



# LoanStream NANQ ONE Matrix

Effective 09/01/2020

PARAMETERS	Grades →	Select			A+			A			B			B-			Select DSCR			DSCR (≥1.00) / No Ratio (0.75 - 0.99)			
	LTV ↓ ~ Fico >	720+	680+	640+	720+	700+	680+	720+	680+	640+	720+	680+	640+	720+	680+	640+	720+	680+	640+	700+	680+	640+	
Full Doc Purchase & R/T Income Types Include: Full Doc, Asset Only Utilization, Asset Utilization as Blended Income	85.01-90%	NA	NA	NA	\$1.5M	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	80.01-85%	NA	NA	NA	\$1.5M	\$1.0M	NA	\$1.0M	NA	NA	\$1.0M	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	75.01-80%	\$1.5M	\$1.0M	NA	\$2.0M	\$2.0M	\$1.5M	\$2.0M	\$1.5M	NA	\$1.5M	\$1.5M	NA	\$1.5M	\$1.5M	NA	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	
	70.01-75%	\$2.5M	\$2.5M	NA	\$2.5M	\$2.5M	\$2.0M	\$2.5M	\$2.5M	NA	\$2.0M	\$2.0M	\$1.5M	\$1.5M	\$1.5M	NA	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	
	65.01-70%	\$2.5M	\$2.5M	NA	\$2.5M	\$2.5M	\$2.0M	\$2.5M	\$2.5M	NA	\$2.0M	\$2.0M	\$1.5M	\$1.5M	\$1.5M	NA	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	
	60.01-65%	\$2.5M	\$2.5M	NA	\$3.0M	\$3.0M	\$2.5M	\$3.0M	\$3.0M	NA	\$2.0M	\$2.0M	\$1.5M	\$1.5M	\$1.5M	NA	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	
	50.01-60%	\$2.5M	\$2.5M	NA	\$3.0M	\$3.0M	\$2.5M	\$3.0M	\$3.0M	NA	\$2.0M	\$2.0M	\$1.5M	\$1.5M	\$1.5M	NA	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	
≤50%	\$2.5M	\$2.5M	NA	\$3.0M	\$3.0M	\$2.5M	\$3.0M	\$3.0M	NA	\$2.0M	\$2.0M	\$1.5M	\$1.5M	\$1.5M	NA	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M		
PARAMETERS -->	LTV ↓ ~ Fico >	720+	680+	640+	720+	700+	680+	720+	680+	640+	720+	680+	640+	720+	680+	640+	720+	680+	640+	700+	680+	640+	
Alt Doc Purchase & R/T Income Types Include: Bank Statements, Asset Utilization as Blended Income	85.01-90%	NA	NA	NA	\$1.5M	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	80.01-85%	NA	NA	NA	\$1.5M	\$1.0M	NA	\$1.5M	NA	NA	\$1.5M	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	75.01-80%	\$1.5M	\$1.0M	NA	\$2.0M	\$2.0M	\$1.5M	\$2.0M	\$1.5M	NA	\$1.5M	\$1.5M	NA	\$1.5M	\$1.5M	NA	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	
	70.01-75%	\$2.5M	\$2.5M	NA	\$2.5M	\$2.5M	\$2.0M	\$2.5M	\$2.5M	NA	\$2.0M	\$2.0M	\$1.5M	\$1.5M	\$1.5M	NA	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	
	65.01-70%	\$2.5M	\$2.5M	NA	\$2.5M	\$2.5M	\$2.0M	\$2.5M	\$2.5M	NA	\$2.0M	\$2.0M	\$1.5M	\$1.5M	\$1.5M	NA	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	
	60.00-65%	\$2.5M	\$2.5M	NA	\$3.0M	\$3.0M	\$2.5M	\$3.0M	\$3.0M	NA	\$2.0M	\$2.0M	\$1.5M	\$1.5M	\$1.5M	NA	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	
	50.01-60%	\$2.5M	\$2.5M	NA	\$3.0M	\$3.0M	\$2.5M	\$3.0M	\$3.0M	NA	\$2.0M	\$2.0M	\$1.5M	\$1.5M	\$1.5M	NA	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	
≤50%	\$2.5M	\$2.5M	NA	\$3.0M	\$3.0M	\$2.5M	\$3.0M	\$3.0M	NA	\$2.0M	\$2.0M	\$1.5M	\$1.5M	\$1.5M	NA	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M		
Credit/Grade:	Select	680			A+ 680			A 640			B 640			B- 640			Select DSCR (≥1.15)	DSCR (≥1.0) - No Ratio (0.75-0.99)			680		
Minimum FICO		680			680			640			640			640				680			640		
Housing History		0x30x24			0x30x12			1x30x12			0x60x12			0x90x12				0x30x12			0x30x24 No Ratio		
Credit Event (BK, SS, FC, DIL)		48 Months			36 Months			24 Months (12 on BK 13)			24 Months (Settled on BK 13)			12 Months (Settled on BK 13 & SS/DIL)				48 Months			36 Months (12 BK 13 & 24 SS/DIL, Ch. 7 BK)		
Reserves		6 Months Minimum			3 Months Minimum			3 Months Minimum			3 Months Minimum			3 Months Minimum				6 Months Minimum			3 Months DSCR / 6 Months No Ratio		
No Ratio		NA			NA			NA			NA			NA				NA			5% Reduction		
LTV Non Owner Occupied		5% Reduction			10% Reduction			10% Reduction			10% Reduction			10% Reduction				Max 80%			Max 80%		
LTV Cash out - Owner Occ		5% Reduction			5% Reduction			5% Reduction			5% Reduction			5% Reduction				NA			NA		
LTV Cash out - Non-Owner Occ		5% Reduction			5% Reduction			5% Reduction			5% Reduction			5% Reduction				5% Reduction (Max 70%)			5% Reduction		
LTV Second Home		(Max 80%)			(Max 80%)			(Max 75%)			(Max 75%)			(Max 75%)				NA			NA		
LTV Condo		(Max 80%)			(Max 85%)			(Max 80%)			(Max 75%)			(Max 70%)				(Max 70%)			(Max 75%)		
LTV Condo Non-Warrantable		NA			(Max 75%)			(Max 75%)			(Max 70%)			(Max 70%)				NA			NA		
LTV 3-4 Unit		NA			(Max 75%)			(Max 75%)			(Max 70%)			(Max 70%)				NA			(Max 70%)		
LTV Rural		NA			(Max 75%)			(Max 70%)			(Max 65%)			(Max 70%)				NA			NA		
CLTV		85%			(Max 75%)			(Max 80%)			(Max 75%)			(Max 75%)				NA			NA		
ITIN		NA			NA			Min 680 FICO, Max 1.5M L/A, Max 80% LTV			Min 680 FICO, Max 1.0M L/A, Max 80% LTV			Min 680 FICO, Max 1.0M L/A, Max 80% LTV				NA			NA		
Loan Amount		Full Doc - Min. \$250K / Alt Doc - Min. \$250K			Full Doc - Min. \$150K / Alt Doc - Min. \$250K			Full Doc - Min. \$150K / Alt Doc - Min. \$250K			Full Doc - Min. \$150K / Alt Doc - Min. \$250K			Full Doc - Min. \$150K / Alt Doc - Min. \$250K				Minimum. \$250,000			Minimum. \$150,000		
Residual Income		\$2500/mo. + 250 1st + 125 others			\$1250/mo. + 250 1st + 125 others			\$1250/mo. + 250 1st + 125 others			\$1250/mo. + 250 1st + 125 others			\$1250/mo. + 250 1st + 125 others				NA			NA		
Asset Utilization		N/A			N/A			N/A			N/A			N/A				NA			NA		

Full Doc & Alternative Income - Requirements				Applicable to All Programs (Full, Alt & DSCR Doc Types) - Requirements						Debt Service Coverage Ratio (DSCR) - Requirements							
Debt-To-Income Ratio		Cash in Hand Limit (% Prop Value)		Interested Party Contribution: (IPC)			Cash-Out			Reserves							
Select Grade		• Program Max: 70%		Owner Occ/Second Home:	LTVs<80%	Max: 6%	12 Months Min Ownership Seasoning			• Gross Income/PITIA; Qualified on cash flow of subject property.							
Full Doc		• Loan Amount > 1M: 60%		Owner Occ/Second Home:	LTV>80%	Max: 4%	Over 6 Months for a prior C/O Seasoning			• Gross Income: Lower of estimated market rent from Form 1007 and monthly rent from existing lease (if lease amount is higher, utilized with two months proof of receipt).							
50% Max		• Condo & 3-4 Unit: 60%		Investment Property:	All LTVs	Max: 3%	Reserves			• Experienced Investor: has owned 2 or more properties for greater than most recent 12 mos. or 1 or more properties for greater than 24 months. Tradelines for other mortgages that reflect on credit report are acceptable to establish investor experience. May have been sold or paid in full within the last 36 mos. (Primary can be included). <b>One Property must be investment not occupied by the borrower</b>							
A+ Grade		Financed Properties		Appraisal Review			Cash-out Can be used for Reserves after 2 months from borrower's own funds			• A borrower that does not meet the Experienced Investor Criteria: First Time Investors must have owned a residence for a min. of the most recent 12 months. Max LTV 70%.							
Full Doc		• 20 financed properties incl subject		CU Score	Loan Amount	Requirement	Non-Owner - Add 3 Months to Reserve Requirements Above			Financed Properties		Interest Only		Cash in Hand Limit (% Prop Value)			
50% Max		• Exposure - \$5M or 6 properties		≤ 2.5	≤\$1,500,000	Nothing Additional Needed	2 Months for Each Additional Financed Properties (Max 12 Months Reserves)			• Unlimited Financed Properties		640 Min FICO		• Program Max: \$350,000			
A / B / B- Grade		Interest Only		> 2.5	≤\$1,500,000	ARR Req. Under 10% Variance	Impound Waivers:			• Exposure - \$5M or 6 properties		Max 75% LTV		• L/A > 1M: \$500,000			
Full Doc		• 640 Min FICO, 80% Max LTV		NA	>\$1,500,000	Second Appraisal Required	Pre-Payment Penalty: 6 months interest on 80% of the original balance; Not allowed in IL*, MD, MI, MN, ND, NJ*, NM, OH, PA *Allowed to close in the name of a Corp.			No Ratio:		TX Ineligible		Condo \$350,000			
50% Max		• IO Period 10 Yrs.; Qual Term minus 10 Yrs.		Loan Amount >\$1,500,000 See below			Prepayment Penalty For Bus. Purp Only			0.75 DSCR Minimum		Reserves based on IO Pmt		3-4 Units \$350,000			
>50% - 55% DTI		• Terms 30 & 40; Reserves based on IO Pmt		2nd Appraisal Required, Click Here Approved AMC List			Impound Required on all Products			Quick Email Links							
All Doc Types Allowed		IO Not Eligible in Texas		At least 1 Appraisal must be from the AMC list above			Pre-Payment Penalty: 6 months interest on 80% of the original balance; Not allowed in IL*, MD, MI, MN, ND, NJ*, NM, OH, PA *Allowed to close in the name of a Corp.			EZ Calc Desk		EZCalc@LSMortgage		Scenario Desk		NanQScenario@LSMortgage	
6 Months Reserves		Debt Consolidation		Minimum Square Footage			Prepayment Penalty For Bus. Purp Only			NanQ Lock Desk		NANQLockDesk@LSMortgage		Condo Review		NanQCondoReview@LSMortgage	
Max 80% LTV - 680 Min FICO		Grades A+ & A / 680 Min FICO / No ITIN		• Follows R/T Refi LTV & FICO (Max 5K Cash)			SFR 600 sq. ft.			NanQ Ratesheet - (Click Here)							
ACH for .125 Rate Reduction Click Here for Details				Condo 600 sq. ft.			2-4 Units 600 sq. ft. per individual unit										
				State Restrictions - TX C/O Max 65% LTV													

\*All Adjustment on the ONE Matrix are Cumulative, All LTV Calculations start from the highest LTV allowed from Programs.