 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 24 months cancelled checks or bank statements
	  ○ Verification of mortgage (VOM) from a private lender OR 24 months cancelled checks or bank statements.
	• Owned free and clear:
	  Most recent 24 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 24 months; or
	  ○ Direct Verification of payment of rent from the landlord, both Individual landlords and management companies for the 24 months
	
	• First Time Home Buyer:
	  ○ Not Permitted
	• First Time Investor (investment properties only):
	  ○ Not permitted
	• Investor Experience (investment properties only):
	  ○ Must have owned an investment property for at least 24 months prior to the Note Date

Derogatory Credit	4 Years The length of time will be measured based on the below: • Bankruptcy: by the discharge/dismissal date to the Note date. • Foreclosure: by the 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: 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.
Income	
Max DTI	43%

Qualifying Mortgage Payment	• The higher of the fully indexed rate (where applicable) or the note rate
	
	• The amortization period will be as follows.
	  ○ Loans without an interest only period
	  ▪ The term of the loan
	
	  ○ 10-Year IO loans
	  ▪ 20 years for loans with 30 year terms

Required History of Self-Employment	To be eligible for the bank statement program at least one Borrower must be self-employed for at a minimum of five years prior to the Note date. In order to be considered self-employed for the Bank Statement program the Borrower must be at a minimum 25% owner in the business the income is derived from. Self-employment length and ownership percentage must be documented by one of the following ways: • Letter from a 3rd party tax professional • Business license • LLC or Partnership agreements • Incorporation records

Calculating Income

Logan provides 2 ways to calculate income for self-employed Borrower's under the Bank Statement program all of which allow for a 12- or 24-months documentation option:

- Business bank statements
- Personal bank statements (for Borrowers with separate business accounts)

Under this program the Borrower whose income is being calculated using bank statements must be self-employed. Wage earner income from a Co-Borrower may be used if not associated with the Borrowers business.

Any Bank Statements being used for income that contains NSFs will require additional credit review.

Business Bank Statements

Sellers calculating income using the Business Bank Statements have the option of reviewing the most recent 12- or 24-months bank statements. The income trend must be documented in accordance with section 7.1.3 when 24 months are being used. For the purposes of this analysis method Business Bank Statements will be defined as the bank statements in which the Borrower deposits the revenue their business generates, including personal bank statements for Borrowers who do not have separate business bank accounts.

Sellers must calculate the bank statement cash flow by taking the total deposits going into the Borrower's Business Bank Statements and should subtract

- any transfers from other accounts,
- proceeds from a loan,
- refunded expenses,
- tax refunds,
- any deposits from another source of documentable income

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Deposit totaling over 50% of the average monthly revenue must be sourced to business revenue to be included in the monthly cash flow.

Qualifying income from self-employment is determined by one of the methods below

1. the monthly net income from the P&L statement, OR,
2. by calculating the product of
    1. the average bank statement as defined below into the Borrower's business bank accounts during the most recent 12 or 24 months, times
    2. the percentage of the Borrowers' business owned by the Borrowers, times
    3. 100% minus a Business Expense Ratio applied to the average deposits.

If option A is being utilized the P&L statement can be prepared by a licensed 3rd party tax professional and must cover the same period as the bank statements. The monthly gross revenue from the P&L statement must be supported by the business bank statements provided. Total monthly average deposits per bank statement minus any disallowed deposits must be within 10% of monthly gross revenue reflected on P&L. If 24 months bank statements are being used a P&L for the most recent 12 months must be provided along with a P&L from the 12 months prior must be provided. For example, if the most recent month bank statement is May 2021, a P&L from June 2020-May 2021 and a P&L from June 2019-May 2020 must be provided.

Business Expense Ratio

The Borrower's business expense ratio is 50%. If the Borrower's business expense ratio is below 50% then the Borrower's expense ratio can be documented by a letter from a licensed 3rd party tax professional.

Borrowers whose business revenue is derived from capital gains such as property flipping, Interest income or day trading are not eligible for this income calculation method and must document their income using tax returns or assets.

Borrowers whose business revenue is derived from rental income are only permitted if the income is run through an LLC, Corporation or Partnership.

Personal Bank Statements

Borrowers operating a business using a separate business bank account may qualify using personal bank statements. Seller must document the Borrower's last 3 months business bank statements, are open an active and show the deduction of reasonable business expense based on the Borrower's business.

Sellers must calculate the bank statement cash flow by taking the total deposits going into the Borrowers Personal Bank Statements and should subtract:

- Transfers from other accounts
    - Transfers from other accounts transfers are coming from the Borrower's Business Bank Statements are permitted
    - Any Transfers from the Borrower's Personal Account to the Borrower's Business Account must be removed from the month cash flow
- proceeds from a loan
- refunded expenses
- deposits from another source of documentable income listed in Section 7.3.2.6.

All deposits over the average monthly income must be documented to an income source to be included in the monthly cash flow

Qualifying income from self-employment is based on the average deposits from the bank statement cash flow into the Borrower's personal bank accounts during the most recent 12 or 24 months

Supplemental Income

- Salary and Wages
  Most recent 30 days' pay stubs and previous year(s) W2 from the Borrower/co Borrower's non-self-employed income.

- Rental income
  Copy of the current lease and 2 months proof of rent receipts, if the property is newly rented then the receipt of first month's rent and security deposit must be documented. 75% less the PITIA must be used to calculate the income/loss.

- Alimony or Child Support
  Document the support will continue for at least 3 years by one of the following:
  - Copy of divorce decree or separation agreement.
  - Other type of written legal agreement or court decree

  Document at least six months receipt of full payments made consistently.

- Disability Income
  Obtain a copy of the Borrower's disability policy or benefits statement. This will determine current eligibility for the benefits, amount and frequency of payments, current proof of receipt, and if there is a contractually established termination or modification date.
  Generally, long-term disability will not have a defined expiration date and should be expected to continue. If the Borrower is receiving short-term disability that will decrease within the next three years because of a conversion to long-term disability, the amount of long-term must be used as income to qualify the Borrower. If the Borrower is receiving short-term disability that will decrease in the near term due to a return to work, the following is also required:
  - A signed letter from the Borrower stating the intent to return to work once the disability no longer exists.
  - Verification from the employer stating that the Borrower will be allowed to return to work once the disability no longer exists.

- Foster Care Income
  - Income received from a state or county sponsored organization for providing temporary care for one or more children may be considered acceptable stable income if the following requirements are met:
    - Verify the foster-care income with letters of verification from the organizations providing the income.
    - Document that the Borrower has a two-year history of providing foster-care services.
    - If the Borrower has not been receiving this type of income for two full years, the income may still be counted as stable income if the Borrower has at least a 12-month history of providing foster-care services.
    - The income may not represent more than 30% of the total gross income that is used to qualify for the mortgage loan.

- Notes Receivable Income
  - Verify that the income can be expected to continue for a minimum of three years from the date of the mortgage Note. Obtain a copy of the Note to establish the amount and length of payment. Document regular receipt of income for the most recent twelve months using either cancelled checks or bank statements. Payments on a Note executed within the past 12 months, regardless of the duration, may not be used as stable income.

- Pension, Retirement, Annuity
  - Document regular and continued receipt of the income, as verified by letters from the organizations providing the income, copies of retirement award letters, or 1099 forms, along with at least a one-month proof of current receipt.
  - If retirement income is paid in the form of a distribution from a 401(k), IRA, or Keogh retirement account, determine whether the income is expected to continue for at least three years after the date of the mortgage Note. In addition, the Borrower must have unrestricted access to the accounts without penalty.

- Royalty Income
  - Obtain copies of the following:
    - Royalty contract, agreement, or statement confirming amount, frequency, and duration of the income.
    - Confirm that the Borrower has received royalty payments for at least twelve months and that the payments will continue for a minimum of three years after the date of the mortgage Note.

- Social Security Income
  Social Security income for retirement or long-term disability, drawn by the Borrower from his or her own account/work record, will not have a defined expiration date and should be expected to continue. Eligibility needs to be documented with either a copy of the retirement, disability, or supplemental award letter, along with at least one month proof of receipt. Benefits based upon another person's account for retirement, disability, or supplemental income require a copy of the award letter, current proof of receipt, and evidence of a three-year continuance.

- Trust Income
  Confirm the trust income by obtaining a copy of the trust agreement or the trustee's statement confirming the following:
  - The Borrower is a beneficiary.
  - The amount, frequency, and duration of the payments.
  - The trust income will continue for at least three years from the date of the mortgage Note.

  Obtain a copy of the Borrower's bank statements verifying receipt of the income.
- VA Benefit Income
  Document the Borrower's receipt of Veteran Administration (VA) benefits with a letter or distribution form from the VA, along with a one-month proof of receipt. Verify that the income can be expected to continue for a minimum of three years from the date of the mortgage Note. (Verification is not required for VA retirement or long-term disability benefits.) Education benefits are not acceptable income because they are offset by education expenses.

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% can 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.
- 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, and the account needs to be verified according to the above requirements. A CPA letter must be included in the credit file that the withdrawal will not harm the financial strength of the business is only required if income from that business is being used to qualify in the Borrower's 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.

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

Acceptable Donors:

- 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.

Gifts must be evidenced by a letter signed by the donor, called a gift letter.

- An executed gift letter containing the following information:
  - Gift Amount
  - Donor Name
  - Donor Address
  - Donor phone number
  - Donor relationship with borrower
  - Bank account of where gift is coming from
  - Statement indicating whether gift will be provided to borrower or to settlement
  - Statement indicating no repayment of gift required
  - Signed by both donor and borrower

Documenting the transfer of gift to Donor or Settlement Agent:

- Transfer to Borrower
  - A copy of the donor's check and the borrower's deposit slip, or
  - A copy of the donor's withdrawal slip and borrower's deposit slip
- Transfer to Settlement Agent
  - A copy of donor's check to settlement agent along with letter from settlement agent confirming receipt of gift
  - A copy of wire receipt from donor to settlement agent along with wire receipt from settlement agent which must reflect donor's information (ie amount of gift, donor name and donor's account #)

Gift funds may not be used to meet reserve requirements.
Gifts of Equity is not permitted.

Additional Information

Eligible Vesting	• Individuals • Tenants in common • Joint tenants • Inter vivos revocable trust • LLC/Corporation (Business Purpose Loans ONLY)
Prepayment Penalty	• Required on business purpose loans/investment properties ONLY • 1, 2,3,4 and 5 Year Options Available • If the state does not allow prepayment penalty, the prepayment penalty must be bought-out
Limitation on Financed Properties	• Max 20 • No more than 6 loans or an aggregate principal amount of $5,000,000 to one Borrower, whichever comes first.
Multiple Appraisals/Desk Review	A second appraisal is required on all loans • 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 or ○ FNMA Collateral Underwriter (CU) with a score of ≤ 2.5 ○ If two appraisals are ordered an enhanced desk review is not required