



LoanStream NANQ ONE Matrix

NanQ "Select" and Grades															
Full Doc / Alt Doc Purchase & R/T Income Types Include: Full Doc, 1099, VOE, Asset Utilization, Bank Statements, CPA with 3 mo Bank Stmt, Assets as blended income.															
Loan Amount	"Select"		A+			A				B		C			
	FICO to Max LTV		FICO to Max LTV (Min 600 FICO)			FICO to Max LTV (Min 600 FICO)				FICO to Max LTV (Min 600 FICO)		FICO to Max LTV (Min 600)			
	740+	700+	740+	720+	700+	660+	720+	680+	640+	600+	720+	680+	640+	600+	600+
\$ 1,000,000	80%	80%	90%*	90%*	90%*	80%	85%*	80%	80%	80%	80%	80%	80%	80%	70%
\$ 1,500,000	80%	80%	90%*	90%*	90%*	80%	80%	80%	80%	80%	80%	75%	75%	75%	
\$ 2,000,000	80%	75%	90%*	90%*	85%*	75%	75%	75%			70%	65%	50%		
\$ 2,500,000	75%	70%	85%*	85%*	80%	70%	70%	70%			60%	50%			
\$ 3,000,000	65%	60%	80%	80%	75%	60%	65%	60%			50%				
\$ 3,500,000	60%	50%	65%	65%	60%	50%	50%								
\$ 4,000,000	50%	50%	65%	60%	50%										
\$ 5,000,000															
*>80% LTV	Not allowed		*Purchase only			*Purchase, Primary Residence				Not allowed		Not allowed			
CLTV	80%		90%			85%				80%		70%			
Cash Out	Max 80%		5% Reduction Max 80% w/*			5% Reduction Max 75%				5% Reduction Max 70%		Not allowed			
Housing History	0 x 30 x 24		0 x 30 x 12			1 x 30 x 12				1 x 60 x 12		1 x 120 x 12			
Credit Event (BK,SS,FC,DIL)	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 & SS/DIL)		Settled			
Min Loan Amount	• Full Doc Min. 150K • Alt Doc 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: Not Allowed			
Max LTV	NOO - 80 % 2nd Home - 75 % Condo - 80 % Condo NW - no 3-4 Unit - no Rural - no		Non-Owner Occupied - 85 % 2nd Home - 85 % Condo - 80 % Condo Non-Warrantable - 75 % 3-4 Unit - 80 % Rural - 70 %			Non-Owner Occupied - 80 % 2nd Home - 80 % Condo - 75 % Condo Non-Warrantable - 75 % 3-4 Unit - 75 % Rural - 70 %				Non-Owner Occupied - 75 % 2nd Home - 75 % Condo - 65 % Condo Non-Warrantable - 70 % 3-4 Unit - 75 % Rural - 65 %		NOO - no 2nd Home - no Condo - 75 % Condo NW - no 3-4 Unit - no Rural - no			
DTI 50-55% DTI see below ¹	• Full Doc: Max 50% • Alt Doc: Max 43%		• Full Doc: Max 50% • Alt Doc: Max 50%			• Full Doc: Max 50% • Alt Doc: Max 50%				• Full Doc: Max 50% • Alt Doc: Max 43%		• Full Doc: Max 50% • Alt Doc: Not allowed			
Asset Utilization	Not allowed		Max 80% LTV Max \$2m			Max 80% LTV Max \$2m				Max 80% LTV Max \$2m		Not allowed			
1099 Only	Max 80% LTV 2 Most Recent Bank Stmt		Max 80% LTV 2 Most Recent Bank Stmt			Max 80% LTV 2 Most Recent Bank Stmt				Max 80% LTV 2 Most Recent Bank Stmt		Not allowed			
VOE Only	• Max 80% LTV • Max 70% LTV - C/O & FTB		• Max 80% LTV • Max 70% LTV - Cash Out & 1st-Time Buyer			• Max 80% LTV • Min 620 FICO • Max 70% LTV - Cash Out & 1st-Time Buyer				• Max 80% LTV • Min 620 FICO • Max 70% LTV - Cash Out & 1st-Time Buyer		Not allowed			
ITIN	Not allowed		• 700+ FICO • Max 85% LTV • \$1.5M Max • > 80% LTV Max LA \$1M			• 700+ FICO • Max 80% LTV • \$1.5M Max				Not allowed		Not allowed			
Foreign National 2nd Home/NOO	Not allowed		700+ FICO • Max 75% • C/O 65% • Max LA \$2M			700+ FICO • Max 75% • C/O 65% • Max LA \$2M				Not allowed		Not allowed			
Reserves	6 Months Min.		≤ 80% LTV No Reserves > 80% 3 Mons.			≤ 75% LTV No Reserves > 75% 3 Mons.				≤ 65% LTV No Reserves > 65% 3 Mons.		3 Months Min.			
Non-Owner Occ., Add add'l 3 months; cash out can be utilized Loan Amounts > \$3m, 6 months reserves; cash out cannot be utilized Add'l Financed Properties - See Guidelines															

NanQ Investor Programs								
DSCR Select Ratio 1.25 DSCR Ratio 1.1 No-Ratio Ratio < 1.1								
Loan Amount	Select		DSCR				No-Ratio	
	FICO to Max LTV/CLTV		FICO to Max LTV/CLTV				FICO to LTV/CLTV	
	740+	700+	740+	720+	680+	640+	620+	640+
\$ 1,000,000	75%	75%	85%*	80%	75%	75%	70%	70%
\$ 1,500,000	75%	75%	80%	75%	75%	70%	65%	65%
\$ 2,000,000	75%	70%	75%	75%	70%	65%	60%	60%
\$ 2,500,000	70%	65%	75%	75%	70%	65%	55%	55%
\$ 3,000,000	65%	60%	70%	70%	65%	60%	50%	50%
\$ 3,500,000			65%	65%				
\$ 4,000,000								
\$ 5,000,000								
*>80% LTV	Not allowed		*Purchase only				Not allowed	
Ratio	Min 1.25 Ratio		Min 1.00 Ratio, >80% LTV Min 1.20 Ratio				Min 0.75 Ratio	
Cash Out	Max 80%		5% LTV Reduction				Not allowed	
Housing History	0 x 30 x 12		1 x 30 x 12				0 x 30 x 12	
Credit Event (BK,SS,FC,DIL)	48 Months		36 Months (12 BK 13 & 24 SS/DIL, Ch. 7 BK)				36 Months	
Reserves	3 Months		> 75% LTV, 3 Months 12 Months on Foreign Nationals				3 Months	
Min Loan Amount	Min. \$250,000		Min. \$100,000				Min. \$100,000	
Max LTV	Condo - 75 % Condo NW - no 3-4 Unit - no Rural - no		Condo Non-Warrantable (Max \$3m) - Condo - 80 % 3-4 Unit - 80 % Rural - 65 %				60 % 60 % 60 % No	
Currently Listed w/C/O	Not allowed		Available w/minimum 1 year PPP				Not allowed	
ITIN	Not allowed		• 700+ FICO • Max 75% LTV • \$1.5M Max				Not allowed	
Foreign National Interest Only	Not allowed		700+ FICO • Max 75% • C/O 65% • Max LA \$2M				Not allowed	
* Qualify on IO Payment ALL States • Reserves based on IO Pmt								

DSCR: Debt Service Coverage Ratio Requirements	
• 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 or if brand new lease see guidelines).	
• Experienced Investor: Must have at least ONE of the following: 1) Owned 2 or more properties greater than most recent 12 months. 2) Owned 1 investment property for greater than 24 months. 3) Ownership in commercial RE or Investment in RE Investment Trust within the last 12 months.	
• Inexperienced Investor: Must have owned a residence in the most recent 12 months. Max 75% LTV for DSCR ≥ 1.00 Max 60% LTV for No-Ratio < 1.00 C/O NA for No-Ratio Inexperienced Investor	
Note: Tradelines for mortgages that reflect on credit report that have been paid off or sold can meet the above requirements.	
Tradeline Requirements: 3 trades reporting 12 months with 12 months activity, OR 2 trades reporting for 24 months with 12 months activity, OR See guides for other options when borrower(s) do not meet min criteria. (ITIN see ITIN Guides)	

All Adjustments on this matrix are cumulative, begin calculations from the highest LTV allowed per product.

NanQScenario@LSMortgage

EZCalc@LSMortgage

NanQCondoReview@LSMortgage

NANQLockDesk@LSMortgage

Additional Product Details: All Products (Select, Grades, DSCR Select, DSCR, No-Ratio)			
Cash Out	6 Months Min. Ownership Seasoning Over 6 Months for a prior Cash-Out Seasoning	Approved AMC List Link	
Cash in hand limit (% Loan Amount)	70% of Loan Amount ≤ \$1m 60% of Loan Amount > \$1m to \$3m 50% of Loan Amount > \$3m Free & Clear Properties Max Cash in hand \$1m	Appraisal	• If Loan Amount > \$1,500,000 - 2nd Appraisal Required and must be from the Approved AMC List • CU ≤ 2.5 & loan amt ≤ \$1,500,000 = No Add'l Requirements • CU > 2.5 & loan amt ≤ \$1,500,000 = ARR Req. Under 10% Variance
Gift Funds	100% with 10% LTV reduction OR Min 5% buyer own funds	Min sq. footage	SFR: 600 sq. ft. • Condo: 500 sq. ft. • 2-4 Units: 400 sq. ft. per ind. Unit.
Financed Property Limits	20 financed properties incl subject (non DSCR). • Lx Exposure - \$5m or 6 Properties	State Restrictions	Texas Cash-Out: Max 80% LTV (Owner-Occ, per TX 50(a)(6)).
Debt Consolidation	Follows R/T Refi FICO, 80% Max LTV, OO Only (Max 5K Cash)	Foreign National	• Asset Utilization only for 2nd Home and NOO when not DSCR • 12 Month Reserves all Occupancy types
Impound waivers	Owner / 2nd Home: only if NOT HPML loan; Non-Owner is allowed (see rate sheet).	Non-Occupant Co-Borr	Purchase / Rate & Term Only (Grades A, A+, B only)
Residual Income	\$1250/mo. + 250 1st + 125 others	>80% LTV Restrictions	Areas designated declining value on the appraisal will take a 5% reduction in Valuation for LTV purposes
Over \$3,000,000+ Loan Amount	See Guides for Appraisal and Credit Overlay.	Interest Only	• Min 640 FICO • 85% Max LTV - IO Period 10 Yrs.; Qual Term minus 10 Yrs • 30 -Year Fixed IO (120mo. IO + 240mo. Amor.) • 40 -Year Fixed IO (120mo. IO + 360mo. Amor.) • 5/6 Arm IO SOFR: (2/1)/5 Cap Structure) • 7/6 Arm IO SOFR: (5/1)/5 Cap Structure) • Not Eligible in TX unless Business Purpose Only.
Interested Party Contribution IPC	Owner Occ/2nd Home: LTV ≤ 80% Max: 6% Owner Occ/2nd Home: LTV > 80% Max: 4% Investment Property: All LTV's Max: 3%		
¹ 50.01% - 55% DTI	Full / All Doc Types Allowed 3 Months Reserves Max 80% LTV Min 660 FICO Primary Only Purchase Only Grades A+		
Pre-Payment Penalty For Bus. Purp. Only	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.		