



# LoanStream NANQ ONE Matrix

Effective 01/10/2022  
External

PARAMETERS	Grades →		A+				A				B				B-				C				Select DSCR			DSCR/No Ratio																		
	LTV ↓ ~ Fico >	720+	680+	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+														
<b>Full Doc / Alt Doc</b> <b>Purchase &amp; R/T</b> 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	NA														
	85.01-90%	\$1.5M	\$1.0M	\$2.0M	\$2.0M	\$1.5M	\$1.0M	\$2.0M	\$2.0M	\$1.5M	NA	\$2.0M	\$2.0M	\$1.5M	NA	\$2.0M	\$2.0M	\$1.5M	\$1.0M	\$1.0M	\$0.5M	\$0.5M	NA	NA	NA	NA	NA	NA	NA	NA														
	80.01-85%	\$2.0M	\$1.5M	\$3.0M	\$2.5M	\$2.0M	\$1.5M	\$2.0M	\$2.5M	\$2.0M	\$1.5M	\$2.0M	\$2.0M	\$1.5M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$0.5M	\$0.5M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M													
	75.01-80%	\$2.5M	\$2.5M	\$3.0M	\$3.0M	\$2.5M	\$2.0M	\$2.0M	\$2.5M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$1.5M	\$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														
	70.01-75%	\$2.5M	\$2.5M	\$3.5M	\$3.0M	\$3.0M	\$2.5M	\$2.0M	\$3.0M	\$3.0M	\$2.5M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M													
	65.01-70%	\$3.0M	\$2.5M	\$4.0M	\$3.5M	\$3.0M	\$2.5M	\$2.0M	\$3.0M	\$3.0M	\$2.5M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M													
	60.01-65%	\$3.0M	\$2.5M	\$5.0M	\$4.0M	\$3.5M	\$3.0M	\$2.5M	\$3.5M	\$3.0M	\$2.5M	\$2.0M	\$3.5M	\$3.0M	\$2.5M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M													
	50.01-60%	\$3.0M	\$2.5M	\$5.0M	\$5.0M	\$4.0M	\$4.0M	\$3.5M	\$3.5M	\$3.0M	\$2.5M	\$2.0M	\$3.5M	\$3.0M	\$2.5M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M													
	≤50%	\$3.0M	\$2.5M	\$5.0M	\$5.0M	\$4.0M	\$4.0M	\$3.5M	\$3.5M	\$3.0M	\$2.5M	\$2.0M	\$3.5M	\$3.0M	\$2.5M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M													
	<b>Credit/Grade:</b>	<b>Select</b>		<b>A+</b>				<b>A</b>				<b>B</b>				<b>B-</b>				<b>C</b>				<b>Select DSCR</b>			<b>DSCR/No Ratio</b>																	
Minimum FICO	680		640				600				600				600				600				680			620 ≥ 1.00/640 < 1.00																		
Housing History	0x30x24		0x30x12				1x30x12				0x60x12				0x90x12				1x120x12				0x30x12			1x30x12 DSCR/0x30x12 No Ratio																		
Credit Event (BK, SS, FC, DL)	48 Months		36 Months (12 on BK 13 w/pay history)				24 Months (Settled on BK 13 w/pay history)				18 Months (Settled on BK 13)				12 Months (Settled on BK 13 & SS/DIL)				Settled				48 Months			36 Month (12 BK 13 & 24 SS/DIL, Ch. 7 BK)																		
Reserves	6 Months Minimum		≤75% LTV No Reserves / >75% 3 Mons.				≤75% LTV No Reserves / >75% 3 Mons.				3 Months Minimum				3 Months Minimum				3 Months Minimum				6 Months Minimum			≤75% LTV No Reserves / >75% 3 Mons.																		
LTV Non Owner Occupied	80%		Max 85%				Max 85%				Max 80%				Max 80%				Max 75%				Minimum 1.00 Ratio			No Ratio - 5% Reduction/FN 10% Reduction																		
LTV Cash out	Max 80%		5% Reduction/Max 85%				5% Reduction/Max 85%				5% Reduction/Max 85%				5% Reduction/Max 85%				5% Reduction/Max 85%				5% Reduction			5% Reduction																		
LTV Second Home	Max 75%		Max 85%				Max 85%				Max 80%				Max 75%				Max 70%				NA			NA																		
LTV Condo	Max 80%		Max 85%				Max 85%				Max 80%				Max 80%				Max 65%				Max 70%			Max 75%																		
LTV Condo Non-Warrantable	NA		Max 80%				Max 80%				Max 75%				NA				NA				NA			Max 70% / Max \$1,500,000																		
LTV 3-4 Unit	NA		Max 85%				Max 80%				Max 75%				NA				NA				NA			5% Reduction																		
LTV Rural	NA		Max 80%				Max 80%				Max 75%				NA				NA				NA			5% Reduction																		
Accessory Dwelling Unit > 1	NA		85% / No FTHB				80% / No FTHB				75% / No FTHB				NA				NA				NA			5% Reduction																		
CLTV	90%		95%				90%				85%				80%				70%				NA			NA																		
Loan Amount	Full Doc Min. 150K / Alt Min. 250K		Full Doc Min. 100K / Alt Doc Min. 150K				Full Doc Min. 100K / Alt Doc Min. 150K				Full Doc Min. 100K / Alt Doc Min. 150K				Full Doc Min. 100K / Alt Doc Min. 150K				Full Doc Min. 100K				Min. \$250,000 / Max. \$3,000,000			Min. \$100,000 / Max. \$5,000,000																		
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				\$1250/mo. + 250 1st + 125 others				NA			NA																		
VOE Only	Max 80/Cashout & FTBH 70 LTV		Max 80/Cashout & FTBH 70 LTV				620+ FICO/Max 80/Cashout & FTBH 70 LTV				620+ FICO/Max 80/Cashout & FTBH 70 LTV				620+ FICO/Max 80/Cashout & FTBH 70 LTV				620+ FICO/Max 80/Cashout & FTBH 70 LTV				NA			NA																		
1099 Only	Max 90; 2 Most Recent BK ST		660+ FICO/Max 90; 2 Most Recent BK ST				660+ FICO/Max 90; 2 Most Recent BK ST				660+ FICO/Max 90; 2 Most Recent BK ST				660+ FICO/Max 90; 2 Most Recent BK ST				660+ FICO/Max 90; 2 Most Recent BK ST				NA			NA																		
ITIN	NA		NA				1.5M Max / Max 85% LTV / 620+ FICO				1.5M Max / Max 85% LTV / 620+ FICO				1.5M Max / Max 85% LTV / 620+ FICO				1.5M Max / Max 85% LTV / 620+ FICO				NA			NA																		
Non Occupant Co borrower	NA		Purchase / Rate & Term only				Purchase / Rate & Term only				Purchase / Rate & Term only				Purchase / Rate & Term only				Purchase / Rate & Term only				NA			NA																		
Asset Utilization Supplemental	NA		640+ FICO/Max LA 2MM / Max 80% LTV				640+ FICO/Max LA 2MM / Max 80% LTV				640+ FICO/Max LA 2MM / Max 80% LTV				640+ FICO/Max LA 2MM / Max 80% LTV				640+ FICO/Max LA 2MM / Max 80% LTV				NA			NA																		
Asset Utilization Stand Alone	NA		640+ FICO/Max LA 2MM / Max 80% LTV				640+ FICO/Max LA 2MM / Max 80% LTV				640+ FICO/Max LA 2MM / Max 80% LTV				640+ FICO/Max LA 2MM / Max 80% LTV				640+ FICO/Max LA 2MM / Max 80% LTV				NA			NA																		
Asset Utilization No DTI	NA		Max LA 2MM / Max 80% LTV				Max LA 2MM / Max 80% LTV				Max LA 2MM / Max 80% LTV				Max LA 2MM / Max 80% LTV				Max LA 2MM / Max 80% LTV				NA			NA																		
Foreign National 2nd Home	NA		Max 75% / Cashout 70% LTV/Max LA 2MM				620+ FICO/Max 75%/C/O 70% / Max LA 2MM				620+ FICO/Max 75%/C/O 70% / Max LA 2MM				620+ FICO/Max 75%/C/O 70% / Max LA 2MM				620+ FICO/Max 75%/C/O 70% / Max LA 2MM				NA			NA																		
Foreign National NOO & DSCR	NA		Max 75% / Cashout 70% LTV/Max LA 2MM				620+ FICO/Max 75%/C/O 70% / Max LA 2MM				620+ FICO/Max 75%/C/O 70% / Max LA 2MM				620+ FICO/Max 75%/C/O 70% / Max LA 2MM				620+ FICO/Max 75%/C/O 70% / Max LA 2MM				NA			Max 75% LTV / C/O 70% LTV / \$3M Max LA																		
<b>Full Doc &amp; Alternative Income - Requirements</b>			<b>Applicable to All Programs (Full, Alt &amp; DSCR Doc Types) - Requirements</b>																																		<b>Debt Service Coverage Ratio (DSCR) - Requirements</b>							
<b>Debt-To-Income Ratio</b>			<b>Financed Properties</b>											<b>Interested Party Contribution: (IPC)</b>											<b>Cash-Out</b>										<b>Reserves</b>									
Select Grade			• 20 financed properties incl subject											Owner Occ/Second Home: LTV≤80% Max: 6%											6 Months Min Ownership Seasoning Over 6 Months for a prior C/O Seasoning										• Gross Income/PITIA or ITIA; Qualified on cash flow of subject property.									
Full Doc			• Exposure - \$5M or 6 properties											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, needs to be documented with two months proof of receipt of rent)									
50% Max			43% DTI											Investment Property: All LTVs Max: 3%											Reserves										• 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.									
A+ and A Grade			• 640 Min FICO, 80% Max LTV											<b>Appraisal Review</b>											Cash-out Can be used for Reserves										• Inexperienced Investor: Must have owned a residence for a minimum of the most recent 12 months. Max LTV 75%. for DSCR ≥1 Max LTV of 70% for No Ratio <1.									
Full Doc			• IO Period 10 Yrs.; Qual Term minus 10 Yrs.											CU Score											Non-Owner - Add 3 Months to Reserve Requirements Above										• Tradelines for mortgages that reflect on credit report that have been paid off or sold can meet the above requirements.									
50% Max			• Terms 30 & 40; Reserves based on IO Pmt											Loan Amount											2 Months for Each Additional Financed Properties (Max 12 Months Reserves)										• Program Max:									
B / B- Grade			IO Not Eligible in Texas unless Business Purpose											≤ 2.5											Requirements Above										• LA > 1M/Condo/3-4 Units/ITIN: 60%									
Full Doc			• Follows R/T Refi LTV & FICO (Max 5K Cash)											≤\$1,500,000											Cash in Hand Limit (% Prop Value)										• Loan Amount > 3M: 50%									
50% Max			43% DTI											> 2.5											2 Months for Each Additional Financed Properties (Max 12 Months Reserves)										Reserves based on IO Pmt									
C Grade			• Impound Waivers:											NA											Cash in Hand Limit (% Prop Value)										Foreign National 2nd Home & DSCR - Requirements									
Full Doc			• Owner / 2nd Home: 90% LTV CA/80% LTV Other states											Second Appraisal Required											• Program Max:										General									
50% Max			N/A											Loan Amount >\$1,500,000 See below											2 Months for Each Additional Financed Properties (Max 12 Months Reserves)										2nd Home									
>50% - 55% DTI			HPML not applicable (Non-owner & DSCR Exempt)											2nd Appraisal Required, Click Here Approved AMC List											Cash in Hand Limit (% Prop Value)										DSCR / No Ratio									
Full / All Doc Types Allowed			Purchase/Rate-Term											At least 1 Appraisal must be from the AMC list above											• Program Max:										12 Months Reserves min									
6 Months Reserves			Grades A+ & A / No ITIN											Minimum Square Footage											• LA > 1M/Condo/3-4 Units/ITIN: 60%										Asset Utilization only									
Max 80% LTV - 640 Min FICO			95% LTV:											SFR											• Loan Amount > 3M: 50%										When credit score, 620 min									
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			• *Restricted to Purch & R/T refi 43% max DTI											Condo											Prepayment Penalty For Bus. Purp Only										No Mtg history Credit Grade A or B only									
			• Full Doc Only • Min. loan amount \$250K											2-4 Units											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 Credit Score A & B grade only									
			• All Adjustment on the ONE Matrix are Cumulative, All LTV Calculations start from the highest LTV allowed from Programs.											State Restrictions - TX C/O Max 80% LTV											See Guides for Appraisal and Credit overlay										No Ratio Max LTV 65% / 60% for C/O									
														Loans > \$3M																					No Ratio Max C/O = \$1M									
																																			EZ Calc Desk									
																																			EZCalc@LSMortgage									
																																			NanQ Lock Desk									
																																			NANQLockDesk@LSMortgage									
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