

ANNALY®

Onslow Bay Financial LLC

February 2024

# Important Notices

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This presentation, other written or oral communications, and our public documents to which we refer contain or incorporate by reference certain forward-looking statements which are based on various assumptions (some of which are beyond our control) and may be identified by reference to a future period or periods or by the use of forward-looking terminology, such as "may," "will," "believe," "expect," "anticipate," "continue," "illustrative" or similar terms or variations on those terms or the negative of those terms. Such statements include those relating to the Company's future performance, macro outlook, the interest rate and credit environments, tax reform and future opportunities. Actual results could differ materially from those set forth in forward-looking statements due to a variety of factors, including, but not limited to, changes in interest rates; changes in the yield curve; changes in prepayment rates; the availability of mortgage-backed securities ("MBS") and other securities for purchase; the availability of financing and, if available, the terms of any financing; changes in the market value of the Company's assets; changes in business conditions and the general economy; the Company's ability to grow its residential credit business; the Company's ability to grow its mortgage servicing rights business; credit risks related to the Company's investments in credit risk transfer securities and residential mortgage-backed securities and related residential mortgage credit assets; risks related to investments in mortgage servicing rights; the Company's ability to consummate any contemplated investment opportunities; changes in government regulations or policy affecting the Company's business; the Company's ability to maintain its qualification as a REIT for U.S. federal income tax purposes; the Company's ability to maintain its exemption from registration under the Investment Company Act of 1940; and operational risks or risk management failures by us or critical third parties, including cybersecurity incidents; and risks. For a discussion of the risks and uncertainties which could cause actual results to differ from those contained in the forward-looking statements, see "Risk Factors" in our most recent Annual Report on Form 10-K and any subsequent Quarterly Reports on Form 10-Q. The Company does not undertake, and specifically disclaims any obligation, to publicly release the result of any revisions which may be made to any forward-looking statements to reflect the occurrence of anticipated or unanticipated events or circumstances after the date of such statements, except as required by law.

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# Annaly Capital Management Overview

# Annaly Investment Strategies

Total Portfolio: \$74.3 billion<sup>(1)</sup> | Total Shareholders' Equity: \$11.3 billion



## Agency

Invests in Agency MBS collateralized by residential mortgages, which are guaranteed by Fannie Mae, Freddie Mac or Ginnie Mae, and complementary investments within the Agency market

**\$65.7bn**

Assets<sup>(1)</sup>

**\$7.0bn**

Capital<sup>(2)</sup>



## Residential Credit

Invests in Non-Agency residential mortgage assets within the securitized product and whole loan markets

**\$5.7bn**

Assets<sup>(1)</sup>

**\$2.3bn**

Capital<sup>(2)</sup>



## Mortgage Servicing Rights

Invests in Mortgage Servicing Rights, which provide the right to service residential loans in exchange for a portion of the interest payments made on the loans

**\$2.7bn**

Assets<sup>(1)</sup>

**\$1.9bn**

Capital<sup>(2)</sup>

Source: Company filings. Financial data as of December 31, 2023.

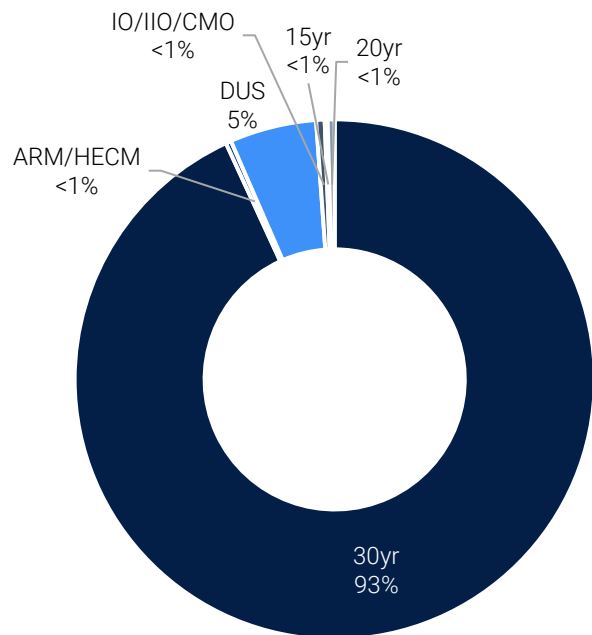
1. Total portfolio represents Annaly's investments that are on-balance sheet as well as investments that are off-balance sheet in which Annaly has economic exposure. Total assets include commercial real estate related assets, which are excluded from capital allocation calculations. Agency assets reflect TBA purchase contracts (market value) of (\$0.6)bn. Residential Credit assets exclude assets transferred or pledged to securitization vehicles of \$13.3bn, include \$1.4bn of retained securities that are eliminated in consolidation and are shown net of participations issued totaling \$1.1bn. MSR assets include unsettled MSR commitments of \$0.5bn. MSR commitments represent the market value of deals where Annaly has executed a letter of intent. There can be no assurance whether these deals will close or when they will close.
2. Capital allocation for each of the investment strategies is calculated as the difference between each investment strategy's allocated assets, which include TBA purchase contracts, and liabilities. Dedicated capital allocations as of December 31, 2023 exclude commercial real estate assets.

# Agency | Portfolio Summary

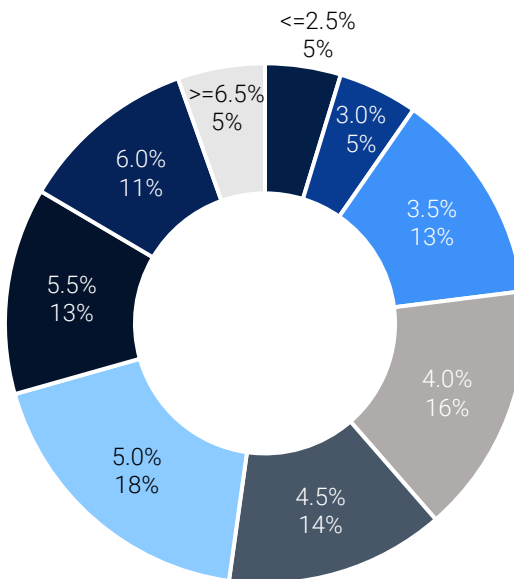
- Annaly's Agency Portfolio: \$65.7 billion in assets at the end of Q4 2023, a decrease of 4% compared to Q3 2023
- Portfolio additions were focused on production coupon specified pools and Agency CMBS while rotating out of TBAs
  - Annaly ended the quarter with 48% of the portfolio in 5.0% coupons and higher, up from 43% in the prior quarter
  - Annaly maintained a net TBA position of (\$574) million
- Reduced interest rate hedges as portfolio duration contracted amidst strong fixed income performance in the fourth quarter, though the portfolio remains conservatively hedged given persistent elevated volatility
- In the fourth quarter, Annaly's MBS portfolio prepayment speeds decreased to 6.3 CPR, down from 7.3 CPR in Q3 2023; prepays are expected to decrease modestly in the first quarter of 2024 given seasonal factors

Total Dedicated Capital: \$7.0 billion<sup>(1)</sup>

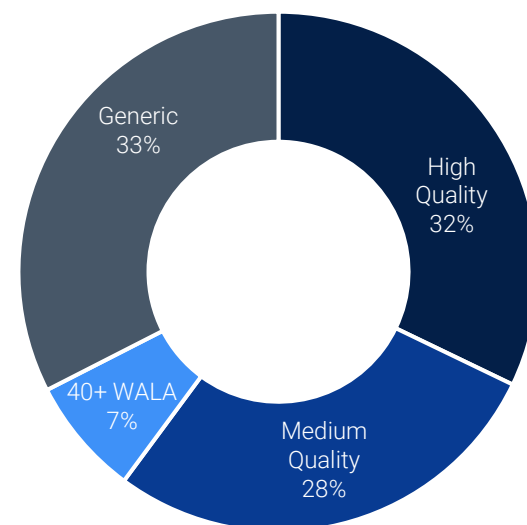
Asset Type<sup>(1)</sup>



Pass Through Coupon Type<sup>(2)</sup>



Portfolio Quality<sup>(3)</sup>



Note: Financial data as of December 31, 2023. Percentages based on fair market value and may not sum to 100% due to rounding.

1. Includes TBA purchase contracts.

2. Includes TBA purchase contracts and fixed-rate pass-through certificates.

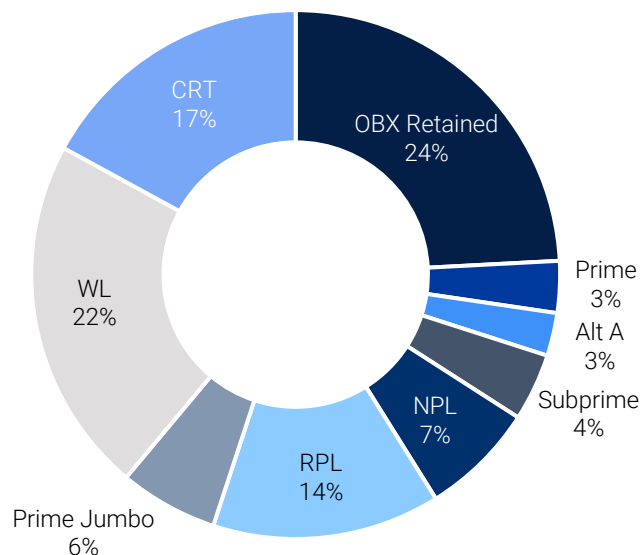
3. Includes fixed-rate pass-through certificates only. "High Quality Spec" protection is defined as pools backed by original loan balances of up to \$125k, highest LTV pools (CR>125% LTV), geographic concentrations (NY/PR). "Med Quality Spec" includes \$200k loan balance, \$175k loan balance, \$150k loan balance, high LTV (CQ 105-125% LTV) and 40-year pools. "40+ WALA" is defined as weighted average loan age greater than 40 months and treated as seasoned collateral.

# Residential Credit | Portfolio Summary

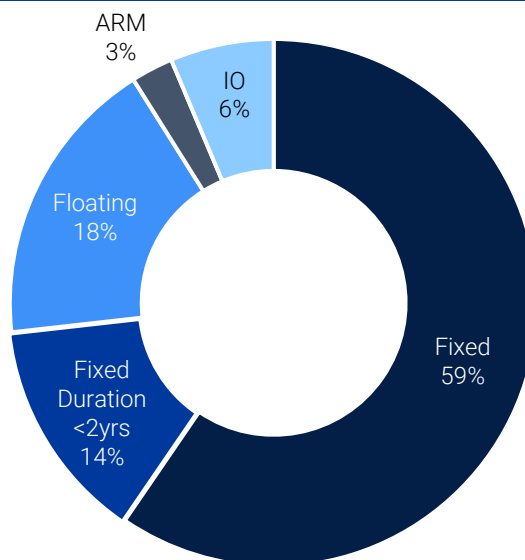
- Annaly Residential Credit Portfolio: \$5.7 billion in assets at the end of Q4 2023, up 9% from Q3 2023 and up 14% year-over-year
  - Consists of a \$4.5 billion securities portfolio and a \$1.2 billion whole loan portfolio<sup>(1)</sup>
- Record quarter of whole loan settlements with approximately \$1.8 billion<sup>(2)</sup> of loans purchased across both Onslow Bay and our joint venture, up 17% quarter-over-quarter
- Expanded credit correspondent channel pipeline remains robust and high-quality as of quarter end with \$1.6 billion in loans
- Whole loan and OBX retained bond position of \$2.6 billion at year-end, growing by approximately 30%, or \$600 million of organically-created assets, through the year
- Annaly has priced seven securitizations since the beginning of the fourth quarter totaling \$2.8 billion in proceeds<sup>(3)</sup>
  - Securitization strategy has resulted in \$11.6 billion of OBX debt outstanding at an average cost of funds of 4.4%<sup>(4)</sup>

**Total Dedicated Capital: \$2.3 billion**

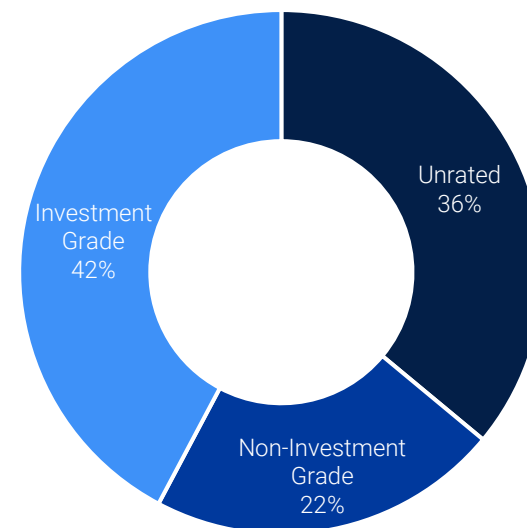
**Sector Type<sup>(5)(6)</sup>**



**Coupon Type<sup>(5)</sup>**



**Rating**



Note: Financial data as of December 31, 2023, unless otherwise noted. Portfolio statistics and percentages are based on fair market value, reflect economic interest in securitizations and are net of participations issued. OBX Retained classification includes the fair market value of the economic interest of certain positions that are classified as Assets transferred or pledged to securitization vehicles within our Consolidated Financial Statements. Percentages may not sum to 100% due to rounding.

1. Excludes participations issued totaling \$1.1bn.

2. Whole loans settled include loans from a joint venture with a sovereign wealth fund.

3. Includes a \$414mm and \$496mm whole loan securitization that priced in January 2024 and a \$412mm whole loan securitization that priced in February 2024.

4. Reflects cost of funds only for outstanding debt held by third parties.

5. Shown exclusive of securitized residential mortgage loans of consolidated variable interest entities.

6. Prime includes \$5.0mm of Prime IO, OBX Retained contains \$179.2mm of Prime IO and Prime Jumbo IO and Prime Jumbo includes \$70.4mm of Prime Jumbo IO.

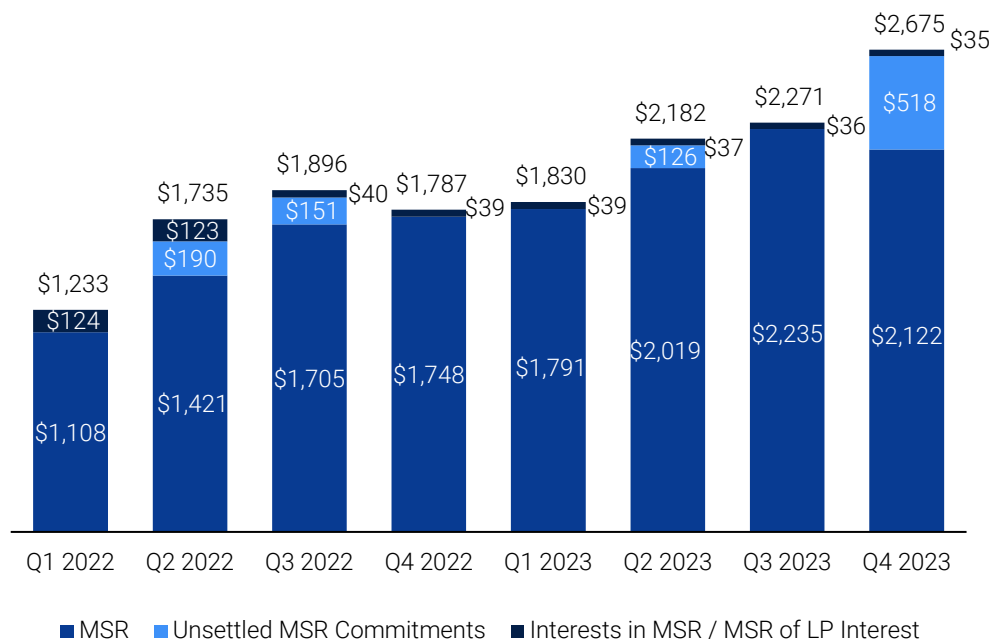
# MSR | Portfolio Summary

Annaly's MSR portfolio grew by ~\$400 million in the fourth quarter and nearly \$900 million through 2023

- Annaly MSR Portfolio: \$2.7 billion<sup>(1)</sup> in assets at the end of Q4 2023, an 18% increase quarter-over-quarter and a 50% increase year-over-year
  - Purchased over \$500 million<sup>(1)</sup> across three bulk packages and began purchasing current coupon GSE flow MSR during the fourth quarter
- Annaly's low WAC portfolio has continued to exhibit historically low prepays, all while maintaining exceptional credit quality
- Onslow Bay was the fifth largest buyer of MSR in 2023<sup>(2)</sup>, adding \$42.3 billion in UPB
- As of the end of the fourth quarter, MSR represented 18% of Annaly's dedicated equity capital<sup>(3)</sup>

**Total Dedicated Capital: \$1.9 billion**

## Annaly MSR Holdings (Market Value, \$mm)



## MSR by the Numbers (Excludes Interests in MSR / MSR of LP Interest)

### Portfolio Summary

	Q3'23	Q4'23 <sup>(1)</sup>
Market Value (\$mm)	\$2,235	\$2,640
UPB (\$bn)	\$153.4	\$188.3
Loan Count ('000)	484	579

### Collateral Characteristics

WAC	3.07%	3.06%
Avg Loan Size (\$, '000)	\$317	\$325
Orig FICO	757	758
Orig LTV	69%	70%

### Collateral Performance

1M CPR	3.3%	2.7%
3M CPR	3.7%	2.9%
D30	0.7%	0.7%
D60+	0.4%	0.5%

Source: Company filings. Financial data as of December 31, 2023.

1. Includes unsettled commitments of \$518mm. MSR commitments represent the market value of deals where Annaly has executed a letter of intent. There can be no assurance whether these deals will close or when they will close.

2. Information aggregated from 2023 Fannie Mae and Freddie Mac monthly loan level files by eMBS servicing transfer data as of December 31, 2023.

3. Capital allocation is calculated as the difference between allocated assets and liabilities. Dedicated capital as of December 31, 2023 exclude commercial real estate assets.

# Corporate Responsibility Update | Annaly Publishes Fourth ESG Report

Annaly's 2022 ESG Report highlights its continued focus on developing and executing on its ESG strategy

775,000+

American homes financed<sup>(1)</sup>

25+

Community development projects financed through a joint venture partnership with Capital Impact Partners

100%

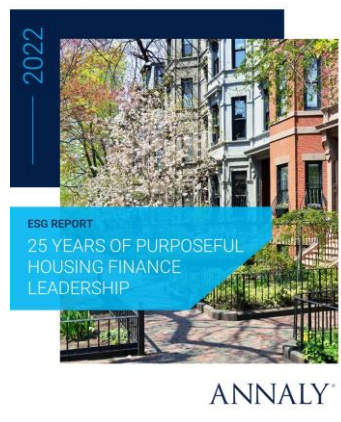
of Scope 1 and 2 GHG emissions offset with Renewable Energy Certificates

53%

of employees identify as women or racially / ethnically diverse

10%

voluntary turnover in 2022, representing less than half of the financial services sector average<sup>(2)</sup>



“

In 2022, Annaly celebrated its 25<sup>th</sup> anniversary as a public company, representing twenty-five years of leading with purpose. Since our founding, Annaly has recognized that a commitment to ESG principles is an important factor in delivering value and superior returns to our shareholders. We are proud of the progress we continue to make on our ESG initiatives and believe that thoughtful integration of ESG priorities into our overall strategy has been both critical to our success and differentiating relative to our peers.”

**David Finkelstein**

*Chief Executive Officer & Chief Investment Officer*

## Highlights

- ✓ Continued to provide climate-related disclosures following TCFD guidance, including the measurement of our total GHG emissions and energy consumption
- ✓ Introduced ESG disclosures based on SASB recommendations in the private placement memorandum for our residential credit securitizations
- ✓ Provided disclosure on pay equity analysis
- ✓ Enhanced parental leave policy for primary and secondary caregivers and introduced fertility reimbursement benefits to support family planning
- ✓ Supported seven employee-led networks, which collectively led over 20 DEI activities
- ✓ Included black-, women- and veteran-owned broker dealers on equity offerings

Note: Employee statistics as of December 31, 2022. Financial data as of June 30, 2023. To access the full 2022 ESG Report, please visit [www.annaly.com/our-responsibility](http://www.annaly.com/our-responsibility).

1. Represents the estimated number of homes financed by Annaly's holdings of Agency MBS, residential whole loans and securities, as well as multi-family commercial real estate loans, securities and equity investments. The number includes all homes related to securities and loans wholly-owned by Annaly and a pro-rata share of homes in securities or equity investments that are partially owned by Annaly.
2. Financial services 2022 turnover rate estimated based on March 8, 2023 data from the U.S. Bureau of Labor Statistics.



Onslow Bay Financial LLC

# Annaly Residential Credit | Onslow Bay Financial LLC

Annaly purchases residential whole loans & mortgage servicing rights through Onslow Bay Financial LLC (“Onslow Bay”)

## What is Onslow Bay?

- Onslow Bay Financial LLC (“Onslow Bay”) is a wholly owned subsidiary of Annaly Capital Management Inc (“Annaly”)
- Onslow Bay Financial is the entity through which Annaly purchases loans, issues securitizations (OBX shelf) and owns mortgage servicing rights (“MSR”)
  - Onslow Bay is a [Fannie Mae approved Servicer](#) and a [Freddie Mac approved Seller/Servicer](#) in addition to being a HUD approved Investing Mortgagee. Onslow Bay currently holds the requisite state mortgage finance approvals or exemptions to purchase and own performing residential whole loans (1<sup>st</sup> and 2<sup>nd</sup> lien) and/or servicing rights in all 50 states and the District of Columbia
  - With aggregate securitization issuance [over \\$21.5 billion since the beginning of 2018](#), Onslow Bay continues to be a large programmatic issuer in the residential whole loan space
    - As of January 31, 2024, Onslow had closed thirty-three (33) Expanded Prime (“EXP”) & Non-QM (“NQM”) securitizations with a balance of \$13.7bn
    - As of December 31, 2023, Onslow Bay owned \$15.7bn of mortgage loans (GAAP) & \$188.3bn in unpaid principal balance of mortgage servicing rights<sup>(1)</sup>

## Annaly’s Securitization Strategy via Onslow Bay

- Onslow Bay’s securitization strategy is driven by Annaly’s desire to fund our whole loan purchases and generate assets for our balance sheet
  - Creates proprietary assets with a high degree of internal control
    - Annaly controls pricing, process, origination partners, servicers, due diligence, loss mitigation and the type of credit we are targeting among other benefits
  - Securitization removes our reliance on recourse leverage via loan warehouse and eliminates daily mark to market risk on the loan portfolio (margin calls)
  - Securitization provides term funding for our whole loan portfolio; longer tenor (> 2 years) financing of whole loans is often limited

## Annaly’s Alignment with Securitization Investors

- Annaly utilizes securitization to generate high yielding assets; returns are levered to prepayment and credit performance
- Annaly often retains significantly more than mandated risk retention (5%) given desire to hold incremental residential credit exposure
- Full alignment with investors regarding credit performance as Annaly historically retained first loss risk on all securitizations
  - Annaly has never sold below the “BBB” tranche on a Non-QM transaction

1. Includes unsettled MSR commitments of \$518mm.

# Alignment of Interest | Annaly Retention Strategy & Third-Party Asset Management

## Permanent REIT capital and third-party funds invest side by side to retain significant risk

- Annaly utilizes the securitization market as an asset generation strategy and to achieve long-term, nonrecourse, non-mark-to-market financing
- The strategy generates investments tailored to our desired credit preferences with control over diligence, origination partners, servicers and loss mitigation
- **Annaly and our third party managed funds hold approximately 14% of the \$13bn of Onslow Bay securitized debt outstanding**, predominantly concentrated in the bottom of the capital stack
  - As Controlling Holder in the OBX securitizations, Annaly is highly incentivized to pursue positive NPV outcomes for borrowers
- Annaly and its managed funds have traditionally retained all below-IG rated classes. Annaly manages control of the call rights on behalf of all funds
  - Beginning with OBX 2023-NQM7, our inaugural EU/UK compliant transaction, Annaly has held vertical risk retention in addition to retaining 100% of below-IG classes
  - Onslow Bay retains stakes in subordinate and equity classes well exceeding the amount required by risk retention regulations. At discount dollar prices, this has the potential effect of lowering the cost basis of an Optional Redemption

## Annaly Investment Vehicles Collectively Hold More than \$1.8bn OBX Securities

### Annaly Capital Management, Inc.

- REIT vehicle directly holds ~\$1.1bn market value of OBX securities
- Wholly owns a Registered Investment Advisor that manages third-party funds

### Annaly Resi-Credit Fund LP

- Closed-end PE-style fund with \$500mm committed third party capital
- Directly holds ~\$278mm market value OBX securities

### OBX MBS Fund LP

- Majority-owned affiliate of Onslow Bay Financial holds all horizontal risk retention bonds in deals with Fund participation
- Joint capitalization and economic ownership by Annaly and Resi-Credit Fund
- Holds ~\$502mm market value of OBX securities subject to horizontal risk retention

# Onslow Bay Securitizations | EU/UK Risk Retention

To comply with EU/UK risk retention requirements, Annaly has retained a 5% vertical interest

## Implementation

## EU/UK Risk Retention Compliant OBX Deals

### Quarterly Reporting

Annex 2 and Annex 12 reports are posted on the Custodian's website for EU/UK investors on a quarterly basis

### OBX 2023-NQM7

ONSLOW BAY FINANCIAL  
An Annaly Company

**\$411 Million**

Non-QM

September 2023

### OBX 2023-NQM8

ONSLOW BAY FINANCIAL  
An Annaly Company

**\$407 Million**

Non-QM

October 2023

### OBX 2023-NQM9

ONSLOW BAY FINANCIAL  
An Annaly Company

**\$394 Million**

Non-QM

November 2023

### Vertical Risk Retention

In compliance with the EU/UK originator test, Annaly will retain a vertical 5% interest in EU/UK deals

### OBX 2023-NQM10

ONSLOW BAY FINANCIAL  
An Annaly Company

**\$388 Million**

Non-QM

December 2023

### OBX 2024-NQM1

ONSLOW BAY FINANCIAL  
An Annaly Company

**\$414 Million**

Non-QM

January 2024

### OBX 2024-NQM2

ONSLOW BAY FINANCIAL  
An Annaly Company

**\$496 Million**

Non-QM

January 2024

### Disclosures

Additional EU/UK Risk Retention disclosures and terms have been included in deal offering documents

# Onslow Bay Securitizations | Market Rankings

Onslow Bay was the largest non-bank Prime Jumbo and Expanded Credit issuer over the last two years (2022-2023)

## Top Prime-Jumbo & Expanded-Credit MBS Issuers (\$mm)<sup>(1)</sup>

Rank	Issuer	2022-2023
1	JPMorgan Chase	\$15,286.5
2	<b>Onslow Bay Financial</b>	<b>\$11,147.2</b>
3	Invictus Capital Partners	\$11,020.6
4	Goldman Sachs	\$9,316.5
5	Blue River Mortgage/Angelo Gordon	\$5,178.7
6	Angel Oak	\$5,128.0
7	Lone Star Funds	\$4,755.5
8	A&D Mortgage	\$4,609.8
9	MFA Financial	\$3,948.7
10	Credit Suisse	\$3,372.6
11	PIMCO	\$3,224.2
12	Bayview	\$3,044.4
13	Change Lending	\$3,029.5
14	New Residential	\$2,477.4
15	Redwood Trust	\$2,392.3

## Top Non-Bank Prime-Jumbo & Expanded-Credit MBS Issuers (\$mm)<sup>(1)</sup>

Rank	Issuer	2022-2023
1	<b>Onslow Bay Financial</b>	<b>\$11,147.2</b>
2	Invictus Capital Partners	\$11,020.6
3	Blue River Mortgage/Angelo Gordon	\$5,178.7
4	Angel Oak	\$5,128.0
5	Lone Star Funds	\$4,755.5
6	A&D Mortgage	\$4,609.8
7	MFA Financial	\$3,948.7
8	PIMCO	\$3,224.2
9	Bayview	\$3,044.4
10	Change Lending	\$3,029.5
11	New Residential	\$2,477.4
12	Redwood Trust	\$2,392.3
13	Rocket Mortgage	\$2,231.9
14	Park Capital Management	\$2,118.1
15	Starwood Non-Agency Lending	\$1,906.3

1. Source: Inside Nonconforming Markets. Data includes prime jumbo and expanded-credit MBS. Expanded credit includes nonprime, non-QM and loans with alternative documentation. Reflects issuance from 2022 – 2023. January 5, 2024, issue.

# Onslow Bay MSR Portfolio | Market Rankings

Onslow Bay was the 14<sup>th</sup> largest Agency MBS Servicer as of Q4 2023; 9<sup>th</sup> largest non-bank servicer

## Top MBS Servicer(\$bn)<sup>(1)</sup>

Rank	Servicer	Q4 2023
1	LAKEVIEW/BAYVIEW LOAN SERVICING	\$644.5
2	CHASE HOME FINANCE	\$597.0
3	PENNYMAC CORP	\$588.5
4	WELLS FARGO	\$539.9
5	MR COOPER GROUP	\$531.7
6	NEW REZ/CALIBER HOME LOANS	\$474.1
7	ROCKET MORTGAGE	\$463.6
8	FREEDOM MORTGAGE CORP	\$456.7
9	UNITED WHOLESALE MORTGAGE, LLC	\$274.4
10	U.S. BANK NA	\$220.0
11	MATRIX FINANCIAL SERVICES/TWO HARBORS	\$213.2
12	TRUIST	\$210.6
13	PNC BANK NA	\$202.5
14	<b>ONSLow BAY FINANCIAL</b>	<b>\$188.3<sup>(2)</sup></b>
15	OCWEN FINANCIAL/PHH MORTGAGE	\$163.0
16	LOANDEPOT.COM LLC	\$134.0
17	CARRINGTON MORTGAGE SERVICES, LLC	\$126.6
18	FIFTH THIRD BANK	\$97.6
19	CITIZENS BANK NA RI	\$96.3
20	CMG MORTGAGE INC	\$92.6

## Top Non-Bank MBS Servicer(\$bn)<sup>(1)</sup>

Rank	Servicer	Q4 2023
1	LAKEVIEW/BAYVIEW LOAN SERVICING	\$644.5
2	PENNYMAC CORP	\$588.5
3	MR COOPER GROUP	\$531.7
4	NEW REZ/CALIBER HOME LOANS	\$474.1
5	ROCKET MORTGAGE	\$463.6
6	FREEDOM MORTGAGE CORP	\$456.7
7	UNITED WHOLESALE MORTGAGE, LLC	\$274.4
8	MATRIX FINANCIAL SERVICES/TWO HARBORS	\$213.2
9	<b>ONSLow BAY FINANCIAL</b>	<b>\$188.3<sup>(2)</sup></b>
10	OCWEN FINANCIAL/PHH MORTGAGE	\$163.0
11	LOANDEPOT.COM LLC	\$134.0
12	CARRINGTON MORTGAGE SERVICES, LLC	\$126.6
13	CMG MORTGAGE INC	\$92.6
14	PLANET HOME LENDING	\$91.1
15	CROSSCOUNTRY MORTGAGE	\$88.6
16	GUILD MORTGAGE COMPANY	\$83.0
17	AMERIHOME MORTGAGE COMPANY LLC	\$77.3
18	NEW AMERICAN FUNDING/BROKER SOLUTIONS	\$61.6
19	MOVEMENT MORTGAGE, LLC	\$52.1
20	PROVIDENT FUNDING ASSOCIATES	\$50.2

1. Source: Inside Mortgage Finance. Data includes servicing for agency MBS outstanding as of the end of the quarter, based on agency disclosures. January 12, 2024, issue.

2. Value from Annaly Q4 2023 Investor Presentation and includes unsettled MSR commitments. All other data is being pulled from Inside Mortgage Finance.

# Onslow Bay Financial | Deal Level ESG Disclosures

OBX securitizations disclose ESG metrics as identified by the SASB Mortgage Finance Standard

## Deal-Level Disclosures

- Starting in 2022, Onslow Bay started providing ESG disclosures on its securitizations based upon guidance from the Sustainability Accounting Standards Board (“SASB”) Accounting Metrics under the Mortgage Finance Accounting Standard
  - SASB recommends disclosure of financial sustainability information by companies to their investors with the intent of identifying the subset of ESG issues most relevant to financial performance in 77 separate industries
- While the mortgage loans securitized under the OBX shelf may contain aspects of the criteria, the mortgage loans are not originated with the intent to meet the specific criteria or any particular investor expectations concerning the SASB Mortgage Finance Standard nor any other standards established by other organizations
- For additional ESG disclosures on Annaly Capital Management (“Annaly”), Onslow Bay’s parent company, please reference Annaly’s 2022 Corporate Responsibility Report on our parent’s website, [www.annaly.com](http://www.annaly.com)

## Example Disclosures from OBX 2024-NQM2

FN-MF-270a.1	Number of Mortgage Loans	Aggregate Stated Principal Balance (\$)	Aggregate Stated Principal Balance (%)
<b>(a) Hybrid or Option Adjustable-rate Mortgages (ARM)</b>			
FICO scores above or equal to 660	184	102,097,417	99.80
FICO scores below 660	0	0	0.00
No FICO score reported	0	200,855	0.20
<b>Total</b>	<b>184</b>	<b>102,298,271</b>	<b>100.00</b>
<b>(b) Subject to Prepayment Penalty</b>			
FICO scores above or equal to 660	454	165,244,819	99.88
FICO scores below 660	0	0	0.00
No FICO score reported	1	200,855	0.12
<b>Total</b>	<b>455</b>	<b>165,445,673</b>	<b>100.00</b>
<b>(d) Total FICO score breakout</b>			
FICO scores above or equal to 660	1065	495,558,807	99.91
FICO scores below 660	1	220,764	0.04
No FICO score reported	1	200,855	0.48
<b>Total</b>	<b>1067</b>	<b>495,980,425</b>	<b>100.00</b>

FN-MF-270a.2	Number of Mortgage Loans	Aggregate Stated Principal Balance (\$)	Aggregate Stated Principal Balance (%)
<b>(a) Residential Mortgage Modifications</b>			
FICO scores above 660	0	0	0.00
FICO scores below 660	0	0	0.00
No FICO score reported	0	0	0.00
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0.00</b>
<b>(b) Foreclosures</b>			
FICO scores above 660	0	0	0.00
FICO scores below 660	0	0	0.00
No FICO score reported	0	0	0.00
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0.00</b>
<b>(c) Short sales</b>			
FICO scores above 660	0	0	0.00
FICO scores below 660	0	0	0.00
No FICO score reported	0	0	0.00
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0.00</b>



# Onslow Bay Financial | LinkedIn

Program updates & important disclosures often announced on Onslow Bay LinkedIn

**OB Onslow Bay Financial**  
1,323 followers  
5mo • 🌐

Effective September 4th, Onslow Bay has made the following changes to our seller guidelines. Please reach out to [sales@onslowbayfinancial.com](mailto:sales@onslowbayfinancial.com) with any questions and find additional details on our programs at <https://lnkd.in/ejY8kwHe>.  
**#onslowbay #mortgagelending**

Effective September 4th, Onslow Bay's seller guidelines have been updated to include the below changes:

#### Expanded Prime Plus

- Increasing max loan size to **\$3.5mm** across Owner Occupied & Second Home
- Increasing Cash Out LTV to **80%** (740 FICO, Owner Occupied, <\$1.0mm)

#### Sharp (A+ & A-)

- Increasing max LTV on 2<sup>nd</sup> Homes and Investor to **85%**
- Allowing Cash Out on **\$3.0mm** loan balances
- Lowering FICO floor to **620** FICO

#### DSCR Plus

- Increasing max LTV to **80%** at 720 FICO
- Increasing max LTV on "No Ratio" to **75%**
- Increasing LTV on **660 & 680** FICO buckets in select areas

Please reach out to your Onslow Bay account representative with any questions.

**ONSLow BAY FINANCIAL**  
An Annaly Company

**OB Onslow Bay Financial**  
1,323 followers  
1mo • 🌐

We are thrilled to be attending IMB24, the Independent Mortgage Bankers Conference, in New Orleans from January 22-24. **Shane Beesinger** from our team will be in attendance. See you there! Please ...see more





# Onslow Bay Financial | Contact Us

## Onslow Bay Website

[www.onslowbayfinancial.com](http://www.onslowbayfinancial.com)

- The Onslow Bay website provides an overview of the whole loan programs offered, as well as a matrix comparing underwriting criteria
  - A quick quote tool allows users to input terms of a loan and receive indicative guidance on what programs the loan would fit
- Visit the 'About Us' tab for additional background on Onslow Bay, as well as our parent company Annaly Capital Management, Inc.
- Key Onslow Bay employees are listed on the website

### Expanded Prime Plus

Sharp A+

Sharp A-

Foreign National Plus

Agency Investor

Non-Agency Investor (AUS)

DSCR Plus

Cross Collateralized

Agency Second Home

Non-Agency Second Home (AUS)

Jumbo (AUS)

Closed End Seconds

### Expanded Prime Plus

- Opportunity to qualify through full documentation (W2, tax returns, asset depletion, 1099), streamlined verification (1 year full documentation) or alternative documentation (Personal or Business Bank Statements, 12 Month Profit & Loss (PnL) and Written Verification of Employment (WVOE))
- Product types: 3/6 ARM, 5/6 ARM, 7/6 ARM, 10/6 ARM, 15 Year Fixed, 30 Year Fixed, 40 Year Fixed
- Minimum FICO of 660; Maximum LTVs of 90%
- Owner occupied, investment properties and second homes available
- Maximum DTI of 55%
- Maximum loan sizes of \$3.5 million
- 4+ years housing event seasoning
- Payment history: 0x30x12
- Interest only products available

## Onslow Bay LinkedIn

[www.linkedin.com/company/onslow-bay-financial/](http://www.linkedin.com/company/onslow-bay-financial/)

- Onslow Bay posts valuable program information on LinkedIn, including changes to underwriting guidelines, securitization program updates, conference attendance, etc.
- Follow Onslow Bay Financial on LinkedIn to keep abreast of these changes



Today, Onslow Bay closed its \$496.0mm non-QM transaction, OBX 2024-NQM2. This deal brings aggregate issuance to approximately \$21.2 billion.  
**#OnslowBay #NonQM #Securitizations**

## Contact Us

We encourage everyone interested in Onslow Bay to reach out with any questions. For capital markets inquiries, please reach out to [OBX@annaly.com](mailto:OBX@annaly.com).

## Onslow Bay Strategy & Performance (“OBX”)

# Onslow Bay Financial | Scaled Correspondent Platform

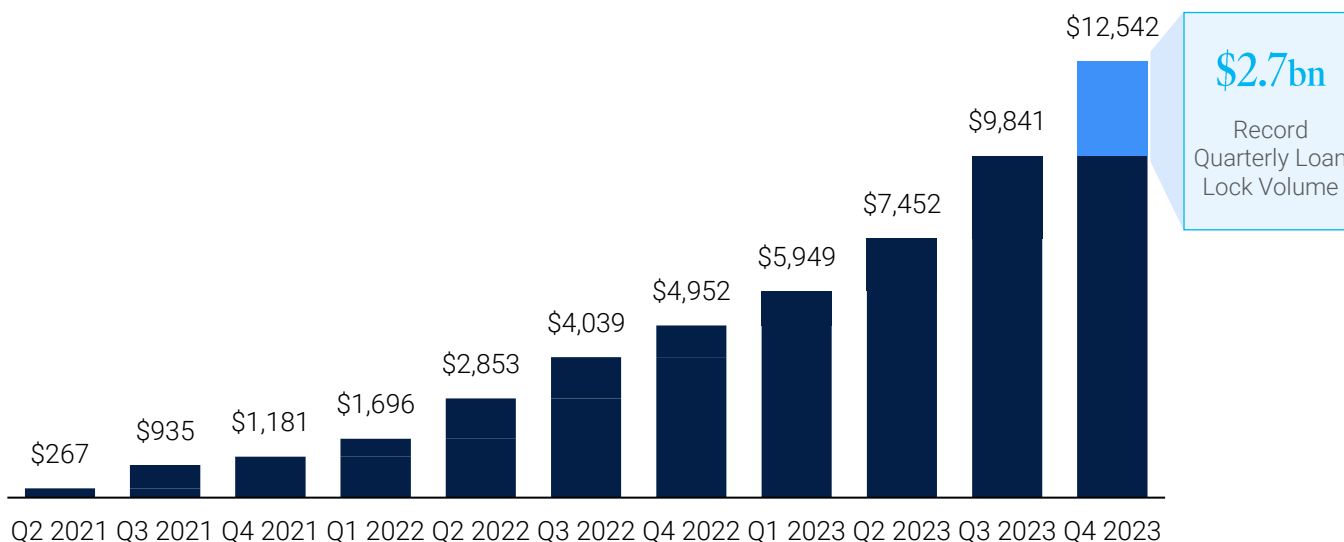
Annaly's correspondent channel has seen record volume, driving whole loan purchase activity and securitization issuance

## Summary

- Annaly Residential Credit Group's correspondent channel, launched in April 2021, has achieved scale with 200+ counterparties onboarded
- Correspondent channel volumes remain robust with \$7.6 billion of locks in 2023
  - Q4 2023 represented the highest quarterly lock volume since inception, contributing to whole loan purchase activity
- Annaly Residential Credit Group remains the largest non-bank issuer and is the second largest overall issuer of Prime Jumbo and Expanded Credit MBS over the last two years<sup>(2)</sup>
- Annaly Residential Credit Group has realized growth without sacrificing the strong credit profile of the portfolio
  - Annaly has the lowest D60+ across the Top 10 Non-QM issuers<sup>(3)</sup>

## Cumulative Loan Locks Since Inception

(\$ in millions)



## Onslow Bay GAAP Whole Loan Portfolio<sup>(1)(3)</sup>

758

Original FICO

#1

Lowest D60+  
Delinquencies

68%

Original LTV

60%

Mark-to-Market LTV

1. Company filings. Financial data as of December 31, 2023.

2. Inside Nonconforming Markets. Reflects issuance from 2022 – 2023. January 5, 2024, issue.

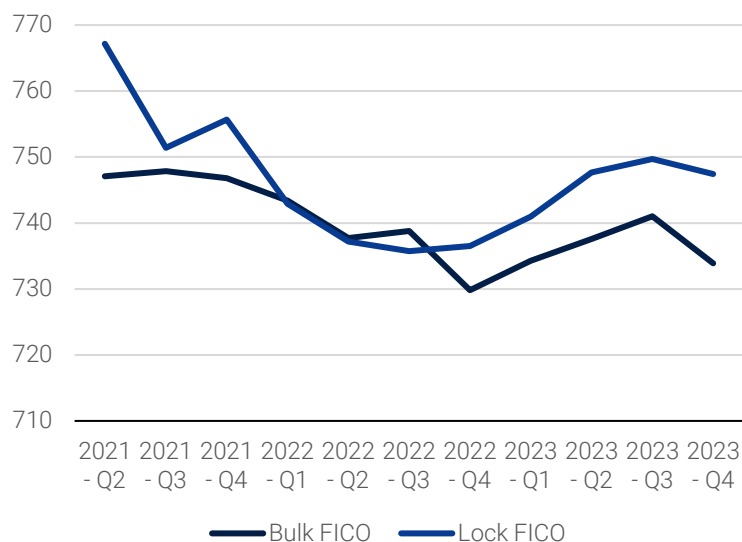
3. Based on data from the BofA Securities Non-QM Shelf and Deal Report, December 31, 2023.

# Onslow Bay Financial | Advantages of Correspondent Platform

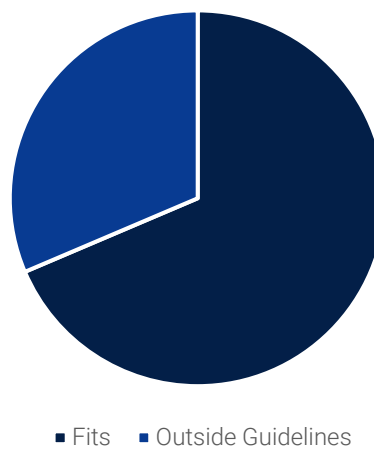
## Diversified correspondent channel controls credit quality, provides reliable access to new origination loans

- Onslow Bay proactively sources loans that meet our desired credit preferences through multiple levers: guidelines, pricing, risk tolerance and originator selection
- Despite industry wide declining mortgage origination volumes, Onslow Bay has been able to maintain both volumes and credit throughout 2023 given the depth of our correspondent channel and growing market share
- Onslow Bay has significant diversification in our seller network with over 200+ approved correspondents. This diversification mitigates reliance on any single counterparty, eliminating originator leverage to accept locks or risk outside of our credit box
- In December 2023, approximately 31% of the loans transacted in the bulk market did not fit Onslow Bay's hard program matrices (LTV/FICO/UPB/Loan Purpose/Occupancy, etc.), reflecting tiering in credit views across the industry
  - Loans in the bulk market typically trade in an “all-or-none” process with limited ability for potential buyers to kick loans for credit preferences
  - Volumes in the bulk market are driven by market conditions

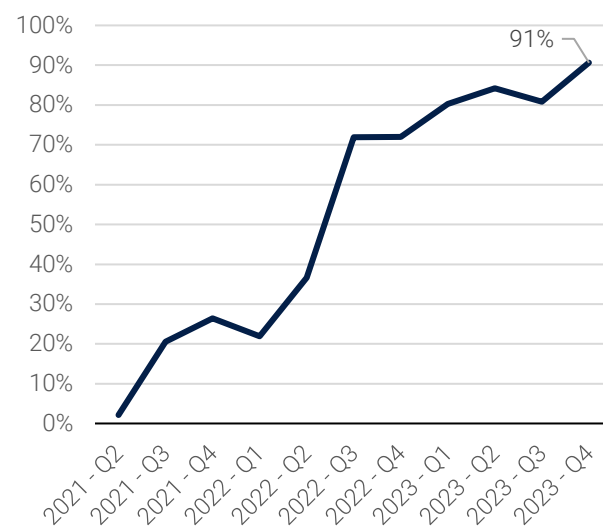
### Onslow's Current Pipeline FICO is 14pts Higher Than Bulk Market<sup>(1)</sup>



### ~31% of Bulk Market Outside Onslow Matrices (December 2023)



### Onslow Correspondent Acquisition Volume as a % of total Acquisition Volume



1. Data as of December 31, 2024.

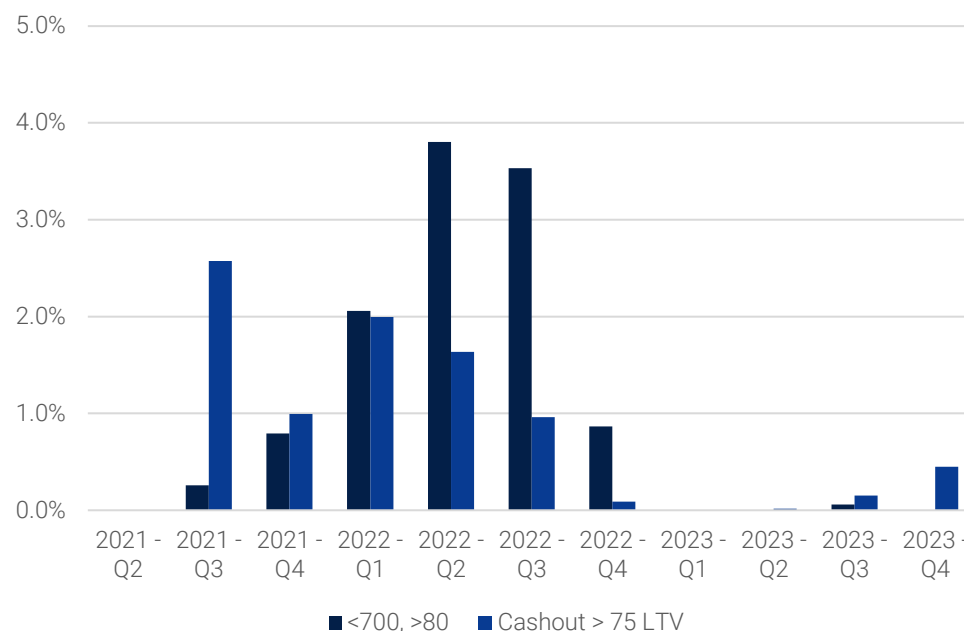
# Onslow Bay Financial | Limited Portfolio Tail Risk

Onslow Bay portfolio credit tightened in 2022 and 2023 amidst a volatile year in broader credit indices

## Controlled Tail Risk through Correspondent Channel

- Onslow Bay has maintained a consistently strong credit profile with limited risk layering throughout several market environments
- In 2022, Onslow Bay tightened our credit standards. As an example of that tightening, loans with a FICO below 700 and an LTV > 80% become ineligible
  - In Q2 2022, this tail comprised of 3.8% of locks (<700 FICO & > 80% LTV)
  - As of Q4 2023, **0.0%** of outstanding locks had a FICO below 700 and a corresponding LTV greater than 80
- Approximately 10% Q1 2022 correspondent locks are no longer eligible under Onslow's current guidelines
- Some of the guideline changes that were implemented over 2022 and 2023 include
  - Guideline Changes**
    - Restricting the max loan size and min FICO for 90 LTV loans to \$1.0mm and 740
    - Restricting the min FICO for 80 LTV cash out transactions to 740
    - Restricting the min FICO for 80 LTV to 720 (DSCR)

## Limited Tail Risk



## Onslow Bay Whole Loan Portfolio has Limited Layered Risk & Significant Equity

Layered Risk <sup>(2)</sup>	<50	50-60	60-70	70-80	80-90	90+	Total
820-850	0.07%	0.09%	0.07%	0.12%	0.00%	0.00%	0.35%
780-819	4.53%	5.37%	7.42%	14.63%	1.32%	0.00%	33.26%
740-779	3.88%	4.64%	8.77%	16.03%	2.57%	0.00%	35.90%
700-739	2.25%	2.77%	5.38%	9.28%	2.18%	0.00%	21.86%
660-699	0.92%	1.08%	1.94%	2.52%	0.54%	0.00%	7.00%
<660	0.17%	0.50%	0.60%	0.30%	0.03%	0.02%	1.63%
<b>Total</b>	<b>11.82%</b>	<b>14.44%</b>	<b>24.19%</b>	<b>42.88%</b>	<b>6.64%</b>	<b>0.04%</b>	<b>100.00%</b>

1. Locks via the Onslow Bay Correspondent Channel, internal data.

2. Original LTV and Original FICO as of 12/31/2023, internal data.

# Onslow Bay Financial | Market Leading Credit Strategy & Performance

Onslow Bay's collateral has limited layered risk translating to industry leading performance

## Strong Credit Metrics and Limited Layered Risk

	OBX	VERUS	AOMT	COLT	GCAT
Issuance	9,294	15,171	8,159	7,062	5,745
WA FICO	748	736	736	739	743
WA LTV	70.0	70.5	72.3	72.1	69.7
FICO < 700	12.7%	21.5%	21.7%	18.4%	15.9%
FICO < 680	6.0%	12.7%	13.1%	8.2%	8.3%
LTV > 85	5.4%	5.7%	10.8%	7.7%	6.9%
LTV > 80 & FICO <700	1.6%	2.3%	6.1%	2.8%	2.7%

## Lowest Delinquencies Among Top 10 NQM Issuers

Shelf	# of Deals	Total UPB (\$mm)	Reported D60+%	Losses to Date (bps / Orig.)
OBX	22	7,656	1.87%	0.0
GCAT	19	4,698	2.19%	0.2
MFRA	18	4,091	2.75%	0.1
BRAVO	16	3,700	2.80%	0.4
VERUS	38	13,456	2.91%	1.1
CSMC	23	5,388	2.95%	3.9
IMPRL	13	3,581	3.01%	0.5
AOMT	33	7,338	3.13%	1.9
COLT	26	6,267	3.15%	2.3
STAR	15	3,682	3.79%	7.6

## Drivers of Strong Credit Performance

- Strong alignment of interests between Onslow and our securitization investors
  - No conflicts of interest between asset manager and originator as Onslow Bay does not own an originator (Correspondent Aggregator)
  - Onslow has never sold below the "BBB" tranche on any OBX securitization; significant risk retention
- High credit worthy borrowers with significant equity at origination
  - Correspondent channel allows us to customize our credit box and adjust pricing to drive targeted supply
- Pre-securitization servicing transfers
  - The majority of Onslow Bay loans are purchased servicing released. After loan settlement, servicing is transferred to one of our preferred servicers
  - Servicing transfer is done prior to securitization to mitigate servicing transfer-related delinquencies
- Hands-on asset management
  - Dedicated team of in-house loan management professionals who are in continuous dialogue with our sub-servicers
  - Proactive approach to loss mitigation, borrower contact strategies and servicing oversight
  - Significant resources and infrastructure in conjunction with our MSR servicing portfolio (~\$188.3bn)

# Onslow Bay Financial | Correspondent Lock Production & Strats

Type	%	GWAC	FICO	LTV	% Investor	% Cashout	% CA	% <680 FICO	% <700 FICO	% > 80 LTV	% <700 FICO, >80 LTV
Expanded Prime	64.4%	8.098	747	73	15.9%	17.7%	40.4%	6.1%	12.0%	7.6%	0.0%
DSCR	33.1%	8.264	747	65	100.0%	38.2%	18.5%	4.7%	11.7%	0.0%	0.0%
Sharp	1.2%	8.504	716	68	31.4%	36.9%	40.3%	31.0%	41.1%	4.4%	0.0%
Agency	0.5%	7.434	758	70	36.1%	56.7%	10.0%	0.0%	0.0%	0.0%	0.0%
Closed End Seconds	0.9%	9.992	731	23	13.5%	100.0%	41.3%	1.5%	20.0%	0.0%	0.0%
Foreign National	0.0%	8.990	680	48	100.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%
<b>Total</b>	<b>100.0%</b>	<b>8.171</b>	<b>746</b>	<b>70</b>	<b>44.0%</b>	<b>25.7%</b>	<b>33.0%</b>	<b>5.8%</b>	<b>12.3%</b>	<b>5.0%</b>	<b>0.0%</b>

Occupancy	%	GWAC	FICO	LTV	% Investor	% Cashout	% CA	% <680 FICO	% <700 FICO	% > 80 LTV	% <700 FICO, >80 LTV
Primary Residence	52.0%	8.049	747	72	0.0%	18.1%	42.0%	7.5%	13.7%	8.9%	0.0%
Investment Property	44.0%	8.323	746	66	100.0%	36.2%	24.2%	4.1%	10.9%	0.5%	0.0%
Second Home	4.1%	8.100	749	74	0.0%	7.8%	14.1%	3.5%	8.0%	3.0%	0.0%
<b>Total</b>	<b>100.0%</b>	<b>8.171</b>	<b>746</b>	<b>70</b>	<b>44.0%</b>	<b>25.6%</b>	<b>33.0%</b>	<b>5.8%</b>	<b>12.3%</b>	<b>5.0%</b>	<b>0.0%</b>

Purpose	%	GWAC	FICO	LTV	% Investor	% Cashout	% CA	% <680 FICO	% <700 FICO	% > 80 LTV	% <700 FICO, >80 LTV
Purchase	62.6%	8.148	752	74	33.2%	0.0%	34.0%	4.0%	8.9%	7.7%	0.0%
CashOutRefi	25.7%	8.258	735	59	62.1%	100.0%	34.8%	10.3%	19.1%	0.0%	0.0%
RateTermRefi	11.8%	8.105	743	66	61.6%	0.0%	23.8%	6.0%	15.3%	1.0%	0.0%
<b>Total</b>	<b>100.0%</b>	<b>8.171</b>	<b>746</b>	<b>70</b>	<b>44.0%</b>	<b>25.6%</b>	<b>33.0%</b>	<b>5.8%</b>	<b>12.3%</b>	<b>5.0%</b>	<b>0.0%</b>

Purpose	%	GWAC	FICO	LTV	% Investor	% Cashout	% CA	% <680 FICO	% <700 FICO	% > 80 LTV	% <700 FICO, >80 LTV
Bank Statement	36.3%	8.102	742	74	13.2%	18.1%	30.4%	8.3%	16.2%	12.2%	0.0%
DSCR	33.1%	8.265	747	65	100.0%	38.1%	18.5%	4.7%	11.8%	0.0%	0.0%
PnL	14.2%	8.271	749	71	21.6%	23.3%	64.0%	5.0%	9.9%	0.0%	0.0%
Full Doc	9.2%	8.121	754	67	26.4%	30.1%	34.2%	4.6%	7.5%	5.4%	0.0%
WVOE	6.1%	7.968	755	72	10.0%	6.2%	55.5%	2.3%	5.9%	0.0%	0.0%
Asset	0.9%	7.911	766	73	0.0%	0.0%	18.3%	0.0%	0.0%	0.0%	0.0%
1099	0.2%	8.064	724	80	0.0%	0.0%	36.4%	0.0%	8.8%	0.0%	0.0%
<b>Total</b>	<b>100.0%</b>	<b>8.171</b>	<b>746</b>	<b>70</b>	<b>44.0%</b>	<b>25.6%</b>	<b>33.0%</b>	<b>5.8%</b>	<b>12.3%</b>	<b>5.0%</b>	<b>0.0%</b>

# Onslow Bay Financial | OBX Outstanding Issuance

Onslow Bay does not have any outstanding deals eligible to be called

Deal Name	Closing Date	Orig Collat Bal	Curr Collat Bal	Collateral Factor	Call Language
OBX 2018-1	3/29/2018	\$326,553,472	\$59,620,151	0.18	10% Clean Up
OBX 2018-EXP1	8/1/2018	\$383,451,234	\$59,121,977	0.15	10% Call, 5% Call
OBX 2018-EXP2	10/31/2018	\$384,027,255	\$69,791,356	0.18	10% Call, 5% Call
OBX 2019-INV1	1/31/2019	\$393,961,409	\$69,271,014	0.18	10% Call, 5% Call
OBX 2019-EXP1	4/24/2019	\$388,155,948	\$55,992,462	0.14	10% Call, 5% Call
OBX 2019-INV2	6/27/2019	\$383,759,828	\$64,562,509	0.17	10% Call, 5% Call
OBX 2019-EXP2	7/30/2019	\$463,404,935	\$89,007,780	0.19	10% Call, 5% Call
OBX 2019-EXP3	10/25/2019	\$465,491,918	\$97,148,459	0.21	10% Call, 5% Call
OBX 2020-INV1	1/30/2020	\$374,608,743	\$86,379,863	0.23	10% Call, 5% Call
OBX 2020-EXP1	2/28/2020	\$467,510,916	\$138,527,336	0.30	10% Call, 5% Call
OBX 2020-EXP2	7/30/2020	\$489,351,663	\$165,598,977	0.34	10% Call, 5% Call
OBX 2020-EXP3	9/24/2020	\$514,609,134	\$177,705,476	0.35	10% Call, 5% Call
OBX 2021-NQM1	3/25/2021	\$257,135,339	\$114,147,968	0.44	30% or 3 Years
OBX 2021-J1	4/30/2021	\$353,840,244	\$278,775,504	0.79	10% Call, 5% Call
OBX 2021-NQM2	6/30/2021	\$376,003,964	\$228,366,116	0.61	30% or 3 Years
OBX 2021-J2	7/29/2021	\$382,482,549	\$317,101,062	0.83	10% Call, 5% Call
OBX 2021-NQM3	8/20/2021	\$356,474,395	\$249,128,314	0.70	30% or 3 Years
OBX 2021-INV1	9/29/2021	\$320,199,498	\$265,459,244	0.83	10% Call, 5% Call
OBX 2021-J3	10/8/2021	\$453,649,616	\$372,139,704	0.82	10% Call, 5% Call
OBX 2021-INV2	10/28/2021	\$349,123,913	\$293,340,932	0.83	10% Call, 5% Call
OBX 2021-INV3	11/22/2021	\$470,576,068	\$398,314,981	0.85	10% Call, 5% Call
OBX 2021-NQM4	11/23/2021	\$542,835,601	\$422,310,423	0.78	30% or 3 Years
OBX 2022-NQM1	1/21/2022	\$556,695,549	\$455,523,109	0.82	30% or 3 Years
OBX 2022-INV1	1/26/2022	\$377,275,348	\$328,035,866	0.87	10% Call, 5% Call
OBX 2022-INV2	2/11/2022	\$466,686,480	\$408,102,037	0.87	10% Call, 5% Call
OBX 2022-NQM2	2/25/2022	\$439,421,072	\$384,949,443	0.88	30% or 3 Years
OBX 2022-INV3	3/16/2022	\$330,822,750	\$293,208,758	0.89	10% Call, 5% Call

1. As of February 8, 2024.
2. Remittance data as of January 25, 2024.



# Onslow Bay Financial | OBX Outstanding Issuance

Onslow Bay does not have any outstanding deals eligible to be called

Deal Name	Closing Date	Orig Collat Bal	Curr Collat Bal	Collateral Factor	Call Language
OBX 2022-NQM3	3/24/2022	\$315,842,910	\$287,808,988	0.91	30% or 3 Years
OBX 2022-J1	5/6/2022	\$389,334,473	\$358,031,704	0.92	10% Call, 5% Call
OBX 2022-NQM4	5/10/2022	\$457,285,349	\$409,502,452	0.90	30% or 3 Years
OBX 2022-NQM5	6/3/2022	\$390,775,427	\$347,493,200	0.89	30% or 3 Years
OBX 2022-INV4	6/9/2022	\$335,900,306	\$302,459,110	0.90	10% Call, 5% Call
OBX 2022-NQM6	6/28/2022	\$387,913,263	\$350,133,770	0.90	30% or 3 Years
OBX 2022-J2	8/5/2022	\$305,968,890	\$280,982,564	0.92	10% Call, 5% Call
OBX 2022-NQM7	8/23/2022	\$358,930,774	\$314,019,280	0.87	30% or 3 Years
OBX 2022-NQM8	9/28/2022	\$397,469,670	\$349,848,155	0.88	30% or 3 Years
OBX 2022-INV5	11/22/2022	\$326,225,895	\$309,269,911	0.95	10% Call, 5% Call
OBX 2022-NQM9	12/8/2022	\$359,379,724	\$322,734,180	0.90	30% or 3 Years
OBX 2023-NQM1	1/13/2023	\$405,209,296	\$362,952,755	0.90	30% or 3 Years
OBX 2023-J1	2/23/2023	\$305,754,704	\$282,831,032	0.93	10% Call, 5% Call
OBX 2023-NQM2	2/27/2023	\$420,650,123	\$382,482,048	0.91	30% or 3 Years
OBX 2023-NQM3	4/27/2023	\$407,525,331	\$368,714,465	0.90	30% or 3 Years
OBX 2023-NQM4	5/25/2023	\$394,290,923	\$347,367,720	0.88	30% or 3 Years
OBX 2023-INV1	5/30/2023	\$314,839,007	\$303,871,205	0.97	10% Call, 5% Call
OBX 2023-NQM5	6/29/2023	\$390,271,425	\$359,115,338	0.92	30% or 3 Years
OBX 2023-NQM6	7/27/2023	\$400,530,315	\$371,522,518	0.93	30% or 3 Years
OBX 2023-NQM7	9/25/2023	\$411,133,470	\$397,380,565	0.97	30% or 3 Years
OBX 2023-NQM8	10/12/2023	\$406,663,214	\$396,178,210	0.97	30% or 3 Years
OBX 2023-J2	11/9/2023	\$303,008,390	\$297,530,106	0.98	10% Call, 5% Call
OBX 2023-NQM9	11/10/2023	\$393,506,884	\$381,036,753	0.97	30% or 3 Years
OBX 2023-NQM10	12/7/2023	\$387,555,849	\$381,338,678	0.98	30% or 3 Years
OBX 2024-NQM1	1/12/2024	\$413,581,099	\$412,260,619	1.00	30% or 3 Years
OBX 2024-NQM2 <sup>(3)</sup>	1/31/2024	\$495,980,425	\$495,980,425	1.00	30% or 3 Years
OBX 2024-HYB1 <sup>(3)</sup>	2/9/2024	\$412,084,148	\$412,084,148	1.00	10% Call, 5% Call

1. As of February 8, 2024.

2. Remittance data as of January 25, 2024.

3. As of closing date.

# Onslow Bay Financial | Asset Management

## Experienced and “best in class” asset management platform, full alignment with investors

- Onslow Bay’s whole loan acquisition strategy and proactive portfolio management is guided by strong internal governance processes and credit discipline through meticulous asset selection, surveillance, oversight and risk management
- Onslow Bay & Annaly, as Sponsor and risk retainer respectively, are fully aligned with our securitization investors regarding prepayment and credit performance

## Expansive Whole Loan Management Platform

### Asset Selection

- Onslow Bay purchases closed, funded, performing residential loans made to mortgagors with stable incomes and employment histories with a focus on limiting borrower layered risk
- Onslow Bay performs full securitization diligence<sup>(1)</sup> across Credit, Compliance (RMBS 3.0 TRID Compliance Review) and Valuation prior to securitization for Non-QM new origination loans. Onslow Bay performs modified Compliance Diligence, but full Credit and Valuation diligence for Agency Investor loans, which may be done on a sample basis

### Surveillance and Analysis

- Real time loan performance is monitored and analyzed through a proprietary loan management system based on daily sub-servicer data feeds
- Onslow Bay utilizes both internal and externally developed models / infrastructure to project loan level pre-payments and defaults based on the esoteric collateral of non-agency loans

### Servicing & Oversight

- Onslow Bay utilizes best in class specialized sub-servicers that are rated as “strong” or “above average” for loans purchased with MSR (Select Portfolio Servicing, Specialized Loan Servicing, Shellpoint Mortgage Servicing)
- Onslow Bay engages in continuous dialogue with our sub-servicers regarding loss mitigation, borrower contact strategies, servicing transfers, servicing oversight and monitors disposition timelines

### Risk Management

- New counterparties and underwriting guidelines are approved by various committees of senior management
- Portfolio Key Risk Indicators (“KRIs”) are monitored daily by an independent risk team
- Counterparty risk is continuously monitored based on both contractual exposure to Onslow Bay and counterparty financial condition

1. Onslow Bay utilizes full securitization diligence (Credit, Compliance, Valuation) for new origination Non-QM whole loan purchases. For seasoned whole loan purchases, Onslow Bay may diligence Title / Tax / Lien, servicing comments, pay history and updated FICOs / valuations. For Agency Investor purchases, Onslow Bay performs modified Compliance Diligence, but full Credit and Valuation diligence, which may be done on a sample basis.

# Onslow Bay Financial | Counterparty Oversight

## Comprehensive oversight of correspondent originators & partners

### Whole Loan Acquisitions

Description	Correspondent ("Best Efforts")	Bulk and Mini-Bulk Partners
Acquisition Channels	<ul style="list-style-type: none"> <li>Originators lock loans "best efforts" in accordance with Onslow Bay's published guidelines and pricing. Loans with delivered credit files become "mandatory"</li> </ul>	<ul style="list-style-type: none"> <li>Origination partners offer Onslow Bay a pool of closed, funded whole loans underwritten to their own underwriting guidelines. Onslow Bay may place credit or income verification overlays on the pool</li> </ul>

### Counterparty Oversight / Management

Eligibility Standards	<ul style="list-style-type: none"> <li>Sellers are generally required to have and maintain a minimum net worth (\$2.5mm), liquidity (3.5bps of MSR), and leverage ratios (Adjusted Net Worth / Total Assets <math>\geq 6\%</math>) that meet Fannie Mae Standards. Counterparties generally must have experienced management (5+ years mortgage experience) with a minimum of two (2) years originating Non-Agency mortgages and acceptable controls and stability</li> </ul>
Counterparty Review	<ul style="list-style-type: none"> <li>Onslow Bay utilizes Comergence by Optimal Blue to manage the counterparty approval and re-certification process. Counterparties are required to provide documents to the Comergence platform including two (2) years of audited financials + latest interim financials, Policies &amp; Procedures, Investor Scorecards, Warehouse Facilities, Org. Charts, Business Plans, Insurance, Quality Control reports, etc.</li> </ul>
Counterparty Committee	<ul style="list-style-type: none"> <li>All counterparties must be approved by Onslow Bay's Counterparty Committee, which includes senior members of the Risk, Servicing Oversight, and Credit teams. A comprehensive counterparty memo is presented to the Committee on each originator, including a summary of the Comergence application and questionnaire, financial condition, management overview, origination volumes, performance history, regulatory findings and any other material information</li> </ul>
Annual Recertification	<ul style="list-style-type: none"> <li>On an annual basis, originators must undergo a recertification process. The counterparty must provide updated financials, licensing information, and Quality Control results among other material information. Counterparty will also be required to complete a recertification questionnaire</li> </ul>
Counterparty Surveillance	<ul style="list-style-type: none"> <li>Onslow Bay utilizes the Comergence system to monitor NMLS findings, regulatory actions or financial deterioration of counterparties. Onslow Bay monitors outstanding whole loan commitments, EPO / EPD requests, repurchase requests and financial liquidity / solvency of all their counterparties</li> </ul>

# Onslow Bay Securitization Program

# Onslow Bay Securitizations | Program Comparison

## Onslow Bay securitizes under three separate collateral structures: Non-QM, Agency Investor and Prime Jumbo

- Onslow is a programmatic issuer of Non-QM/Expanded Prime Securities while also being opportunistic in the Agency Eligible Investor market
- Onslow issues Prime Jumbo securitizations through proprietary partnerships
- Onslow Bay has historically securitized using either the Modified Sequential or Straight Sequential structures under the NQM shelf

OBX Program	Non-QM	Agency Investor	Prime Jumbo
Shelf Sponsor	Onslow Bay Financial LLC ("OBX")		
Collateral Type	<ul style="list-style-type: none"> <li>Fixed and adjustable rate, first-lien, Non-QM and Expanded Prime loans</li> </ul>	<ul style="list-style-type: none"> <li>Fixed Rate mortgage loans secured by first-lien, Agency Eligible investor property loans</li> </ul>	<ul style="list-style-type: none"> <li>Fixed rate mortgage loans secured by first liens on Prime Jumbo loans</li> </ul>
Aggregation Methodology	Onslow Bay aggregates collateral through bulk, mini bulk and best-efforts flow relationships		
Pay Structure	Modified Sequential (Pro Rata) or Straight Sequential		Shifting Interest
P&I Advancing	D120 Stop Advancing. Onslow Bay is responsible for funding P&I advances up until a mortgage loan becomes 120 or more days DQ		Full Advancing. Servicer is generally obligated to advance delinquent payments (to the extent such advances are deemed recoverable)
Payment Waterfall Triggers	<ul style="list-style-type: none"> <li>Cumulative loss and Delinquency triggers</li> </ul>		
	<ul style="list-style-type: none"> <li>For Modified Sequential (Pro Rata) deals, payment priority (A1-A3) shifts to full sequential (A1, A2, A3) if trigger fails</li> </ul>	<ul style="list-style-type: none"> <li>Unscheduled principal will be re-directed to senior bonds</li> </ul>	
R&W Review	<ul style="list-style-type: none"> <li>Automatic review of ATR Notice loan that suffers realized loss</li> </ul>	<ul style="list-style-type: none"> <li>Controlling Holder may review loan based on Review Event (<math>\geq</math>D120, loan liquidated with a loss, advances deemed non recoverable etc.)</li> </ul>	
R&W Reviewer	<ul style="list-style-type: none"> <li>The majority holder of the class XS has Controlling Holder rights. Controlling Holder has the right but not obligation to review</li> </ul>	<ul style="list-style-type: none"> <li>Independent Reviewer</li> </ul>	
Senior Bondholder Review	<ul style="list-style-type: none"> <li>Holders comprising <math>\geq</math> 25% (Review Triggering Noteholders) can review an ATR Notice Loan or Optional Review Loan</li> </ul>	<ul style="list-style-type: none"> <li><math>&gt;</math>50% of Aggregate Voting Interests (all outstanding Notes)</li> </ul>	
Rep Provider	Onslow Bay <sup>(1)</sup>		Originators

1. Rocket Mortgage, LLC for OBX 2021-INV2

# Onslow Bay Securitizations | Expanded Prime / Non-QM

	OBX 2024-NQM2	OBX 2024-NQMI	OBX 2023-NQMI0	OBX 2023-NQM9	OBX 2023-NQM8	OBX 2023-NQM7	OBX 2023-NQM6	OBX 2023-NQM5	OBX 2023-NQM4	OBX 2023-NQM3
Issue Date	Jan-24	Jan-24	Dec-23	Nov-23	Oct-23	Sep-23	Jul-23	Jun-23	May-23	Apr-23
Collateral Type	Expanded Prime/ Non-QM	Expanded Prime/ Non-QM	Expanded Prime/ Non-QM	Expanded Prime/ Non-QM	Expanded Prime/ Non-QM	Expanded Prime/ Non-QM	Expanded Prime/ Non-QM	Expanded Prime/ Non-QM	Expanded Prime/ Non-QM	Expanded Prime/ Non-QM
Sponsor	Onslow Bay Financial LLC									
% of Collateral Sourced from Partnerships	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Rating Agencies	S&P/KBRA	Fitch/KBRA	Fitch/KBRA	Fitch/KBRA	Fitch/KBRA	Fitch/KBRA	Fitch/KBRA	Fitch/KBRA	Fitch/KBRA	Fitch/KBRA
R&W Framework	Material Adverse	Material Adverse	Material Adverse	Material Adverse	Material Adverse	Material Adverse	Material Adverse	Material Adverse	Material Adverse	Material Adverse
R&W Review	Realized Loss with ATR Notice/ Optional Review	Realized Loss with ATR Notice/ Optional Review	Realized Loss with ATR Notice/ Optional Review	Realized Loss with ATR Notice/ Optional Review	Realized Loss with ATR Notice/ Optional Review	Realized Loss with ATR Notice/ Optional Review	Realized Loss with ATR Notice/ Optional Review	Realized Loss with ATR Notice/ Optional Review	Realized Loss with ATR Notice/ Optional Review	Realized Loss with ATR Notice/ Optional Review
Risk Retention	Vertical (US/EU)	Vertical (US/EU)	Vertical (US/EU)	Vertical (US/EU)	Vertical (US/EU)	Vertical (US/EU)	Horizontal (US)	Horizontal (US)	Horizontal (US)	Horizontal (US)
Structure Type	Modified Pro-Rata	Modified Pro-Rata	Modified Pro-Rata	Modified Pro-Rata	Modified Pro-Rata	Modified Pro-Rata	Modified Pro-Rata	Modified Pro-Rata	Modified Pro-Rata	Modified Pro-Rata
Original Attachment to "AAA"	30.95%	26.80%	26.70%	28.35%	28.30%	27.90%	27.10%	26.70%	27.10%	25.80%
Deal Balance	\$495,968,617	\$413,581,099	\$387,555,849	\$396,074,677	\$406,663,214	\$411,133,469	\$400,530,315	\$390,271,425	\$394,290,923	\$407,525,331
Pool Factor (1/25 Remit)	1.00	1.00	0.98	0.97	0.97	0.97	0.93	0.92	0.88	0.90
Average Loan Size	\$464,825	\$462,619	\$506,609	\$468,727	\$436,334	\$468,261	\$475,689	\$470,207	\$438,101	\$504,988
Number of Loans	1,067	894	765	845	932	878	842	830	900	807
WA Gross Coupon	8.14	8.17	8.05	8.05	8.06	8.02	8.12%	8.01%	7.82%	7.19%
WA Orig CLTV	69%	70%	69%	69%	68%	70%	70%	70%	70%	71%
WA Original FICO	752	750	756	751	746	747	747	744	746	742
WA DTI	34%	35%	34%	33%	37%	33%	34%	34%	33%	33%
ARM	14%	13%	14%	16%	17%	17%	15%	12%	20%	10%
IO	10%	7%	5%	10%	8%	11%	10%	8%	10%	12%
Investor	44%	44%	44%	45%	49%	45%	41%	37%	39%	28%
WA Margin	4.75%	4.70%	4.64%	4.73%	4.67%	4.51%	4.63%	4.61%	4.23%	4.17%
WALA	4	4	4	4	4	4	5	5	6	8
Top State	CA 30%	CA 30%	CA 32%	CA 29%	CA 27%	CA 38%	CA 35%	CA 29%	CA 33%	CA 38%
QM	0%	0%	0%	0%	0%	0%	0%	0%	0%	< 1%
Non-QM/ATR Exempt	100%	100%	100%	100%	100%	100%	100%	100%	100%	> 99%
Full Doc <sup>(2)</sup>	10%	8%	8%	8%	9%	2%	7%	7%	5%	10%
Alt-Doc	90%	92%	92%	92%	91%	98%	93%	93%	95%	90%
3M VPR	N/A	N/A	N/A	10%	6%	9%	16%	12%	11%	11%
6M VPR	N/A	N/A	N/A	N/A	N/A	9%	13%	13%	16%	12%
12M VPR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
60+ DQ (incl. FC/REO/BK)	0.00%	0.00%	0.96%	0.12%	1.21%	1.07%	0.97%	1.93%	2.43%	1.80%
Cumulative Losses	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Note: Voluntary Prepayment Rates (VPRs), 60+ DQ (incl. FC/REO/BK) and cumulative losses as of the January 25, 2024, remittance period (Source: Intex).

1. Collateral and structure subject to change.
2. Full documentation includes all GSE eligible loans.

# Onslow Bay Securitizations | Expanded Prime / Non-QM

	OBX 2023-NQM2	OBX 2023-NQM1	OBX 2022-NQM9	OBX 2022-NQM8	OBX 2022-NQM7	OBX 2022-NQM6	OBX 2022-NQM5	OBX 2022-NQM4	OBX 2022-NQM3	OBX 2022-NQM2	OBX 2022-NQM1
Issue Date	Feb-23	Jan-23	Dec-22	Sep-22	Aug-22	Jun-22	Jun-22	May-22	Mar-22	Feb-22	Jan-22
Collateral Type	Expanded Prime/ Non-QM	Expanded Prime/ Non-QM	Expanded Prime/ Non-QM	Expanded Prime/ Non-QM	Expanded Prime/ Non-QM	Expanded Prime/ Non-QM	Expanded Prime/ Non-QM	Expanded Prime/ Non-QM	Expanded Prime/ Non-QM	Expanded Prime/ Non-QM	Expanded Prime/ Non-QM
Sponsor	Onslow Bay Financial LLC										
% of Collateral Sourced from Partnerships	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Rating Agencies	Fitch	Fitch /KBRA	Fitch	Fitch/KBRA	Fitch/KBRA	Fitch/KBRA	Fitch/KBRA	S&P/KBRA	S&P/KBRA	S&P/KBRA	S&P/KBRA
R&W Framework	Material Adverse	Material Adverse	Material Adverse	Material Adverse	Material Adverse	Material Adverse	Material Adverse	Material Adverse	Material Adverse	Material Adverse	Material Adverse
R&W Review	Realized Loss with ATR Notice/ Optional Review	Realized Loss with ATR Notice/ Optional Review	Realized Loss with ATR Notice/ Optional Review	Realized Loss with ATR Notice/ Optional Review	Realized Loss with ATR Notice/ Optional Review	Realized Loss with ATR Notice/ Optional Review	Realized Loss with ATR Notice/ Optional Review	Realized Loss with ATR Notice/ Optional Review	Realized Loss with ATR Notice/ Optional Review	Realized Loss with ATR Notice/ Optional Review	Realized Loss with ATR Notice/ Optional Review
Risk Retention	Horizontal (US)	Horizontal (US)	Horizontal (US)	Horizontal (US)	Horizontal (US)	Horizontal (US)	Horizontal (US)	Horizontal (US)	Horizontal (US)	Horizontal (US)	Horizontal (US)
Structure Type	Modified Pro-Rata	Modified Pro-Rata	Modified Pro-Rata	Modified Pro-Rata	Modified Pro-Rata	Sequential	Sequential	Sequential	Sequential	Sequential	Sequential
Original Attachment to "AAA"	25.50%	27.85%	31.25%	30.95%	24.60%	24.45%	27.10%	25.70%	21.80%	17.90%	20.05%
Deal Balance	\$420,650,123	\$405,209,296	\$359,379,724	\$397,469,670	\$358,930,774	\$387,913,263	\$390,775,426	\$457,285,349	\$315,842,909	\$439,421,072	\$556,695,549
Pool Factor (1/25 Remit)	0.91	0.90	0.90	0.88	0.87	0.90	0.89	0.90	0.91	0.88	0.82
Average Loan Size	\$462,253	\$481,246	\$558,910	\$519,568	\$527,064	\$622,653	\$523,126	\$649,553	\$609,735	\$677,074	\$708,264
Number of Loans	910	842	643	765	681	623	745	704	518	649	786
WA Gross Coupon	7.13%	6.92%	6.83%	6.45%	6.06%	5.03%	4.59%	4.25%	4.24%	4.11%	4.32%
WA Orig CLTV	72%	73%	73%	72%	71%	69%	72%	70%	69%	68%	68%
WA Original FICO	743	741	740	745	742	742	745	745	752	755	749
WA DTI	33%	34%	35%	35%	35%	36%	36%	37%	37%	36%	35%
ARM	7%	14%	4%	17%	7%	6%	8%	5%	12%	15%	12%
IO	18%	7%	15%	10%	17%	26%	22%	10%	14%	11%	23%
Investor	38%	37%	35%	39%	37%	34%	47.25%	29%	39%	30%	30%
WA Margin	4.39%	3.86%	4.12%	3.87%	3.54%	4.06%	3.91%	3.86%	3.75%	3.68%	N/A
WALA	5	5	4	5	5	4	4	3	3	4	6
Top State	CA 34%	CA 39%	CA 44%	CA 50%	CA 48%	CA 47%	CA 44%	CA 53%	CA 63%	CA 66%	CA 53%
QM	0%	< 1%	< 1%	2%	1%	0%	2%	< 1%	3%	< 1%	< 1%
Non-QM/ATR Exempt	100%	> 99%	> 99%	98%	99%	100%	98%	> 99%	97%	> 99%	> 99%
Full Doc <sup>(1)</sup>	8%	8%	13%	4%	11%	12%	15%	16%	12%	27%	21%
Alt-Doc	92%	92%	87%	96%	89%	88%	85%	84%	88%	73%	79%
3M VPR	6%	5%	2%	4%	6%	7%	5%	4%	2%	4%	3%
6M VPR	8%	10%	8%	7%	8%	7%	5%	4%	3%	5%	6%
12M VPR	N/A	9%	8%	9%	7%	5%	5%	4%	3%	5%	5%
60+ DQ (incl. FC/REO/BK)	3.19%	3.93%	4.50%	3.52%	3.16%	2.17%	1.61%	1.08%	1.57%	0.74%	2.98%
Cumulative Losses	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Note: Voluntary Prepayment Rates (VPRs), 60+ DQ (incl. FC/REO/BK) and cumulative losses as of the January 25, 2024, remittance period (Source: Intex).

1. Full documentation includes all GSE eligible loans.

# Onslow Bay Securitizations | Expanded Prime / Non-QM

	OBX 2021-NQM4	OBX 2021-NQM3	OBX 2021-NQM2	OBX 2021-NQM1	OBX 2020-EXP3	OBX 2020-EXP2	OBX 2020-EXP1	OBX 2019-EXP3	OBX 2019-EXP2	OBX 2019-EXP1	OBX 2018-EXP2	OBX 2018-EXP1
Issue Date	Nov-21	Aug-21	Jun-21	Mar-21	Sep-20	Jul-20	Feb-20	Oct-19	Jul-19	Apr-19	Oct-18	Aug-18
Collateral Type	Expanded Prime/Non-QM	Expanded Prime/Non-QM	Expanded Prime/Non-QM	Expanded Prime/Non-QM	Expanded Prime/Non-QM	Expanded Prime/Non-QM	Expanded Prime/Non-QM	Expanded Prime/Non-QM	Expanded Prime/Non-QM	Expanded Prime/Non-QM	Expanded Prime/Non-QM	Expanded Prime/Non-QM
Sponsor	Onslow Bay Financial LLC											
% of Collateral Sourced from Partnerships	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Rating Agencies	Fitch/KBRA	S&P/KBRA	S&P/KBRA	S&P/KBRA	Fitch/DBRS	Fitch	Fitch/KBRA	Fitch/KBRA	Fitch/KBRA	Fitch/KBRA	Fitch/DBRS	Fitch/KBRA
R&W Framework	Material and Adverse	Material and Adverse	Material and Adverse	Material and Adverse	Material and Adverse	Material and Adverse	Material and Adverse	Material and Adverse	Material and Adverse	Material and Adverse	Material and Adverse	Material and Adverse
R&W Review	Realized Loss with ATR Notice/ Optional Review	Realized Loss with ATR Notice/ Optional Review	Realized Loss with ATR Notice/ Optional Review	Realized Loss with ATR Notice/ Optional Review	Delinquency/ Realized Loss Trigger Review	Delinquency/ Realized Loss Trigger Review	Delinquency/ Realized Loss Trigger Review	Delinquency/ Realized Loss Trigger Review	Delinquency/ Realized Loss Trigger Review	Delinquency/ Realized Loss Trigger Review	Delinquency/ Realized Loss Trigger Review	Delinquency/ Realized Loss Trigger Review
Risk Retention	Horizontal	Horizontal	Horizontal	Horizontal	Horizontal	Horizontal	Horizontal	Horizontal	Horizontal	Horizontal	Horizontal	Horizontal
Structure Type	Modified Pro-Rata	Modified Pro-Rata	Modified Pro-Rata	Modified Pro-Rata	Shifting Interest	Shifting Interest	Shifting Interest	Shifting Interest	Shifting Interest	Shifting Interest	Shifting Interest	Shifting Interest
Original Attachment to "AAA"	18.75%	19.60%	19.85%	27.40%	16.50%	12.70%	11.50%	12.60%	11.00%	11.30%	12.85%	12.65%
Deal Balance	\$542,835,601	\$356,474,395	\$376,003,964	\$257,135,339	\$514,609,143	\$489,351,663	\$467,510,916	\$465,491,918	\$463,404,935	\$388,155,948	\$384,027,255	\$383,451,233
Pool Factor (1/25 Remit)	0.78	0.70	0.61	0.44	0.35	0.34	0.30	0.21	0.19	0.14	0.18	0.15
Average Loan Size	\$691,510	\$661,363	\$607,438	\$600,783	\$490,104	\$509,211	\$649,522	\$633,322	\$628,772	\$648,007	\$636,861	\$664,560
Number of Loans	785	539	619	428	1,050	961	722	735	737	599	603	577
WA Gross Coupon	4.35%	4.51%	4.79%	5.30%	4.74%	4.74%	4.86%	5.18%	5.30%	5.40%	5.07%	4.87%
WA Orig CLTV	69%	71%	69%	69%	68%	67%	68%	66%	65%	66%	67%	67% <sup>(1)</sup>
WA Original FICO	756	754	753	740	749	760	756	758	752	753	753	751
WA DTI	34%	35%	38%	36%	37%	38%	38%	37%	35%	36%	36%	35%
ARM	12%	29%	45%	51%	45%	0%	48%	61%	51%	50%	48%	50%
IO	17%	12%	10%	24%	17%	12%	12%	12%	12%	14%	12%	6%
Investor	24%	22%	20%	21%	38%	42%	20%	31%	23%	12%	31%	26%
WA Margin	3.83%	3.71%	3.82%	3.79%	3.17%	N/A	3.15%	3.44%	3.35%	3.05%	3.19%	3.12%
WALA	4	3	4	9	27	7	7	13	20	13	12	17
Top State	CA 55%	CA 69%	CA 72%	CA 34%	CA 52%	CA 52%	CA 55%	CA 49%	CA 53%	CA 60%	CA 62%	CA 64%
QM	0%	0%	1%	4%	8%	0%	9%	7%	7%	7%	15%	29%
Non-QM/ATR Exempt	100%	100%	99%	96%	92%	100%	91%	93%	93%	93%	85%	71%
Full Doc <sup>(2)</sup>	17%	18%	7%	26%	51%	69%	44%	41%	47%	40%	29%	68%
Alt-Doc	83%	82%	93%	77%	49%	31%	56%	59%	53%	60%	71%	32%
3M VPR	8%	6%	3%	13%	11%	4%	5%	7%	13%	18%	6%	17%
6M VPR	7%	5%	6%	10%	10%	4%	5%	9%	12%	14%	6%	10%
12M VPR	6%	7%	7%	8%	8%	5%	6%	9%	9%	15%	7%	10%
60+ DQ (incl. FC/REO/BK)	1.81%	2.22%	2.70%	1.27%	1.48%	1.17%	2.45%	1.33%	2.19%	3.58%	3.40%	0.89%
Cumulative Losses	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2.00%	0.02%	0.02%	0.02%	0.02%	0.01%

Note: Voluntary Prepayment Rates (VPRs), 60+ DQ (incl. FC/REO/BK) and cumulative losses as of the January 25, 2024, remittance period (Source: Intex).

1. Represents updated CLTV.

2. Full documentation includes all GSE eligible loans.



# Onslow Bay Securitizations | Prime Jumbo, Agency Investor & Other

	OBX 2024-HYBI	OBX 2023-J2	OBX 2023-INV1	OBX 2023-JI	OBX 2022-INV5	OBX 2022-J2	OBX 2022-INV4	OBX 2022-JI	OBX 2022-INV3	OBX 2022-INV2
Issue Date	Feb-24	Nov-23	May-23	Feb-23	Nov-22	Jul-22	May-22	May-22	Mar-22	Feb-22
Collateral Type	Hybrid ARM	Prime Jumbo	Agency Investor	Prime Jumbo	Agency Investor	Prime Jumbo	Agency Investor	Prime Jumbo	Agency Investor	Agency Investor
Sponsor	Onslow Bay Financial LLC									
% of Collateral Sourced from Partnerships	100%	100%	100%	100%	100%	100%	100%	100%	50%	100%
Rating Agencies	Moody's / KBRA	Moody's / KBRA	Fitch / KBRA	Moody's / KBRA	Moody's / KBRA	Fitch / Moody's	Moody's / KBRA	Fitch / Moody's	Moody's / KBRA	Moody's / KBRA
R&W Framework	Material and Adverse	Material and Adverse	Material and Adverse	Material and Adverse	Material and Adverse	Material and Adverse	Material and Adverse	Material and Adverse	Material and Adverse	Material and Adverse
R&W Review	Realized Loss Review	Delinquency/Realized Loss Trigger Review	Delinquency/Realized Loss Trigger Review	Delinquency/Realized Loss Trigger Review	Delinquency/Realized Loss Trigger Review	Delinquency/Realized Loss Trigger Review	Delinquency/Realized Loss Trigger Review	Delinquency/Realized Loss Trigger Review	Delinquency/Realized Loss Trigger Review	Delinquency/Realized Loss Trigger Review
Risk Retention	Horizontal	N/A	Horizontal	N/A	Horizontal	N/A	Horizontal	N/A	Horizontal	Horizontal
Original Attachment to "AAA"	16.70%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%
Deal Balance	\$412,084,148	\$303,008,390	\$314,839,007	\$305,754,703	\$326,225,894	\$305,968,889	\$335,900,306	\$389,334,473	\$330,822,750	\$466,686,480
Pool Factor (1/25 Remit)	1.00	0.98	0.97	0.93	0.95	0.92	0.90	0.92	0.89	0.87
Average Loan Size	\$466,159	\$767,110	\$345,977	\$964,526	\$334,248	\$899,909	\$328,991	\$863,269	\$314,172	\$294,811
Number of Loans	844	395	910	317	976	340	1,021	451	1,053	1,583
WA Gross Coupon	3.808%	6.726%	3.429%	5.147%	4.542%	3.619%	3.657%	3.027%	3.468%	3.593%
WA Orig CLTV	63% <sup>(2)</sup>	71%	62%	72%	70%	68%	66%	65%	64%	66%
WA Original FICO	759 <sup>(2)</sup>	772	768	772	765	765	766	771	768	769
WA DTI	32%	35%	34%	34%	34%	31%	33%	31%	34%	32%
ARM	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%
IO	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Investor	0.09%	0.00%	99.93%	0.00%	100.00%	0.00%	100.00%	0.00%	99.78%	100.00%
WA Margin	2.69%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
WALA	56	4	20	7	7	6	5	6	5	6
Top State	IL 68%	CA 14%	CA 40%	CA 28%	CA 26%	CA 28%	CA 36%	CA 41%	CA 36%	CA 29%
QM	59%	100%	100%	100%	0%	100%	0%	100%	0%	0%
Non-QM/ATR Exempt	25%	0%	0%	0%	100%	0%	100%	0%	100%	100%
Full Doc <sup>(1)</sup>	95%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Alt-Doc	5%	0%	0%	0%	0%	0%	0%	0%	0%	0%
3M VPR	N/A	6%	3%	5%	3%	3%	3%	1%	2%	4%
6M VPR	N/A	N/A	3%	4%	2%	2%	6%	2%	3%	4%
12M VPR	N/A	N/A	N/A	N/A	3%	3%	4%	2%	3%	4%
60+ DQ (incl. FC/REO/BK)	0.00%	0.31%	0.00%	0.00%	0.00%	0.00%	0.07%	0.00%	0.51%	0.03%
Cumulative Losses	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Note: Voluntary Prepayment Rates (VPRs), 60+ DQ (incl. FC/REO/BK) and cumulative losses as of the January 25, 2024, remittance period (Source: Intex).

1. Full documentation includes all GSE eligible loans.

2. Represents updated CLTV and FICO.

# Onslow Bay Securitizations | Prime Jumbo, Agency Investor & Other

	OBX 2022-INV1	OBX 2021-INV3	OBX 2021-INV2	OBX 2021-J3	OBX 2021-INV1	OBX 2021-J2	OBX 2021-J1	OBX 2020-INV1	OBX 2019-INV2	OBX 2019-INV1
Issue Date	Jan-22	Nov-21	Oct-21	Oct-21	Sep-21	Jul-21	Apr-21	Jan-20	Jun-19	Jan-19
Collateral Type	Agency Investor	Agency Investor	Agency Investor	Prime Jumbo	Agency Investor	Prime Jumbo	Prime Jumbo	Agency Investor	Agency Investor	Agency Investor
Sponsor	Onslow Bay Financial LLC									
% of Collateral Sourced from Partnerships	0%	0%	100%	0%	0%	100%	Prime Jumbo	Whole Loan Purchases	Whole Loan Purchases	Whole Loan Purchases
Rating Agencies	Moody's / KBRA	Moody's / DBRS	Moody's / KBRA	Moody's / DBRS	Moody's / KBRA	Moody's / DBRS	Fitch / Moody's	Moody's / KBRA	Moody's / DBRS	Moody's / KBRA
R&W Framework	Material and Adverse	Material and Adverse	Material and Adverse	Material and Adverse	Material and Adverse	Material and Adverse	Material and Adverse	Material and Adverse	Material and Adverse	Material and Adverse
R&W Review	Delinquency/Realized Loss Trigger Review	Delinquency/Realized Loss Trigger Review	Delinquency/Realized Loss Trigger Review	Delinquency/Realized Loss Trigger Review	Delinquency/Realized Loss Trigger Review	Delinquency/Realized Loss Trigger Review	Delinquency/Realized Loss Trigger Review	Delinquency/Realized Loss Trigger Review	Delinquency/Realized Loss Trigger Review	Delinquency/Realized Loss Trigger Review
Risk Retention	Horizontal	Horizontal	Horizontal	N/A	Horizontal	N/A	N/A	Horizontal	Horizontal	Horizontal
Original Attachment to "AAA"	15.00%	15.00%	15.00%	4.50%	15.00%	3.50%	4.55%	10.00%	10.00%	13.00%
Deal Balance	\$377,275,347	\$470,576,067	\$343,571,140	\$453,649,616	\$320,199,498	\$382,482,548	\$353,840,243	\$374,608,743	\$383,759,828	\$393,961,409
Pool Factor (1/25 Remit)	0.87	0.85	0.85	0.82	0.83	0.83	0.79	0.23	0.17	0.18
Average Loan Size	\$305,239	\$361,703	\$368,639	\$975,591	\$327,068	\$1,014,543	\$964,142	\$355,079	\$353,045	\$336,145
Number of Loans	1,236	1,301	932	465	979	377	367	1,055	1,087	1,172
WA Gross Coupon	3.565%	3.524%	3.342%	3.049%	3.367%	2.86%	2.87%	4.76%	5.15%	5.09%
WA Orig CLTV	64%	64%	66%	64%	63%	63%	63%	67%	65%	67%
WA Original FICO	766	767	769	776	768	778	776	764	765	758
WA DTI	36%	37%	37%	30%	35%	31%	31%	36%	37%	38%
ARM	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
IO	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Investor	99.27%	99.85%	100.00%	0.00%	100.00%	0.00%	0%	100%	100%	100%
WA Margin	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
WALA	5	5	2	3	5	3	2	5	6	7
Top State	CA 37%	CA 51%	CA 48%	CA 37%	CA 42%	CA 46%	CA 44%	CA 52%	CA 59%	CA 56%
QM	0%	0%	0%	100%	0%	100%	100%	0%	0%	0%
Non-QM/ATR Exempt	100%	100%	100%	0%	100%	0%	0%	100%	100%	100%
Full Doc <sup>(1)</sup>	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Alt-Doc	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
3M VPR	4%	2%	3%	5%	3%	4%	3%	7%	3%	6%
6M VPR	5%	4%	2%	4%	4%	4%	5%	4%	3%	8%
12M VPR	4%	4%	2%	4%	3%	3%	3%	6%	4%	7%
60+ DQ (incl. FC/REO/BK)	0.24%	0.00%	0.00%	0.00%	0.34%	0.00%	0.00%	0.00%	1.63%	0.00%
Cumulative Losses	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.02%	0.03%	0.02%

Note: Voluntary Prepayment Rates (VPRs), 60+ DQ (incl. FC/REO/BK) and cumulative losses as of the January 25, 2024, remittance period (Source: Intex).

1. Full documentation includes all GSE eligible loans.

## Onslow Bay Acquisitions: Correspondent Channel

# Onslow Bay Correspondent | Program Comparison

Loans purchased through the correspondent channel are underwritten to the Onslow Bay guidelines summarized below

## Onslow Bay Correspondent Seller Program Summary

Description	Expanded Prime Plus	Sharp (A+ and A-)	DSCR Plus	Cross Collateralized	Foreign National	Closed-End Seconds	Jumbo AUS	Agency Eligible
Min Loan Amt	\$150k	\$150k	\$125k	\$250k	\$150k	\$70k	\$1 above Conforming	\$150k
Max Loan Amt	\$3.5mm	\$3.0mm	\$2.0mm	\$2.0mm	\$1.0mm	\$500k	\$2.5mm	\$2.25mm
Housing Event	>=4+ Years	>=2+ Years Housing Event	3+ Years	4+ Years	4+ Years	4+ Years	4+ Years	Per FNMA/FHMLC
Mortgage History	0x30x12	2x30x12, 1x60x24	0x30x12	0x30x12	0x30x12	0X30X12	Default to DU/LP	Per FNMA/FHMLC
Product Type	3/6 ARM, 5/6 ARM, 7/6 ARM, 10/6 ARM, 15 Year Fix, 30 Year Fix, 40 Year Fix (IO)	3/6 ARM, 5/6 ARM, 7/6 ARM, 10/6 ARM, 15 Year Fix, 30 Year Fix, 40 Year Fix (IO)	3/6 ARM, 5/6 ARM, 7/6 ARM, 10/6 ARM, 15 Year Fix, 30 Year Fix, 40 Year Fix (IO)	3/6 ARM, 5/6 ARM, 7/6 ARM, 30 Year Fix, 40 Year Fix (IO)	3/6 ARM, 5/6 ARM, 7/6 ARM, 10/6 ARM, 15 Year Fixed, 30 Year Fixed	10 Year Fixed, 15 Year Fixed, 20 Year Fixed, 30 Year Fixed	5/6 ARM, 7/6 ARM, 10/6 ARM, 15 Year Fixed, 30 Year Fixed	30 Year Fix
Max LTV	90	90	80	75	65	85	80	80
Min FICO	660	620	660	680	680 or N/A	680	680	660
Interest Only Restrictions	Min 700 FICO, Max 85% LTV	Min 700 FICO, Max 80% LTV	Min 700 FICO. (DSCR >=1.00, Max 75% LTV, DSCR >=.75x, Max 70% LTV, No Ratio Not Permissible)	Min 700 FICO, Max 75% LTV	N/A	N/A	N/A	N/A
Max DTI/Min DSCR	55%	45%	.75x or No Ratio	1.10x Min Property	45%	50%	45%	50%
2-4 Units	Max 85% LTV/CLTV	Max 80% LTV	Max 75% LTV	No Restrictions	Max 60% LTV	Max 65% CLTV	Max \$1.5mm (2 Units); Max \$1.0mm (3-4 Units)	Max 75% LTV
Warrantable Condos/Cooperatives	Max 85% LTV/CLTV	Max 80% LTV	Max 75% LTV	No Restrictions	Max 60% LTV	Max 80% CLTV (no coops)	Max 80% LTV	Max 80% LTV
Non-Warrantable Condos	Max 80% LTV/CLTV	Max 75% LTV	Max 75% LTV	Not Eligible	Not Eligible	Not Eligible	Not Eligible	N/A
Rural Properties	Owner Occupied ("OO") Only, No Cash Out, Max 75% LTV/CLTV	Owner Occupied ("OO") Only, No Cash Out, Max 75% LTV/CLTV	Not Eligible	Not Eligible	Not Eligible	Not Eligible	Rural Properties with Income or Agricultural Use are Not Permitted	Not Eligible
Full Doc and Bank Statements	Max 90% LTV	Max 90% LTV	N/A	N/A	Full Documentation	Full Documentation	Full Doc Only/ Only DU or LP are acceptable	N/A
Asset Depletion	Max 85% LTV, Min 700 FICO, No Cash Out, OO Only	Max 85% LTV, Min 700 FICO, No Cash Out, OO Only	N/A	N/A	N/A	Not Eligible	N/A	N/A
WVOE	Max 80% LTV, Min 660 FICO	Max 75% LTV, Min 680 FICO (A+ only)	N/A	N/A	N/A	Not Eligible	N/A	N/A
12M PnL	Max 80% LTV, Min 660 FICO	Max 75% LTV, Min 680 FICO (A+ only)	N/A	N/A	N/A	Not Eligible	N/A	N/A

### Documentation Type

### Income Requirements

Full Documentation (Salaried & Self Employed)	2 Yrs. W2s or 1040 Tax Returns, YTD Paystub, VVOE or 2yrs 1099. For self-employed borrowers: 2 Yrs. Tax Returns (Business, Personal), K1s, YTD P&L or 1099 Qualification
Streamlined Documentation (Salaried & Self Employed)	1 Yr. W2 or 1040 Tax Return, W2 Transcript, YTD Paystub, VVOE or 1099 Qualification. For Self-Employed borrowers, 1 Yr. Tax Return (Business, Personal), K1s, YTD P&L
Asset Depletion/ Asset Qualifier (High Net Worth Borrowers)	Qualifying Assets, 84 Month Amortization for DTI if applicable
12M/24M Bank Statement (Self Employed)	Personal – 12/24 months consecutive bank statements Business – 3 Options to qualify: Expense Ratio (Fixed), Expense Ratio (3 <sup>rd</sup> party), 3rd Party Prepared P&L
12M P&L (Self Employed)	CPA/EA/CTEC Prepared (12M P&L)
WVOE (Salaried)	FNMA Form 1005

Note: Onslow Bay does allow for exceptions to underwriting guidelines as long as the exception is based upon reasonable and documented compensating factors.

# Onslow Bay Correspondent | Expanded Prime Plus Matrix

Onslow Bay's Expanded Prime Plus Correspondent Program targets high credit borrowers who fall just outside of traditional Prime Jumbo underwrites or qualify with Alternative Documentation

FICO & LTV / CLTV Grids		Purchase & Rate / Term Refinance			Cash Out Refinance		
		Owner Occupied	Second Home	Investment	Owner Occupied	Second Home	Investment
FICO	Loan Size						
740	<= \$1.0mm	90	85	85	80	80	75
	<= \$1.5mm	85	85 <sup>(1)</sup>	85 <sup>(1)</sup>	75	75	75
	<= \$2.0mm	85	80	80	75	70	70
	<= \$2.5mm	80	75	75	70	65	65
	<= \$3.0mm	75	70	70	65	60	60
	<= \$3.5mm	65	60	N/A	N/A	N/A	N/A
720	<= \$1.0mm	85	85	85	75	75	75
	<= \$1.5mm	85	85 <sup>(1)</sup>	85 <sup>(1)</sup>	75	75	75
	<= \$2.0mm	80	80	80	70	70	70
	<= \$2.5mm	80	75	75	70	65	65
	<= \$3.0mm	75	70	70	65	60	60
	<= \$3.5mm	60	60	N/A	N/A	N/A	N/A
700	<= \$1.0mm	85	85	85	75	75	75
	<= \$1.5mm	85	85 <sup>(1)</sup>	85 <sup>(1)</sup>	75	70	70
	<= \$2.0mm	80	80	80	70	70	70
	<= \$2.5mm	75	75	75	65	65	65
	<= \$3.0mm	70	70	70	60	60	60
	<= \$3.5mm						
680	<= \$1.0mm	80	80	80	70	70	70
	<= \$1.5mm	80	80	80	70	70	70
	<= \$2.0mm	75	75	75	65	65	65
	<= \$2.5mm	70	70	70	60	N/A	N/A
660	<= \$1.0mm	80	80	80	70	70	70
	<= \$1.5mm	75	75	75	70	70	70
	<= \$2.0mm	75	70	70	60	60	60
	<= \$2.5mm	70	65	65	N/A	N/A	N/A

Reserves	
\$150,000 – \$500,000	6 Months
\$500,001 – \$1,000,000	6 Months
\$1,000,001 – \$2,000,000	9 Months
\$2,000,001 – \$3,000,000	12 Months
Additional Financed Properties	(2) Months Incremental PITIA/ITIA Per Financed Property
Cash Out Used as Reserves	Allowable

Housing History	
Payment History	0x30x12
Housing Event Seasoning	4+ Years

Note: Onslow Bay does allow for exceptions to underwriting guidelines as long as the exception is based upon reasonable and documented compensating factors.

1. 80 LTV for Alt Doc loans in this box.

# Onslow Bay Correspondent | Sharp Matrix

Onslow Bay's Sharp Correspondent Program (Credit Grades A+ & A-) is tailored for borrowers qualifying with lower reserves, FICO scores or more recent derogatory housing events or delinquencies

## Sharp A+

FICO & LTV / CLTV Grids		Purchase & Rate / Term Refinance			Cash Out Refinance		
		Owner Occupied	Second Home	Investment	Owner Occupied	Second Home	Investment
FICO	Loan Size						
740	<= \$1.0mm	90	85	85	75	75	75
	<= \$1.5mm	85	80	80	75	70	70
	<= \$2.0mm	80	75	75	70	70	70
	<= \$2.5mm	75	75	75	65	65	65
	<= \$3.0mm	70	70	70	60	60	60
720	<= \$1.0mm	85	80	80	75	75	75
	<= \$1.5mm	85	80	80	75	70	70
	<= \$2.0mm	80	75	75	70	70	70
	<= \$2.5mm	75	75	75	65	65	65
	<= \$3.0mm	70	70	70	N/A	N/A	N/A
700	<= \$1.0mm	85	80	80	75	70	70
	<= \$1.5mm	80	80	80	75	70	70
	<= \$2.0mm	80	75	75	70	65	65
	<= \$2.5mm	75	70	70	65	N/A	N/A
	<= \$3.0mm	70	N/A	N/A	N/A	N/A	N/A
680	<= \$1.0mm	80	80	80	75	70	70
	<= \$1.5mm	80	75	75	70	65	65
	<= \$2.0mm	75	70	70	65	N/A	N/A
	<= \$2.5mm	70	70	70	60	N/A	N/A
	<= \$3.0mm	70	N/A	N/A	N/A	N/A	N/A
660	<= \$1.0mm	80	75	75	70	65	65
	<= \$1.5mm	75	75	75	65	60	60
	<= \$2.0mm	70	70	70	60	N/A	N/A
	<= \$2.5mm	70	70	70	60	N/A	N/A
	<= \$3.0mm	70	N/A	N/A	N/A	N/A	N/A
640	<= \$1.0mm	75	70	65	65	60	60
	<= \$1.5mm	70	65	65	N/A	N/A	N/A
	<= \$2.0mm	70	65	65	N/A	N/A	N/A
	<= \$2.5mm	70	65	65	N/A	N/A	N/A
	<= \$3.0mm	70	65	65	N/A	N/A	N/A
620	<= \$1.0mm	70	65	60	N/A	N/A	N/A
	<= \$1.5mm	70	65	60	N/A	N/A	N/A
	<= \$2.0mm	70	65	60	N/A	N/A	N/A
	<= \$2.5mm	70	65	60	N/A	N/A	N/A
	<= \$3.0mm	70	65	60	N/A	N/A	N/A

## Sharp A-

FICO & LTV / CLTV Grids		Purchase & Rate / Term Refinance			Cash Out Refinance		
		Owner Occupied	Second Home	Investment	Owner Occupied	Second Home	Investment
FICO	Loan Size						
740	<= \$1.0mm	85	80	80	75	70	70
	<= \$1.5mm	80	75	75	70	65	65
	<= \$2.0mm	75	N/A	N/A	N/A	N/A	N/A
	<= \$2.5mm	75	N/A	N/A	N/A	N/A	N/A
	<= \$3.0mm	75	N/A	N/A	N/A	N/A	N/A
720	<= \$1.0mm	85	80	80	75	70	70
	<= \$1.5mm	80	75	75	70	65	65
	<= \$2.0mm	75	N/A	N/A	N/A	N/A	N/A
	<= \$2.5mm	75	N/A	N/A	N/A	N/A	N/A
	<= \$3.0mm	75	N/A	N/A	N/A	N/A	N/A
700	<= \$1.0mm	80	80	80	70	70	70
	<= \$1.5mm	75	75	75	70	65	65
	<= \$2.0mm	70	N/A	N/A	N/A	N/A	N/A
	<= \$2.5mm	70	N/A	N/A	N/A	N/A	N/A
	<= \$3.0mm	70	N/A	N/A	N/A	N/A	N/A
680	<= \$1.0mm	75	75	75	70	65	65
	<= \$1.5mm	75	70	70	65	65	65
	<= \$2.0mm	75	70	70	65	65	65
	<= \$2.5mm	75	70	70	65	65	65
	<= \$3.0mm	75	70	70	65	65	65
660	<= \$1.0mm	75	75	75	65	65	65
	<= \$1.5mm	70	70	70	60	N/A	N/A
	<= \$2.0mm	70	70	70	60	N/A	N/A
	<= \$2.5mm	70	70	70	60	N/A	N/A
	<= \$3.0mm	70	70	70	60	N/A	N/A
640	<= \$1.0mm	70	65	65	60	60	60
	<= \$1.5mm	65	60	60	N/A	N/A	N/A
	<= \$2.0mm	65	60	60	N/A	N/A	N/A
	<= \$2.5mm	65	60	60	N/A	N/A	N/A
	<= \$3.0mm	65	60	60	N/A	N/A	N/A
620	<= \$1.0mm	65	60	60	N/A	N/A	N/A
	<= \$1.5mm	65	60	60	N/A	N/A	N/A
	<= \$2.0mm	65	60	60	N/A	N/A	N/A
	<= \$2.5mm	65	60	60	N/A	N/A	N/A
	<= \$3.0mm	65	60	60	N/A	N/A	N/A

## Reserves

\$150,000 – \$500,000	A+ 3 Months / A- 3 Months
\$500,001 – \$1,000,000	A+ 3 Months / A- 3 Months
\$1,000,001 – \$2,000,000	A+ 6 Months / A- 3 Months
\$2,000,001 – \$3,000,000	A+ 9 Months / A- N/A
Additional Financed Properties	(2) Months Incremental PITIA/ITIA Per Financed Property
Cash Out Used as Reserves	Allowable

## Housing History

Payment History	1x30x12, 0x60x24
Housing Event Seasoning (A+)	3+ Years
Housing Event Seasoning (A-)	2+ Years

# Onslow Bay Correspondent | DSCR Plus Matrix

Onslow Bay DSCR Plus Correspondent Program is designed for professional real estate investors utilizing property cashflow to qualify

FICO & LTV / CLTV Grids		DSCR >= 1.00			DSCR >= 0.75			No Ratio DSCR		
		Purchase	Rate / Term Refi	Cash Out	Purchase	Rate / Term Refi	Cash Out	Purchase	Rate / Term Refi	Cash Out
FICO	Loan Size									
740	<= \$1.0mm	80	80	75	75	75	70	75	75	65
	<= \$1.5mm	75	75	70	70	70	65	70	70	60
	<= \$2.0mm	75	75	60	65	65	60	65	65	60
720	<= \$1.0mm	80	80	75	75	75	70	70	70	60
	<= \$1.5mm	75	75	70	70	70	65	65	65	60
	<= \$2.0mm	75	75	60	65	65	N/A	N/A	N/A	N/A
700	<= \$1.0mm	75	75	70	75	75	65	65	65	60
	<= \$1.5mm	75	75	70	70	70	65	65	65	60
	<= \$2.0mm	70	70	60	65	65	N/A	N/A	N/A	N/A
680	<= \$1.0mm	75	75	65	70	70	60	65	60	60
	<= \$1.5mm	70	70	60	N/A	N/A	N/A	N/A	N/A	N/A
	<= \$2.0mm	65	65	N/A	N/A	N/A	N/A	N/A	N/A	N/A
660	<= \$1.0mm	70	70	65	60	60	60	60	60	60
	<= \$1.5mm	65	65	60	N/A	N/A	N/A	N/A	N/A	N/A
	<= \$2.0mm	60	60	N/A	N/A	N/A	N/A	N/A	N/A	N/A

## Reserves

\$150,000 – \$500,000	3 Months
\$500,001 – \$1,000,000	6 Months
\$1,000,001 – \$2,000,000	6 Months
Additional Financed Properties	None
Cash Out Used as Reserves	Allowable

## Housing History

Payment History	0x30x12
Housing Event Seasoning	3+ Years

# Onslow Bay Correspondent | Cross Collateralized DSCR Matrix

Onslow Bay Cross Collateralized Correspondent Program is designed for professional real estate investors seeking a business purpose, non-owner-occupied loan collateralized with multiple properties

FICO & LTV/CLTV Grids		CROSS COLLATERALIZED LOAN DSCR & PROPERTY DSCR $\geq 1.10$		
		Purchase	Rate / Term Refi	Cash Out
FICO	Loan Size			
740	$\leq \$1.0\text{mm}$	75	75	70
	$\leq \$1.5\text{mm}$	75	75	70
	$\leq \$2.0\text{mm}$	75	75	60
720	$\leq \$1.0\text{mm}$	75	75	70
	$\leq \$1.5\text{mm}$	75	75	70
	$\leq \$2.0\text{mm}$	75	75	60
700	$\leq \$1.0\text{mm}$	75	75	70
	$\leq \$1.5\text{mm}$	75	75	70
	$\leq \$2.0\text{mm}$	70	70	60
680	$\leq \$1.0\text{mm}$	75	75	65
	$\leq \$1.5\text{mm}$	70	70	60
	$\leq \$2.0\text{mm}$	65	65	N/A

Reserves		Housing History	
\$250,000 – \$2,000,000	6 Months	Payment History	0x30x12
Additional Financed Properties	None	Housing Event Seasoning	4+ Years
Cash Out Used as Reserves	Allowable		

Note: Onslow Bay does allow for exceptions to underwriting guidelines as long as the exception is based upon reasonable and documented compensating factors.



# Onslow Bay Correspondent | Foreign National Plus Matrix

Onslow Bay Foreign National Plus Correspondent Program is designed for foreign national investors utilizing property cashflow or foreign income to qualify

FICO & LTV/CLTV Grids		QUALIFYING INCOME			FOREIGN NATIONAL (DSCR >1.00)		
		Purchase	Rate / Term Refi	Cash Out	Purchase	Rate / Term Refi	Cash Out
FICO	Loan Size						
680+ FICO	<= \$1.0mm	65	65	60	65	65	60
Foreign Credit	<= \$1.0mm	65	65	60	65	65	60

## General Requirements

Product Type	3/6 ARM, 5/6 ARM, 7/6 ARM, 10/6 ARM, 15 Yr. Fixed, 30 Yr. Fixed
Loan Amount	\$1.0mm max; \$150k min
Occupancy	2nd Home & Investment
Max DTI	45%
DSCR Calculation	Gross Rent/PITIA
Min DSCR	1.00
Housing Event Seasoning	4+ Years
Interest Only	Not Eligible
Max Cash Out	\$250k
Florida Condo Cash Out	Max 50% LTV
Minimum Reserves	12 Months PITIA
Personal Guarantee (DSCR Only)	Required
Prepay Penalties (Investment Only)	Permissible by Law

# Onslow Bay Correspondent | Closed End Seconds (“CES”) Matrix

Onslow Bay CES Correspondent Program is intended to reference and supplement Fannie/Freddie Guides to provide secondary liens to a borrower

FICO/LTV Grids		PURCHASE, RATE/TERM, & CASHOUT	
		Minimum FICO	Max CLTV
Occupancy	Loan Size		
Owner Occupied	\$70–\$250k	740	85
	\$70–\$500k	700	80
		680	75
2 <sup>nd</sup> Home	\$70–\$500k	740	80
		680	75
Investor	\$70–\$500k	740	75
		700	70

## General Requirements

Product Type	10 Year Fixed, 15 Year Fixed, 20 Year Fixed, 30 Year
Loan Amount	\$70k Min, \$500k Max
Occupancy	Primary Residence, 2nd Home, Investment
Max LTV/Min FICO	85%/680
Max DTI <sup>(1)</sup>	Max of 50% (Primary), 45% (2 <sup>nd</sup> /Investor) or Fannie Mae/Freddie Mac Guide
Payment History	0x30x12
Housing Event Seasoning	4+ Years
Interest Only	Not Eligible

## Cash-Out Requirements

Eligibility	Unlimited Cash Out
-------------	--------------------

## Reserve Requirements

\$70,000 – \$500,000	Not Required
Additional Financed Properties	Not Required

# Onslow Bay Correspondent | Agency & Non-Agency Investor Matrices

Onslow Bay Agency & Non-Agency Investor Program targets Conforming loans, Agency Jumbo loans and loans exceeding the Agency Limit

Agency Investor Program Matrix (Conforming Balance & Agency Jumbo)

Purpose	Property Type	Minimum Loan Amount	Maximum Loan Amount	FICO	LTV / CLTV	Max DTI
Purchase / Rate Term	1 Unit	\$150,000	Agency Limit (#Units / State)	700	80	50%
				680	75	50%
				660	70	50%
Purchase / Rate Term	2-4 Unit	\$150,000	Agency Limit (#Units / State)	700	75	50%
				680	75	50%
				660	70	50%
Cash Out	1 Unit	\$150,000	Agency Limit (#Units / State)	700	75	50%
Cash Out	2-4 Unit	\$150,000	Agency Limit (#Units / State)	700	70	50%

Non-Agency Investor Matrix (Exceeds Agency Limit)

Purpose	Property Type	Minimum Loan Amount	Maximum Loan Amount	FICO	LTV / CLTV	Max DTI
Purchase / Rate Term	1 Unit	\$1 Above Agency Jumbo Balance	\$2,250,000	700	80	50%
				680	75	50%
Purchase / Rate Term	2-4 Unit	\$1 Above Agency Jumbo Balance	\$2,250,000	700	75	50%
				680	70	50%
Cash Out	1 Unit	\$1 Above Agency Jumbo Balance	\$2,250,000	700	70	50%
Cash Out	2-4 Unit	\$1 Above Agency Jumbo Balance	\$2,250,000	680	65	50%

# Onslow Bay Correspondent | Agency & Non-Agency 2<sup>nd</sup> Home Matrices

Onslow Bay Agency & Non-Agency Investor Program targets Conforming loans, Agency Jumbo loans and loans exceeding the Agency Limit

Non-Agency 2<sup>nd</sup> Home Program Matrix (Conforming Balance & Agency Jumbo)

Purpose	Property Type	Minimum Loan Amount	Maximum Loan Amount	FICO	LTV / CLTV	Max DTI
Purchase / Rate Term	1 Unit	\$150,000	Agency Limit (#Units / State)	700	80	50%
				680	75	50%
				660	70	50%
Cash Out	1 Unit	\$150,000	Agency Limit (#Units / State)	700	75	50%

Non-Agency 2<sup>nd</sup> Home Matrix (Exceeds Agency Limit)

Purpose	Property Type	Minimum Loan Amount	Maximum Loan Amount	FICO	LTV / CLTV	Max DTI
Purchase / Rate Term	1 Unit	\$1 Above Agency Jumbo Balance	\$2,250,000	700	80	50%
				680	75	50%
				660	70	50%
Cash Out	1 Unit	\$1 Above Agency Jumbo Balance	\$2,250,000	700	75	50%

## Onslow Bay Acquisitions: Bulk Purchases

# Onslow Bay Bulk Purchases | Seller Program Comparison

Loans purchased in bulk are typically underwritten to the Sellers' underwriting guidelines. The comparison below is meant to represent the target credit profile of Onslow Bay's bulk purchases.

Seller Program Summary							
Description	Expanded Prime	Non-QM	DSCR	Cross Collateralized	Foreign National	Closed-End Seconds	Agency Eligible
Max Loan Amt	\$3.5mm	\$3.0mm	\$2.0mm	\$2.0mm	\$1.0mm	\$500k	\$2.0mm
Housing Event	>=4+ Years	>=2+ Years Housing Event	3+ Years	4+ Years	4+ Years	4+ Years	Per FNMA/FHMLC
Mortgage History	0x30x12	2x30x12, 1x60x24	0x30x12	0x30x12	0x30x12	0X30X12	Per FNMA/FHMLC
Product Type	3/6 ARM, 5/6 ARM, 7/6 ARM, 10/6 ARM, 15 Year Fix, 30 Year Fix, 40 Year Fix (IO)	3/6 ARM, 5/6 ARM, 7/6 ARM, 10/6 ARM, 15 Year Fix, 30 Year Fix, 40 Year Fix (IO)	3/6 ARM, 5/6 ARM, 7/6 ARM, 10/6 ARM, 15 Year Fix, 30 Year Fix, 40 Year Fix (IO)	3/6 ARM, 5/6 ARM, 7/6 ARM, 30 Year Fix, 40 Year Fix (IO)	3/6 ARM, 5/6 ARM, 7/6 ARM, 10/6 ARM, 15 Year Fixed, 30 Year Fixed	10 Year Fixed, 15 Year Fixed, 20 Year Fixed, 30 Year Fixed	30 Year Fix
Max LTV	90	90	85	80	65	85	80
Min FICO	660	620	660	680	680 or N/A	680	660
Interest Only Restrictions	Min 700 FICO, Max 85% LTV	Min 700 FICO, Max 80% LTV, max 1x30x12, 0x60x24	Min 700 FICO. (DSCR >=1.00, Max 75% LTV, DSCR >=.75x, Max 70% LTV, No Ratio Not Permissible)	Min 700 FICO, Max 75% LTV	N/A	N/A	N/A
Max DTI/Min DSCR	55%	50%	.75x or No Ratio	1.10x Min Property	45%	50%	50%
2-4 Units	Max 90% LTV/CLTV	Max 85% LTV	Max 80% LTV	No Restrictions	Max 60% LTV	Max 65% CLTV	Max 75% LTV
Warrantable Condos/Cooperatives	Max 90% LTV/CLTV	Max 85% LTV	Max 80% LTV	No Restrictions	Max 60% LTV	Max 80% CLTV (no coops)	Max 80% LTV
Non-Warrantable Condos	Max 85% LTV/CLTV	Max 80% LTV	Max 80% LTV	Not Eligible	Not Eligible	Not Eligible	N/A
Full Doc and Bank Statements	Max 90% LTV	Max 90% LTV	N/A	N/A	Full Documentation	Full Documentation	Not Eligible
Asset Depletion	Max 90% LTV, Min 700 FICO, No Cash Out, 00 Only	Max 90% LTV, Min 700 FICO, No Cash Out, 00 Only	N/A	N/A	N/A	Not Eligible	N/A
WVOE	Max 85% LTV, Min 660 FICO	Max 80% LTV, Min 680 FICO (A+ only)	N/A	N/A	N/A	Not Eligible	N/A
12M PnL	Max 85% LTV, Min 660 FICO	Max 80% LTV, Min 680 FICO (A+ only)	N/A	N/A	N/A	Not Eligible	N/A
Documentation Type		Representative Income Requirements					
Full Documentation (Salaried & Self Employed)		2 Yrs. W2s or 1040 Tax Returns, YTD Paystub, VVOE or 2yrs 1099. For self-employed borrowers: 2 Yrs. Tax Returns (Business, Personal), K1s, YTD P&L or 1099 Qualification					
Streamlined Documentation (Salaried & Self Employed)		1 Yr. W2 or 1040 Tax Return, W2 Transcript, YTD Paystub, VVOE or 1099 Qualification. For Self-Employed borrowers, 1 Yr. Tax Return (Business, Personal), K1s, YTD P&L					
Asset Depletion/ Asset Qualifier (High Net Worth Borrowers)		Qualifying Assets					
12M/24M Bank Statement (Self Employed)		Personal – 12/24 months consecutive bank statements Business – 3 Options to qualify: Expense Ratio (Fixed), Expense Ratio (3 <sup>rd</sup> party), 3rd Party Prepared P&L					
12M P&L (Self Employed)		CPA/EA/CTEC Prepared (12M P&L)					
WVOE (Salaried)		FNMA Form 1005					

Note: Onslow Bay does allow for exceptions to underwriting guidelines as long as the exception is based upon reasonable and documented compensating factors.

# Onslow Bay Bulk Purchases | Expanded Prime Matrix

Expanded Prime loans purchased in bulk generally allow for loans with up to 5% higher LTV than those acquired through Onslow Bay's Expanded Prime Plus Program, up to a maximum LTV of 90%

FICO & LTV / CLTV Grids		Purchase & Rate / Term Refinance			Cash Out Refinance		
FICO	Loan Size	Owner Occupied	Second Home	Investment	Owner Occupied	Second Home	Investment
740	<= \$1.0mm	90	90	90	85	85	80
	<= \$1.5mm	90	90	90	80	80	80
	<= \$2.0mm	90	85 <sup>(1)</sup>	85 <sup>(1)</sup>	80	75	75
	<= \$2.5mm	85	80	80	75	70	70
	<= \$3.0mm	80	75	75	70	65	65
	<= \$3.5mm	70	65	N/A	N/A	N/A	N/A
720	<= \$1.0mm	70	65	N/A	N/A	N/A	N/A
	<= \$1.5mm	90	90 <sup>(1)</sup>	90 <sup>(1)</sup>	80	80	80
	<= \$2.0mm	90	90	90	80	80	80
	<= \$2.5mm	85	85	85	75	75	75
	<= \$3.0mm	85	80	80	75	70	70
	<= \$3.5mm	65	65	N/A	N/A	N/A	N/A
700	<= \$1.0mm	80	75	75	70	65	65
	<= \$1.5mm	65	65	N/A	N/A	N/A	N/A
	<= \$2.0mm	90	90 <sup>(1)</sup>	90 <sup>(1)</sup>	80	80	80
	<= \$2.5mm	90	90	90	80	75	75
	<= \$3.0mm	85	85	85	75	75	75
	<= \$3.5mm	85	85	85	75	75	75
680	<= \$1.0mm	80	80	80	70	70	70
	<= \$1.5mm	75	75	75	65	65	65
	<= \$2.0mm	85	85	85	75	75	75
	<= \$2.5mm	85	85	85	75	75	75
660	<= \$1.0mm	80	80	80	70	70	70
	<= \$1.5mm	75	75	75	65	N/A	N/A
	<= \$2.0mm	85	85	85	75	75	75
	<= \$2.5mm	80	80	80	75	75	75

## Housing History

Payment History

0x30x12

Housing Event Seasoning

4+ Years

Note: Onslow Bay does allow for exceptions to underwriting guidelines as long as the exception is based upon reasonable and documented compensating factors.

1. 85 for Alt Doc loan in this box.

# Onslow Bay Bulk Purchases | Non-QM Matrix

Non-QM purchased in bulk (Credit Grades A+ & A-) generally allow for loans with up to 5% higher LTV than those acquired through Onslow Bay's Sharp Correspondent Program, up to a maximum LTV of 90%

Non-QM A+							
FICO & LTV / CLTV Grids		Purchase & Rate / Term Refinance			Cash Out Refinance		
		Owner Occupied	Second Home	Investment	Owner Occupied	Second Home	Investment
FICO	Loan Size						
740	<= \$1.0mm	90	90	90	80	80	80
	<= \$1.5mm	90	85	85	80	75	75
	<= \$2.0mm	85	80	80	75	75	75
	<= \$2.5mm	80	80	80	70	70	70
	<= \$3.0mm	75	75	75	65	65	65
720	<= \$1.0mm	90	85	85	80	80	80
	<= \$1.5mm	90	85	85	80	75	75
	<= \$2.0mm	85	80	80	75	75	75
	<= \$2.5mm	80	80	80	70	70	70
	<= \$3.0mm	75	75	75	N/A	N/A	N/A
700	<= \$1.0mm	90	85	85	80	75	75
	<= \$1.5mm	85	85	85	80	75	75
	<= \$2.0mm	85	80	80	75	70	70
	<= \$2.5mm	80	75	75	70	N/A	N/A
	<= \$3.0mm	75	N/A	N/A	N/A	N/A	N/A
680	<= \$1.0mm	85	85	85	80	75	75
	<= \$1.5mm	85	80	80	75	70	70
	<= \$2.0mm	80	75	75	70	N/A	N/A
	<= \$2.5mm	75	75	75	65	N/A	N/A
	<= \$3.0mm	75	75	75	65	N/A	N/A
660	<= \$1.0mm	85	80	80	75	70	70
	<= \$1.5mm	80	80	80	70	65	65
	<= \$2.0mm	75	75	75	65	N/A	N/A
	<= \$2.5mm	75	75	75	65	N/A	N/A
	<= \$3.0mm	75	75	75	65	N/A	N/A
640	<= \$1.0mm	80	75	70	70	65	65
	<= \$1.5mm	75	70	70	N/A	N/A	N/A
620	<= \$1.0mm	75	70	65	N/A	N/A	N/A

Non-QM A-							
FICO & LTV / CLTV Grids		Purchase & Rate / Term Refinance			Cash Out Refinance		
		Owner Occupied	Second Home	Investment	Owner Occupied	Second Home	Investment
FICO	Loan Size						
740	<= \$1.0mm	90	85	85	80	75	75
	<= \$1.5mm	85	80	80	75	70	70
	<= \$2.0mm	80	N/A	N/A	N/A	N/A	N/A
720	<= \$1.0mm	90	85	85	80	75	75
	<= \$1.5mm	85	80	80	75	70	70
	<= \$2.0mm	80	N/A	N/A	N/A	N/A	N/A
700	<= \$1.0mm	85	85	85	75	75	75
	<= \$1.5mm	80	80	80	75	70	70
	<= \$2.0mm	75	N/A	N/A	N/A	N/A	N/A
680	<= \$1.0mm	80	80	80	75	70	70
	<= \$1.5mm	80	75	75	70	70	70
660	<= \$1.0mm	80	80	80	70	70	70
	<= \$1.5mm	75	75	75	65	N/A	N/A
640	<= \$1.0mm	75	70	70	65	65	65
	<= \$1.5mm	70	65	65	N/A	N/A	N/A
620	<= \$1.0mm	70	65	65	N/A	N/A	N/A

Housing History	
Payment History	1x30x12, 0x60x24
Housing Event Seasoning (A+)	3+ Years
Housing Event Seasoning (A-)	2+ Years



# Onslow Bay Bulk Purchases | DSCR Matrix

DSCR loans purchased in bulk generally allow for loans with up to 5% higher LTV than those acquired through the Onslow Bay DSCR Plus Program, up to a maximum LTV of 85%

FICO & LTV / CLTV Grids		DSCR >= 1.00			DSCR >= 0.75			No Ratio DSCR		
		Purchase	Rate / Term Refi	Cash Out	Purchase	Rate / Term Refi	Cash Out	Purchase	Rate / Term Refi	Cash Out
FICO	Loan Size									
740	<= \$1.0mm	85	85	80	80	80	75	80	80	70
	<= \$1.5mm	80	80	75	75	75	70	75	75	65
	<= \$2.0mm	80	80	65	70	70	65	70	70	65
720	<= \$1.0mm	85	85	80	80	80	75	75	75	65
	<= \$1.5mm	80	80	75	75	75	70	70	70	65
	<= \$2.0mm	80	80	65	70	70	N/A	N/A	N/A	N/A
700	<= \$1.0mm	80	80	75	80	80	70	70	70	65
	<= \$1.5mm	80	80	75	75	75	70	70	70	65
	<= \$2.0mm	75	75	65	70	70	N/A	N/A	N/A	N/A
680	<= \$1.0mm	80	80	70	75	75	65	70	65	65
	<= \$1.5mm	75	75	65	N/A	N/A	N/A	N/A	N/A	N/A
	<= \$2.0mm	70	70	N/A	N/A	N/A	N/A	N/A	N/A	N/A
660	<= \$1.0mm	75	75	70	65	65	65	65	65	65
	<= \$1.5mm	70	70	65	N/A	N/A	N/A	N/A	N/A	N/A
	<= \$2.0mm	65	65	N/A	N/A	N/A	N/A	N/A	N/A	N/A

## Housing History

Payment History

0x30x12

Housing Event Seasoning

3+ Years

# Onslow Bay Correspondent | Cross Collateralized DSCR Matrix

Cross Collateralized loans purchased in bulk generally allow for loans with up to 5% higher LTV than those acquired through the Onslow Bay DSCR Plus Program, up to a maximum LTV of 80%

FICO & LTV/CLTV Grids		CROSS COLLATERALIZED LOAN DSCR & PROPERTY DSCR >= 1.10		
		Purchase	Rate / Term Refi	Cash Out
FICO	Loan Size			
740	<= \$1.0mm	80	80	75
	<= \$1.5mm	80	80	75
	<= \$2.0mm	80	80	65
720	<= \$1.0mm	80	80	75
	<= \$1.5mm	80	80	75
	<= \$2.0mm	80	80	65
700	<= \$1.0mm	80	80	75
	<= \$1.5mm	80	80	75
	<= \$2.0mm	75	75	65
680	<= \$1.0mm	80	80	70
	<= \$1.5mm	75	75	65
	<= \$2.0mm	70	70	N/A

## Housing History

Payment History	0x30x12
Housing Event Seasoning	4+ Years

Note: Onslow Bay does allow for exceptions to underwriting guidelines as long as the exception is based upon reasonable and documented compensating factors.

# Onslow Bay Bulk Purchases | Foreign National Plus Matrix

Foreign National loans purchased in bulk generally allow for loans with up to 5% higher LTV than those acquired through the Onslow Bay Foreign National Plus Program, up to a maximum LTV of 70%

FICO & LTV/CLTV Grids		QUALIFYING INCOME			FOREIGN NATIONAL (DSCR >1.00)		
		Purchase	Rate / Term Refi	Cash Out	Purchase	Rate / Term Refi	Cash Out
FICO	Loan Size						
680+ FICO	<= \$1.0mm	65	65	65	65	65	65
Foreign Credit	<= \$1.0mm	65	65	65	65	65	65

## Housing History

Housing Event Seasoning4+ Years

Note: Onslow Bay does allow for exceptions to underwriting guidelines as long as the exception is based upon reasonable and documented compensating factors.

# Onslow Bay Bulk Purchases | Closed End Seconds (“CES”) Matrix

CES loans purchased in bulk generally allow for loans with up to 5% higher LTV than those acquired through the Onslow Bay CES Program, up to a maximum LTV of 85%

FICO/LTV Grids		PURCHASE, RATE/TERM, & CASHOUT	
		Minimum FICO	Max CLTV
Occupancy	Loan Size		
Owner Occupied	\$70-\$250k	740	85
	\$70-\$500k	700	85
		680	80
2 <sup>nd</sup> Home	\$70-\$500k	740	85
		680	80
Investor	\$70-\$500k	740	80
		700	75

Reserves		Housing History	
\$70,000 - \$500,000	Not Required	Payment History	0x30x12
Additional Financed Properties	Not Required	Housing Event Seasoning	4+ Years

Note: Onslow Bay does allow for exceptions to underwriting guidelines as long as the exception is based upon reasonable and documented compensating factors.

# Onslow Bay Bulk Purchases | Agency & Non-Agency Investor Matrices

Agency & Non-Agency Investor loans purchased in bulk adhere to the same guidelines as the Correspondent program

## Agency Investor Program Matrix (Conforming Balance & Agency Jumbo)

Purpose	Property Type	Minimum Loan Amount	Maximum Loan Amount	FICO	LTV / CLTV	Max DTI
Purchase / Rate Term	1 Unit	\$150,000	Agency Limit (#Units / State)	700	80	50%
				680	75	50%
				660	70	50%
Purchase / Rate Term	2-4 Unit	\$150,000	Agency Limit (#Units / State)	700	75	50%
				680	75	50%
				660	70	50%
Cash Out	1 Unit	\$150,000	Agency Limit (#Units / State)	700	75	50%
Cash Out	2-4 Unit	\$150,000	Agency Limit (#Units / State)	700	70	50%

## Non-Agency Investor Matrix (Exceeds Agency Limit)

Purpose	Property Type	Minimum Loan Amount	Maximum Loan Amount	FICO	LTV / CLTV	Max DTI
Purchase / Rate Term	1 Unit	\$1 Above Agency Jumbo Balance	\$2,250,000	700	80	50%
				680	75	50%
				700	75	50%
Purchase / Rate Term	2-4 Unit	\$1 Above Agency Jumbo Balance	\$2,250,000	680	70	50%
				700	70	50%
				700	65	50%
Cash Out	1 Unit	\$1 Above Agency Jumbo Balance	\$2,250,000	700	80	50%
Cash Out	2-4 Unit	\$1 Above Agency Jumbo Balance	\$2,250,000	680	75	50%

# Onslow Bay Bulk Purchases | Agency & Non-Agency 2<sup>nd</sup> Home Matrices

Agency & Non-Agency Investor loans purchased in bulk adhere to the same guidelines as the Correspondent program

Non-Agency 2<sup>nd</sup> Home Program Matrix (Conforming Balance & Agency Jumbo)

Purpose	Property Type	Minimum Loan Amount	Maximum Loan Amount	FICO	LTV / CLTV	Max DTI
Purchase / Rate Term	1 Unit	\$150,000	Agency Limit (#Units / State)	700	80	50%
				680	75	50%
				660	70	50%
Cash Out	1 Unit	\$150,000	Agency Limit (#Units / State)	700	75	50%

Non-Agency 2<sup>nd</sup> Home Matrix (Exceeds Agency Limit)

Purpose	Property Type	Minimum Loan Amount	Maximum Loan Amount	FICO	LTV / CLTV	Max DTI
Purchase / Rate Term	1 Unit	\$1 Above Agency Jumbo Balance	\$2,250,000	700	80	50%
				680	75	50%
				660	70	50%
Cash Out	1 Unit	\$1 Above Agency Jumbo Balance	\$2,250,000	700	75	50%