



LoanStream NANQ ONE Matrix

Effective 07/19/2021
External

PARAMETERS	Grades →		A+				A				B				B-				C				Select DSCR			DSCR/No Ratio					
	LTV ↓	Fico >	720+	700+	680+	640+	720+	680+	640+	600+	720+	680+	640+	600+	720+	680+	640+	600+	720+	680+	640+	600+	LTV ↓	Fico >	720+	680+	700+	680+	640+	620+	
Full Doc / Alt Doc Purchase & R/T Income Types Include: Full Doc, 1099, VOE, Asset Utilization, Bank Statements, CPA w/ 3 Month BS, Asset as Blended Income	90.01-95%		NA	NA	\$1.5M	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	85.01-90%		\$1.5M	\$1.0M	\$2.0M	\$2.0M	\$1.5M	NA	NA	NA	\$2.0M	\$2.0M	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	80.01-85%		\$2.0M	\$1.5M	\$2.5M	\$2.5M	\$2.0M	\$1.5M	NA	NA	\$2.0M	\$2.0M	\$1.5M	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	75.01-80%		\$2.5M	\$2.5M	\$3.0M	\$2.5M	\$2.0M	\$1.5M	NA	NA	\$2.5M	\$2.5M	\$2.0M	\$1.5M	\$1.0M	\$1.0M	\$0.5M	\$0.5M	\$1.0M	\$1.0M	\$0.5M	\$0.5M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M
	70.01-75%		\$2.5M	\$2.5M	\$3.0M	\$3.0M	\$2.5M	\$2.0M	NA	NA	\$2.5M	\$2.5M	\$2.0M	\$2.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M
	65.01-70%		\$3.0M	\$2.5M	\$3.5M	\$3.0M	\$2.5M	\$2.0M	NA	NA	\$3.0M	\$3.0M	\$2.5M	\$2.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M
60.01-65%		\$3.0M	\$2.5M	\$4.0M	\$3.5M	\$3.0M	\$2.5M	NA	NA	\$3.0M	\$3.0M	\$2.5M	\$2.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	
50.01-60%		\$3.0M	\$2.5M	\$5.0M	\$4.0M	\$3.5M	\$3.0M	NA	NA	\$3.5M	\$3.0M	\$2.5M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	
≤50%		\$3.0M	\$2.5M	\$5.0M	\$4.0M	\$3.5M	\$3.0M	NA	NA	\$3.5M	\$3.0M	\$2.5M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	

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				Interested Party Contribution: (IPC)				Cash-Out				<ul style="list-style-type: none"> Gross Income/PITIA or ITIA; Qualified on cash flow of subject property. Gross Income: Lower of estimated market rent from Form 1007 and monthly rent from existing lease (if lease amount is higher, needs to be documented with two months proof of receipt of rent) Experienced investor: 1) Owned 2 or more properties greater than most recent 12 mos; or 2) Owned 1 investment property for greater than 24 months; or 3) Ownership in commercial RE or Investment in RE Investment Trust within the last 12 mths. Inexperienced Investor: Must have owned a residence for a minimum of the most recent 12 months. Max LTV 70%. *Tradelines for mortgages that reflect on credit report that have been paid off or sold can meet the above requirements.
Select Grade				Owner Occ/Second Home: LTV:80% Max: 6%				6 Months Min Ownership Seasoning				
Full Doc Alt Doc				Owner Occ/Second Home: LTV:80% Max: 4%				Over 6 Months for a prior C/O Seasoning				
50% Max 43% DTI				Investment Property: All LTVs Max: 3%				Reserves				
A+ and A Grade				Appraisal Review				Cash-out Can be used for Reserves				
Full Doc Alt Doc				CU Score Loan Amount Requirement				Non-Owner - Add 3 Months to Reserve				
50% Max 50% DTI				≤ 2.5 ≤\$1,500,000 Nothing Additional Needed				Requirements Above				
B / B- Grade				> 2.5 ≤\$1,500,000 ARR Req. Under 10% Variance				2 Months for Each Additional Financed				
Full Doc Alt Doc				NA >\$1,500,000 Second Appraisal Required				Properties (Max 12 Months Reserves)				
50% Max 43% DTI				Loan Amount >\$1,500,000 See below				Prepayment Penalty For Bus. Purp Only				
>50% - 55% DTI				2nd Appraisal Required, Click Here Approved AMC List				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.				
Full / All Doc Types Allowed Primary & Second Home Only				At least 1 Appraisal must be from the AMC list above				Quick Email Links				
6 Months Reserves Purchase/Rate-Term				Minimum Square Footage				EZ Calc Desk EZCalc@LSMortgage Scenario Desk NanQScenario@LSMortgage				
Max 80% LTV - 640 Min FICO				SFR 600 sq. ft.				NanQ Lock Desk NANQLockDesk@LSMortgage Condo Review NanQCondoReview@LSMortgage				
How to Qualify				Condo 600 sq. ft.				NanQ Ratesheet - (Click Here)				
Our Matrix is designed to qualify your borrower by first identifying the credit score and loan amount tier then applying adjustments to achieve the qualifying LTV				2-4 Units 600 sq. ft. per individual unit				Loans > \$3M				
				State Restrictions -TX C/O Max 65% LTV				See Guides for Appraisal and Credit overlay				
				Impound Waivers:				Cash in Hand Limit (% Prop Value)				
Owner / 2nd Home: 90% LTV CA/80% LTV Other states				* Program Max: 70%								
HPML not applicable				* LA > 1M/Condo/3-4 Units/ITIN: 60%								
(Non-owner & DSCR Exempt)				* Loan Amount > 3M: 50%								

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