



LoanStream Jumbo One Matrix

Eligibility Matrix											Loan Programs				
Occupancy	Property	Loan Amount	Purchase, Rate/Term Refi					Cash-out Refi							
			Max LTV/CLTV to FICO					Max LTV/CLTV to FICO							
			740+	720+	700+	680+	660+	740+	720+	700+	680+	660+			
Primary Residence	SFR/ 2-4 Unit/PUD/Condo	\$ 1,500,000	90% ¹	90% ¹	90% ¹										901DI Jumbo One 30 Year Fixed (360 Months) 9106DI Jumbo One 10/6 ARM (360 Months)
		\$ 1,000,000	85%	85%	85%	85%	80%	80%	80%	80%	80%				
		\$ 1,500,000	85%	85%	85%	85%	80%	75%	75%	75%					
		\$ 2,000,000	85%	85%	85%	85%		70%	70%	70%					
		\$ 2,500,000	80%	80%											
		\$ 3,000,000	75%												
\$ 3,500,000	70%														
Second Home	SFR/PUD/Condo	\$ 1,000,000	80%	80%	80%	80%	75% ²	75% ²	75% ²					ARM Information Fixed Rate Period 10 years Index 30 day average SOFR Lookback Period 45 days Floor Subject to minimum margin and caps Margin 2.75% Caps 5%: Initial Cap (max increase or decrease) 1%: Subsequent Cap (max periodic increase or decrease) 5%: Lifetime Cap (max increase in interest rate over the life of loan) Fully Indexed Rate Sum of the index & margin rounded to the nearest (.125) Qualifying Rate Greater of fully indexed rate or Note rate	
		\$ 1,500,000	80%	80%	80%	80%	70% ²	70% ²							
		\$ 2,000,000	75%	75%	75%										
Investment	SFR/2-4 Unit/PUD/Condo	\$ 1,500,000	75%	75%	75%		60%	60%	60% ³						
		\$ 2,000,000	70%	70%	70%										

¹Purchase transaction only, rate/term refi ineligible
²Condos restricted to 720 min FICO and 65% LTV/CLTV on Second Home cash-refis
³Condos restricted to 720 min FICO on Investment Property cash-out refis

Details	
Appraisal	<ul style="list-style-type: none"> ≤ \$1.5MM: 1 appsl & secondary valuation > \$1.5MM: 2 appsls Secondary Valuation: CU ≤ 2.5, no secondary valuation required CU > 2.5 or indeterminate: Desk Review within -10% or field review, 2nd full appsl
Cash out Proceeds	No max cash out limitations
Compliance	<ul style="list-style-type: none"> • Must be QM, Safe Harbor and Rebuttable Presumption permitted • Higher Priced Mortgage Loans (HPML) allowed, must comply with all applicable regulatory requirements • State and Federal High-Cost loans ineligible
Credit Event (BK,SS,FC,DIL)	Follow AUS
Credit Event (Forbearance)	Follow AUS
Credit Scores	<ul style="list-style-type: none"> • At least 1 score required • Lowest middle is decision score
Credit Tradelines	Follow AUS
DTI	Determined by AUS up to 50% max
Eligible Borrowers	US Citizens Permanent Resident Aliens Non-Permanent Resident Aliens First time Homebuyers Non-occ co-borrowers Refer to guidelines for eligibility requirements
First Time Homebuyer	Follow AUS
Geographic Restrictions	US Territories and Texas 50(a)(6) Transactions ineligible
Housing History	Follow AUS
Income and Employment	<ul style="list-style-type: none"> • Follow AUS, additional documentation may be required • Tax transcripts required • Other income: Follow AUS
Interested Party Contributions	Follow AUS
Max Financed Properties	Follow AUS
Minimum Loan Amount	\$1 above conforming loan limit
Property Type	SFR, 2-4 Units, PUD, Condo
Recently Listed Properties	Properties listed for sale ≤ 6 mos ineligible
Refinance - Cash-out	Follow AUS
Refinance - Delayed Financing	Follow respective Agency requirements
Refinance - Rate/Term	Follow AUS
Reserves	<ul style="list-style-type: none"> ≤ \$1.0MM follow AUS > \$1.0MM - ≤ \$2.0MM: > 3 mos or AUS > \$2.0MM - ≤ \$3.0MM: > 6 mos or AUS > \$3.0MM: > 12 mos or AUS LTV/CLTV > 80%: > 6 mos or AUS *Cash out proceeds ineligible*
Secondary Financing	Follow AUS
Temporary Buydowns	Ineligible
Underwriting	<ul style="list-style-type: none"> • DU Approve or LPA Accept recommendation required • Must meet all requirements of DU/LPA approval & applicable FNMA/FHLMC underwriting guidelines, only one guideline series allowed • Where silent, defer respective Agency guidelines for requirements

Product Restrictions (Not Permitted)		
Borrowers		
<ul style="list-style-type: none"> • Blind Trusts • DACA borrower w/out Category 33 status • Foreign Nationals • Guardianships • Irrevocable Trusts • ITIN 	<ul style="list-style-type: none"> • Land Trusts • Less than 18 years old • LLCs, LLPs, Corporations • Life estates 	<ul style="list-style-type: none"> • Party to a lawsuit • Qualified Personal Trusts • Real Estate Trusts • With diplomatic immunity • Without a social security number
Transactions		
<ul style="list-style-type: none"> • Bridge loans • Builder/Seller bailouts • Escrow holdbacks • Foreclosure bailout • Illinois Land Trusts • Interest only loans • Income produced, or in relation to, cannabis, hemp 	<ul style="list-style-type: none"> • Model home leaseback • Multiple property payment skimming • Non-QM loans • Refi of a subsidized loan 	<ul style="list-style-type: none"> • Reverse 1031 exchange • Section 32/High-Cost loan • Single closing construction to perm financing • Straw borrowers • Temp buydowns
Property Types		
<ul style="list-style-type: none"> • Assisted living facilities • Bed and Breakfast • Boarding houses • Container homes • Commercial • Condo hotels and condotels • Condos conversions • Co-Ops • Domes or geodesic domes • Dwelling w/more than 4 units • Earth/Berm homes • Hawaii properties in lava zones 1 or 2 • Homes on Native American lands • Hotel/motel conversions 	<ul style="list-style-type: none"> • Houseboats • Hobby farms, ranches and orchards • Income producing properties • Leasehold properties • Log homes • Manufactured or mobile homes • Mixed use • Non-warrantable Condos • Projects that offer unit rentals daily, weekly or monthly 	<ul style="list-style-type: none"> • Properties > 25 acres • Property not accessible by roads • Properties not suitable for year-round occupancy • Properties with UCC filings • Properties with PACE obligations • Properties with resale restrictions • Unique properties • Vacant land or land development properties