

Non-QM Prepayment Penalty Matrix

Where a prepayment penalty (PPP) is allowed on Non-QM loans, which structures are eligible, and the state-by-state limits.

PPP PROHIBITED — ALL LOANS

AK KS MN NM RI VT

PROHIBITED FOR SOME BORROWERS OR LOANS

IL NJ OH PA WA

SECTION A ELIGIBILITY

OCCUPANCY Non-owner occupied, investment

LIEN POSITION Minimum 1-year PPP required on DSCR 2nd liens where allowed by state.
PPP eligible on non-owner occupied business purpose 2nd liens where allowed by state.

SECTION B ALLOWABLE PPP STRUCTURES

“Standard” in the state table means any of these structures is allowed, unless the state row says otherwise.

- 01 6 months’ interest** on the amount prepaid in excess of 20% of the original loan balance in any 12-month period
- 02 Fixed percentage** of 3%, 4% or 5%
- 03 Declining structure** that does not exceed 5% and does not drop below 3% in the first 3 years (see examples at right)
- 04 DSCR multi 5–8 unit residential:** 5% fixed percentage, or a declining structure that does not exceed 5% and does not drop below 3% in the first 3 years

DECLINING PPP EXAMPLES

TERM	YR 1	YR 2	YR 3	YR 4	YR 5
5 YR PPP	5%	4%	3%	2%	1%
4 YR PPP	5%	4%	3%	2%	–
3 YR PPP	5%	4%	3%	–	–
2 YR PPP	4%	3%	–	–	–
1 YR PPP	3%	–	–	–	–

SECTION C STATE REQUIREMENTS

STATE	BORROWER TYPE	LOAN AMOUNT	AMORTIZATION	TERMS
Alabama (AL)	Any	Any	Any	Standard
Alaska (AK)	Any	Any	Any	PROHIBITED
Arizona (AZ)	Any	Any	Any	Standard
Arkansas (AR)	Any	Any	Any	3 YR term max
California (CA)	Any	Any	Any	Standard
Colorado (CO)	Any	Any	Any	Standard, state-specific disclosure required
Connecticut (CT)	Any	Any	Any	Standard
Delaware (DE)	Any	Any	Any	Standard
District of Columbia (DC)	Any	Any	Any	Standard
Florida (FL)	Any	Any	Any	Standard
Georgia (GA)	Any	Any	Any	Standard
Hawaii (HI)	Any	Any	Any	Standard
Idaho (ID)	Any	Any	Any	Standard
Illinois (IL)	Business Entity	Any	Any	Standard
	Natural Person	Any	Any	PROHIBITED
	Any	Any	Any	Cook County: Diamond Plus prohibited for loan amounts of \$250,000 or less

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NOTES Prepayment penalty rules are subject to change without notice. For wholesale partner use. Corva Lending, NMLS #941606. Equal Housing Opportunity.

SECTION C STATE REQUIREMENTS (CONTINUED)

STATE	BORROWER TYPE	LOAN AMOUNT	AMORTIZATION	TERMS
Indiana (IN)	Any	Any	Any	Standard
Iowa (IA)	Any	Any	Any	Standard
Kansas (KS)	Any	Any	Any	PROHIBITED
Kentucky (KY)	Any	Any	Any	3 YR term max
Louisiana (LA)	Any	Any	Any	Standard Prohibited if property is rural
Maine (ME)	Any	Any	Any	Standard
Maryland (MD)	Any	Any	Any	3 YR term max Prohibited for Diamond Plus products
Massachusetts (MA)	Any	Any	Any	Standard
Michigan (MI)	Any	Any	Any	1 YR term max, 1% of UPB Prohibited for Diamond Plus products
Minnesota (MN)	Any	Any	Any	PROHIBITED
Mississippi (MS)	Any	Any	Any	Declining PPP structure only
Missouri (MO)	Any	Any	Any	Standard
Montana (MT)	Any	Any	Any	Standard
Nebraska (NE)	Any	Any	Any	Standard
Nevada (NV)	Any	Any	Any	Standard
New Hampshire (NH)	Any	Any	Any	Standard
New Jersey (NJ)	C Corporation	Any	Any	Standard
	Natural Person	Any	Any	PROHIBITED
	LLC / Other Entities	Any	Any	PROHIBITED
New Mexico (NM)	Any	Any	Any	PROHIBITED
New York (NY)	Any	Any	Any	Standard
North Carolina (NC)	Any	Any	Any	Standard
North Dakota (ND)	Any	Any	Any	Standard
Ohio (OH)	Any	\$116,356 or more*	Any	1 YR term max, 1% of UPB
	Any	Less than \$116,356*	Any	PROHIBITED
	Any	Any	Any	Prohibited for Diamond Plus 1-2 unit properties
Oklahoma (OK)	Any	Any	Any	Standard
Oregon (OR)	Any	Any	Any	Standard, state-specific disclosure required
Pennsylvania (PA)	Any	More than \$329,411*	Any	Standard
	Any	\$329,411 or less*	Any	PROHIBITED
Rhode Island (RI)	Any	Any	Any	PROHIBITED
South Carolina (SC)	Any	Any	Any	Standard
South Dakota (SD)	Any	Any	Any	Standard
Tennessee (TN)	Any	Any	Any	Standard
Texas (TX)	Any	Any	Any	Standard
Utah (UT)	Any	Any	Any	Standard
Vermont (VT)	Any	Any	Any	PROHIBITED
Virginia (VA)	Any	Any	Any	Standard Prohibited for Diamond Plus products
Washington (WA)	Any	Any	Fixed Rate	Standard
	Any	Any	ARM	PROHIBITED
West Virginia (WV)	Any	Any	Any	Standard
Wisconsin (WI)	Any	Any	Any	Standard, state-specific disclosure required
Wyoming (WY)	Any	Any	Any	Standard

PROHIBITED No PPP allowed **Bold** State limit on term, amount or structure **Blue** Diamond Plus restriction

* Ohio and Pennsylvania loan amount thresholds change annually. 2026 figures shown: Ohio \$116,356; Pennsylvania \$329,411.

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