



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 660 FICO)		FICO to Max LTV (Min 600 FICO)		FICO to Max LTV (Min 600 FICO)		FICO to LTV (Min 600)		
	740+	700+	740+	720+	700+	660+	720+	680+	640+	600+	600+
\$ 1,000,000	80%	80%	90%*	90%*	90%*	80%	85%*	80%	80%	80%	70%
\$ 1,500,000	80%	80%	90%*	90%*	90%*	80%	80%	80%	80%	80%	70%
\$ 2,000,000	80%	75%	90%*	90%*	90%*	75%	75%	75%	75%	75%	60%
\$ 2,500,000	75%	70%	85%*	85%*	80%	70%	70%	70%	60%	50%	55%
\$ 3,000,000	65%	60%	80%	80%	75%	60%	65%	60%	50%	50%	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. 150K • Alt Doc Min. 150K			• Full Doc Min. 150K • Alt Doc Min. 150K			• Full Doc Min. 150K • Alt Doc Min. 150K		• Full Doc Min. 150K • 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 - 75 % Condo - 80 % Condo Non-Warrantable - 75 % 3-4 Unit - 80 % Rural - 70 %			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 <small>50-55% DTI see below</small>	• 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
One Year Self-Employed	Not allowed		Max 80% LTV • Min 660 FICO • Bank Stmt. Only			Not allowed			Not allowed		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 & 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		• 660+ 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											

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 (% of Property Value)	> 70% LTV max cash in hand \$500K > 65% LTV max cash in hand \$1M Free & Clear Properties Max Cash in hand \$1.5M Max LTV 65% Max cash in hand not to exceed \$2M on any program	Appraisal
Gift Funds	100% with 10% LTV reduction OR Min 5% buyer own funds	Min sq. footage
Financed Property Limits	20 financed properties incl subject (non DSCR). • LS Exposure - \$5m or 6 Properties	SFR: 600 sq. ft. • Condo: 500 sq. ft. • 2-4 Units: 400 sq. ft. per ind. Unit.
Debt Consolidation	Follows R/T Refi FICO, 80% Max LTV, OO Only (Max 5K Cash)	State Restrictions
Impound waivers	Owner / 2nd Home: only if NOT HPML loan; Non-Owner is allowed (see rate sheet).	Private Party VOR's
Residual Income	\$1250/mo. + 250 1st + 125 others	Foreign National
Over \$3,000,000+ Loan Amount	See Guides for Appraisal and Credit Overlay.	Non-Occupant Co-Borr
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
50.01% - 55% DTI	Full / All Doc Types Allowed 3 Months Reserves Max 80% LTV Min 660 FICO Primary Only Purchase Only Grades A+	Interest Only
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.	• Min 640 FICO 85% Max LTV IO Period 10yrs; Qual Term minus 10yrs • 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.

NanQ Investor Programs								
DSCR Select Ratio 1.25 DSCR Ratio 1.0 No-Ratio Ratio < 1.0								
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%*	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								
* >80% LTV	Min 1.25 Ratio		*Purchase only			Min 1.00 Ratio, >80% LTV Min 1.20 Ratio		Min 0.75 Ratio
Cash Out	0 x 30 x 12		5% LTV Reduction			1 x 30 x 12		0 x 30 x 12
Housing History	48 Months		36 Months (12 BK 13 & 24 SS/DIL, Ch. 7 BK)			18 Months (Settled on BK 13 & SS/DIL)		Settled
Credit Event (BK,SS,FC,DIL)	3 Months		> 75% LTV, 3 Months 12 Months on Foreign Nationals			3 Months		36 Months
Reserves	Min. \$250,000		Min. \$150,000			Min. \$150,000		Min. \$150,000
Max LTV	Condo - 75 % Condo NW - no 3-4 Unit - no Rural - no		Condo - 80 % Condo Non-Warrantable (Max \$3m) - 75 % 3-4 Unit - no Rural - 65 %			60 % 60 % 60 % No		60 % 60 % 60 % No
Currently Listed w/C/O	Not allowed		Available w/minimum 1 year PPP			Not allowed		Not allowed
ITIN	Not allowed		• 700+ FICO • Max 75% LTV • \$1.5M Max			Not allowed		Not allowed
Foreign National Interest Only	Not allowed		700+ FICO • Max 75% • C/O 65% • Max LA \$2M			Not allowed		Not allowed
• Qualify on IO Payment ALL States • Reserves based on IO Pmt								

DSCR: Debt Service Coverage Ratio Requirements

Unleased Property LTV/CLTV Restrictions: 1. Purchase Transaction: Program Max. 2. Reimance (Rate/term & Cash-out): a. Loan Balance ≤ \$1m - 70%/70% b. Loan Balance > \$1m - 65%/65%

- 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.
 - Owned 1 investment property for greater than 24 months.
 - Ownership in commercial RE
- 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 ≥ 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 in the last 12 months can meet the above requirements. Inexperienced investor, all borrowers must meet inexperienced definition. No first-time home buyers are allowed with inexperienced. Experienced Investor, only one borrower has to meet the experienced investor definition, all other borrowers can either be inexperienced or first-time home buyer. All properties to meet above definitions must be domiciled in the United States (Foreign National excluded).

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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