LoanStream NANQ **ONE** Matrix

				NanÇ) "Select	" and Gra	des						
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.													
	"Select" A+			A			В				С		
	FICO to Max LTV	FICO to Max LTV (Min 660 FICO)			FICO to Max LTV (Min 600 FICO)			FICO to Max LTV (Min 600 FICO)				FICO to LTV (Min 600)	
Loan Amount	740+ 700+	740+ 72	0+ 700+	660+	720+	680+	640+	600+	720+	680+	640+	600+	600+
\$ 1,000,000	80% 80%	90%* 909	%* 90%*	80%	85%*	80%	80%	80%	80%	80%	80%	80%	70%
\$ 1,500,000	80% 80%	90%* 90%	%* 90%*	80%	80%	80%	80%	75%	80%	75%	75%	75%	
\$ 2,000,000	80% 75%	90%* 909		75%	75%	75%	75%		70%	65%	50%		
\$ 2,500,000	75% 70%	85%* 859		70%	70%	70%			60%	50%			
\$ 3,000,000	65% 60%	80% 80		60%	65%	60%			50%				
\$ 3,500,000	60% 50%	65% 65		50%	50%								
\$ 4,000,000 \$ 5,000,000	50% 50%	65% 60	% 50%										
\$ 5,000,000 *>80% LTV	Not allowed		Purchase only			*Purchase, Pri	marv Residenc	e	Not allowed			Not allowed	
CLTV	80%		90%				5%		80%			70%	
Cash Out	Max 80%	5% Redu	ction Max 80% w	/*		5% Reductio	n Max 75%		5% Reduction Max 70%			Not allowed	
Housing History	0 x 30 x 24		0 x 30 x 12			1 x 3	0 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 h	istory)	24 Mc	onths (Settled o	n 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		ull Doc Min. 100K It Doc Min. 150K				Min. 100K 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		on-Owner Occupied 2nd Home Condo o Non-Warrantable 3-4 Unit Rural	- 85 % - 80 % - 75 %			ner Occupied - 2nd Home - Condo - Warrantable - 3-4 Unit - Rural -	80 % 80 % 75 % 80 %	Non-Owner Occupied - 75 % 2nd Home - 75 % Condo - 75 % Condo Non-Warrantable - 70 % 3-4 Unit - 75 % Rural - 65 %			NOO - no 2nd Home - no Condo - 65 % Condo NW - no 3-4 Unit - no Rural - no	
DTI 50-55% DTI see below ¹	Full Doc: Max 50% Alt Doc: Max 43%		ull Doc: Max 50%				: Max 50%		• Full Doc: Max 50% • Alt Doc: Max 43%			Full Doc: Max 50% Alt Doc: Not allowed	
Asset Utilization	Not allowed	Max 8	0% LTV Max \$2m			Max 80% LT	/ Max \$2m		Alt Doc: Max 43% Max 80% LTV Max \$2m			Not allowed	
1099 Only	Max 80% LTV 2 Most Recent Bank Stmt	Max 80% LTV	2 Most Recent Ba	ank Stmt	Max 8	B0% LTV 2 N	lost Recent Ba	nk Stmt	Max 80% LTV 2 Most Recent Bank Stmt			Not allowed	
VOE Only	Max 80% LTV Max 70% LTV - C/O & FTHB	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		O • 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% • M	lax LA \$2M	700+ FI	CO • Max 75% •	C/O 65% • Ma	ax LA \$2M	Not allowed			Not allowed	
Reserves	6 Months Min.	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.
Keserves	Non-Owner Occ., Add add'l 3 months; cash out can be utilized Loan Amo						n Amounts > \$3m, 6 months reserves; cash out cannot be utilized Add'l Financed Properties - See Guidelines						

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	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 Add¹l Requirements CU > 2.5 & loan amt ≤ \$1,500,000 = ARR Req. Under 10% Variance					
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						
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). • LS 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)							
Impound waivers	Owner / 2nd Home: only if NOT HPML loan; Non-Owner is allowed (see rate sheet).		Asset Utilization only for 2nd Home and NOO when not DSCR					
Residual Income	\$1250/mo. + 250 1st + 125 others	Foreign National	12 Month Reserves all Occupancy types					
Over \$3,000,000+ Loan Amount	See Guides for Appraisal and Credit Overlay.	Non-Occupant Co-Borr	Purchase / Rate & Term Only (Grades A, A+, B 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%	>80% LTV Restrictions	Areas designated declining value on the appraisal will take a 5% reduction in Valuation for LTV purposes					
¹ 50.01% - 55% DTI	Full / All Doc Types Allowed 3 Months Reserves 6 - 55% DTI Max 80% LTV Min 660 RCO Primary Only Purchase Only Grades A+		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.)					
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.	Interest Only	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.					

NanQ Investor Programs								
DSCR Select Ratio 1:25 DSCR Ratio 1:1 No-Ratio Ratio < 1:1								
	Sel	ect		No-Ratio				
	FICO to Max LTV/CLTV			FICO to LTV/CLTV				
Loan Amount	740+	700+	740+	720+	680+	640+	620+	640+
\$ 1,000,000	75%	75%	85%*	85%*	80%	75%	70%	70%
\$ 1,500,000	75%	75%	85%*	85%*	80%	70%	65%	65%
\$ 2,000,000	75%	70%	80%	80%	75%	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					*Purchase only			
*>80% LTV								
Ratio	Min 1.2	25 Ratio		Min 0.75 Ratio				
Cash Out								
Housing History	0 x 3	0 x 12		0 x 30 x 12				
Credit Event (BK,SS,FC,DIL)	48 M	onths		36 Months				
Reserves	3 Mc	onths	> 75%	3 Months				
Min Loan Amount	Min. \$2	250,000		Min. \$100,000				
	Cor	ndo - 75 %			Condo -	80	1%	60 %
Max I TV	Condo NW - no		Condo N	60 %				
IVIdX LTV	3-4	4 Unit - no	3-4 Unit - 80 %			1%	60 %	
		Rural - no	Rural -			65	%	No
Currently Listed w/C/O			Available	w/minimum 1	Not allowed			
ITIN	Not a	llowed		Not allowed				
Foreign National	Not a	llowed	70	Not allowed				
Interest Only	Qualify on IO Payment ALL States							

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:
- 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 (primary or investment) in the most recent 12 months, for a minimum of 12 months. Max 75% LTV for DSCR \geq 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.

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