



NanQ "Select" and Grades																				
Full Doc / Alt Doc Purchase & R/T Income Types Include; Full Doc, 1099, VOE, Asset Utilization, Bank Statements, P&L with 3 mos. Bank Stmt, Assets as blended income.																				
Loan Amount	Select NQM					A+					A				B				C	
	FICO to Max LTV/CLTV					FICO to Max LTV/CLTV (Min 660 FICO)					FICO to Max LTV/CLTV (Min 600 FICO)				FICO to Max LTV/CLTV (Min 600 FICO)				(Min 600 FICO)	
	740+	720+	700+	680+	660+	740+	720+	700+	680+	660+	720+	680+	640+	600+	720+	680+	640+	600+	600+	
\$ 1,000,000.00	90%	90%	85%	80%	75%	90%	90%	90%	85%	80%	85%	80%	80%	80%	80%	80%	80%	80%	80%	70%
\$ 1,500,000.00	90%	85%	80%			90%	90%	90%	85%	80%	80%	80%	75%	80%	75%	75%	75%			
\$ 2,000,000.00	85%	80%	75%			90%	90%	85%	80%	75%	75%	75%		70%	65%	50%				
\$ 2,500,000.00						80%	80%	80%	75%	70%	70%			60%	50%					
\$ 3,000,000.00						80%	80%	75%	70%	60%	65%	60%		50%						
\$ 3,500,000.00						65%	65%	60%	60%	50%	50%									
\$ 4,000,000.00						65%	60%	50%												
\$ 5,000,000.00																				
Purchase	Max 90%					Max 90%					Max 85%				Max 80%				Max 70%	
Rate & Term	Max 90%					Max 85%					Max 80%				Max 80%				Max 70%	
Cash Out	10% Reduction Max 80% Max \$1M 700 Min FICO					5% Reduction Max 80%					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	<ul style="list-style-type: none"> Full Doc Min. 150K Alt Doc Min. 150K 					<ul style="list-style-type: none"> Full Doc Min. 125K Alt Doc Min. 125K 					<ul style="list-style-type: none"> Full Doc Min. 125K Alt Doc Min. 125K 				<ul style="list-style-type: none"> Full Doc Min. 125K Alt Doc Min. 125K 				<ul style="list-style-type: none"> Full Doc Min. 125K Alt Doc: Not Allowed 	
Max LTV	Non-Owner Occupied - NA 2nd Home - NA Condo - 90% Condo Non-Warrantable - NA 2 Unit - 85% 3-4 Unit - 80% Rural - NA					Non-Owner Occupied - 85% 2nd Home - 85% Condo - 85% Condo Non-Warrantable - 75% 2 Unit - 85% 3-4 Unit - 80% Rural - 70%					Non-Owner Occupied - 80% 2nd Home - 80% Condo - 80% Condo Non-Warrantable - 75% 2-4 Unit - 80% Rural - 70%				Non-Owner Occupied - 75% 2nd Home - 75% Condo - 75% Condo Non-Warrantable - 70% 2-4 Unit - 75% Rural - 65%				NOO - no 2nd Home - no Condo - 65% Condo NW - no 2-4 Unit - no Rural - no	
DTI <small>50-55% DTI see below¹</small>	<ul style="list-style-type: none"> Full Doc: Max 50% Alt Doc: Max 50% 					<ul style="list-style-type: none"> Full Doc: Max 50%, Max 45% if ≥ 85% LTV Alt Doc: Max 50%, Max 45% if ≥ 85% LTV 					<ul style="list-style-type: none"> Full Doc: Max 50%, Max 45% if ≥ 85% LTV Alt Doc: Max 50%, Max 45% if ≥ 85% LTV 				<ul style="list-style-type: none"> Full Doc: Max 50% Alt Doc: Max 43% 				<ul style="list-style-type: none"> 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	Not allowed					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	Not allowed					<ul style="list-style-type: none"> Max 80% LTV Max 70% LTV - Cash Out & 1st-Time Buyer 					<ul style="list-style-type: none"> Max 80% LTV • Min 620 FICO Max 70% LTV - Cash Out & 1st-Time Buyer 				<ul style="list-style-type: none"> Max 80% LTV • Min 620 FICO Max 70% LTV - Cash Out & 1st-Time Buyer 				Not allowed	
ITIN	Not allowed					<ul style="list-style-type: none"> 660+ FICO • Max 85% LTV • \$1.5M Max > 80% LTV Max LA \$1M • NOO Max 80% LTV Full Doc & 12mos. Bank Stmt Only 					<ul style="list-style-type: none"> 700+ FICO • Max 80% LTV • \$1.5M Max Full Doc & 12mos Bank Stmt. Only 				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.					≤ 75% LTV No Reserves > 75% 3 Mos., > 80% 6 Mons.					≤ 65% LTV No Reserves > 65% 3 Mos.				3 Months Min.					
	Add'l Financed Properties - Contact AE					Non-Owner Occ., ≤ 70% LTV No Reserves > 70% 3 mos. All Products <i>cash-out can be utilized</i> Loan Amt > \$3m, 12 mos. reserves; > \$2m, 6 mos. reserves, <i>cash out cannot be utilized</i>														

NanQ Investor Programs									
DSCR Select Ratio 1.25 DSCR Ratio 1.0 No-Ratio Ratio < 1.0									
Loan Amount	Select DSCR		DSCR					No Ratio	
	FICO to Max LT/CLTV		FICO to Max LTV/CLTV					FICO to Max LTV/CLTV	
	740+	700+	740+	720+	680+	640+	620+	640+	
\$ 1,000,000.00	75%	75%	85%	85%	80%	75%	70%	70%	
\$ 1,500,000.00	75%	75%	85%	85%	80%	70%	65%	65%	
\$ 2,000,000.00	75%	70%	80%	80%	75%	70%	60%	60%	
\$ 2,500,000.00	70%	65%	75%	75%	70%	65%	55%	55%	
\$ 3,000,000.00	65%	60%	70%	70%	65%	≤ 60%	≤ 50%	50%	
\$ 3,500,000.00			65%	65%					
\$ 4,000,000.00									
\$ 5,000,000.00									
Purchase	Max 75%		Max 85%					Max 70%	
Rate and Term	Max 75%		Max 85%					Max 70%	
Cash Out	5% Reduction Max 80%								
Ratio	Min 1.25 Ratio		Min 1.00 Ratio >80% LTV Min 1.20 Ratio					Min 0.75 Ratio	
Housing History	0 x 30 x 12		1 x 30 x 12					0 x 30 x 12	
Credit Event	48 Months		36 Months (12 BK 13 & 24 SS/DIL, Ch. 7 BK)					36 Months	
Reserves	3 Months		> 65% LTV, 3 Mos.; <i>cash-out can be utilized</i> ; 12 Months on Foreign Nationals; Loan Amt > \$3m, 12 mos. reserves; > \$2m, 6 mos. reserves, <i>cash out cannot be utilized</i>					6 Months	
Min Loan Amount	Min. \$250,000		Min. \$125,000					Min. \$125,000	
Max LTV	Condo - 75% Condo NW - no 2-4 Unit - no Rural - no		Condo - 80% Condo Non-Warrantable (Max \$3m) - 75% 2-4 Unit - 80% Rural - 65%					60% 60% 60% No	
Short Term Rentals	Not allowed		5% Reduction Max 80%					Not allowed	
Declining Mkt Rent	≥ 1:1 DSCR Max LTV 65% OR Program Max LTV ≥ 1.25 DSCR								
Recently Listed w/C/O	≥ 3 mos. Off Mkt., ≥ 3 mos. Leased, 3 mos. Reserves (not from C/O), 1 yr. min. PPP required, 70% Max LTV								
ITIN	Not allowed		• 700+ FICO • Max 75% LTV • \$1.5M Max					Temporary Suspension	
Foreign National	Not allowed		• 700+ FICO • Max 75% • C/O 65% • Max LA \$2M					Temporary Suspension	
Interest Only	• Qualify on IO Payment ALL States • Reserves based on IO Pmt								

Loan Programs		
ARM Fully Amortized	Fixed Fully Amortized	Interest-Only (IO)
<ul style="list-style-type: none"> 5/6 SOFR: (2/1/5 Cap Structure) 7/6 SOFR: (5/1/5 Cap Structure) Not Available on Select NQM 	<ul style="list-style-type: none"> 15-Year Fixed (180 Months) 30-Year Fixed (360 Months) 40-Year Fixed (480 Months) 40-Yr Not Avail on Select NQM 	<ul style="list-style-type: none"> Min 640 FICO • Max 80% LTV Reserves based on IO payment 30-Year Fixed IO (120mos. IO + 240mos. Amor.) 40-Year Fixed IO (120mos. IO + 360mos. Amor.) 5/6 IO SOFR: (2/1/5 Cap Structure) 7/6 IO SOFR: (5/1/5 Cap Structure) IO Not Available on Select NQM



Additional Product Details: ALL Products & DSCR			Additional DSCR Guides	
Cash In Hand Limit (Based on LTV) LTV ≤ 65%: \$2M max cash in hand (unless owned free & clear) LTV > 65% ≤ 70% \$1M max cash in hand LTV > 70% \$500K max cash in hand Free & Clear: \$1.5M max cash in hand and max LTV 65%	Appraisal <ul style="list-style-type: none"> If Loan Amount > \$1,500,000 - 2nd Appraisal Required and must be from the Approved AMC List CU ≤ 2.5 & LA ≤ \$1,500,000 = No Add'l Requirements CU > 2.5 & LA ≤ \$1,500,000 = ARR Req. Under 10% Variance <p style="text-align: right;">Approved AMC List Link</p>	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%	Debt Service Coverage Ratio Requirements <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 or if brand new lease see guidelines). Experienced Investor: Must have at least ONE of the following: <ol style="list-style-type: none"> Owned 2 or more properties greater than most recent 12 months. Owned 1 investment property for greater than 24 months. Ownership in commercial RE within the last 12 months. Inexperienced Investor: Must have owned a residence (primary or investment) in the most recent 12 mos., for a min of 12 mos. Max 75% LTV for DSCR ≥ 1.00 Max 60% LTV for No-Ratio < 1.00 C/O NA for No-Ratio Inexperienced Investor. 	
Gift funds	100% with 10% LTV reduction OR Min 5% buyer own funds			
Over \$3,000,000+ Loan Amount	See Guides for Appraisal & Credit Overlay.			
Impound Waivers	Owner / 2nd Home: only if NOT HPML loan; Non-Owner is allowed (see rate sheet).			
Cash Out Seasoning	6 Months Min. Ownership Seasoning Over 6 Months for a prior Cash-Out Seasoning.			
Residual Income	\$1250/mo. + 250 1st + 125 others			
Min sq. footage	(SFR: 600sq.ft.) (Condo: 500sq.ft.) (2-4 Units: 400sq.ft. ea.)			
Financed Property Limits	20 financed properties incl subject (non DSCR). • LS Exposure - \$5m or 6 Properties			
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. Refer to Rate Sheet.			
Debt Consolidation	Follows R/T Refi FICO, 80% Max LTV, OO Only (Max 5K Cash)			
State Restrictions	Texas Cash-Out: Max 80% LTV (Owner-Occ, per TX 50(a)(6)).			
Private Party VOR's	LTV ≤ 80% & ≥ 660 FICO LTV ≤ 70% & ≥ 600 FICO			
Foreign National	1.) Asset Utilization only for 2nd Home & NOO when not DSCR 2.) 12 Mo Res. all Occupancy types			
Non-Occupant Co-Borr	Purchase / Rate & Term Only (Grades A, A+, B only)			
Declining Markets	Areas designated declining value on the appraisal will take a 5% reduction in LTV from qual. program max, only when > 70% LTV			
50.01% - 55% DTI	Full / All Doc Types Allowed 3 Months Reserves Max 80% LTV Min 660 FICO Primary Only Purchase Only Grades A+"			
Tradelines 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)			
Select NQM Restrictions (Not Permitted)			Links	
<ul style="list-style-type: none"> Residency other than US Citizens and Nationals, Permanent Resident Alien, Non-Permanent Resident Aliens More than 4 financed properties Less than year-round occupancy ADU income Gifts of Equity Non-Arm's Length transactions involving unrelated tenant/landlord relationships only. 			<ul style="list-style-type: none"> Rapid Rescore (Credit) Paying off Installment Land Contract Delayed financing Loans with more than four borrowers. Loans with non-occupant co-borrowers, guarantors and co-signers. 	
<ul style="list-style-type: none"> Non-Arm's Length transactions. Property Flips Single-Close Financing for New Construction. Texas Section 50(a)(6), Texas Section 50(a)(3) and Texas Section 50(f)(2) Loans. Cash Out N/A when property located in a Declining Market. 			<p>NanQScenario@LSMortgage</p> <p>NANQLockDesk@LSMortgage</p> <p>EZCalc@LSMortgage</p> <p>NanQCondoReview@LSMortgage</p>	

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