



LoanStream Jumbo One Premier Matrix

| Eligibility Matrix | | | | | | Loan Programs | | | | | | |
|--------------------|------------------------|--------------|--------------------------|------|------|---------------|---------------|------|------|------|------|------|
| Occupancy | Property ¹ | Loan Amount | Purchase, Rate/Term Refi | | | | Cash-out Refi | | | | | |
| | | | 740+ | 720+ | 700+ | 680+ | 660+ | 740+ | 720+ | 700+ | 680+ | 660+ |
| Primary Residence | SFR 1 Unit/PUD/Condo | \$ 1,000,000 | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 75% | 75% | 75% |
| | | \$ 1,500,000 | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 70% | 70% |
| | | \$ 2,000,000 | 80% | 80% | 75% | 75% | 65% | 80% | 80% | 70% | 70% | 55% |
| | | \$ 2,500,000 | 80% | 80% | | | | 80% | 80% | 55% | 55% | 55% |
| | | \$ 3,000,000 | 80% | | | | | | | | | |
| Second Home | SFR/PUD/Condo | \$ 1,000,000 | 80% | 80% | 80% | 80% | 80% | 75% | 75% | 75% | | |
| | | \$ 1,500,000 | 80% | 80% | 70% | 70% | | 75% | 65% | 65% | | |
| | | \$ 2,000,000 | 80% | 80% | 55% | | | 75% | | | | |
| | | \$ 2,500,000 | 80% | 80% | | | | | | | | |
| | | \$ 3,000,000 | 80% | | | | | | | | | |
| Investment | SFR/PUD/2-4 Unit/Condo | \$ 1,000,000 | 70% | 70% | 70% | 70% | 65% | 65% | 65% | 65% | | |
| | | \$ 1,500,000 | 65% | 65% | 65% | 65% | | 60% | 60% | | | |

¹10% LTV/CLTV reduction for declining market

| Details | |
|--------------------------------|--|
| Appraisal | ≤ \$1.5MM: 1 appsl & secondary valuation > \$1.5MM: 2 appsl Secondary Valuation: CU ≤ 2.5, no secondary valuation required CU > 2.5 or indeterminate: CCA/ARR within -10% or field review, 2nd full appsl |
| Cash out Proceeds | ≤ \$1.5MM: \$350,000 > \$1.5MM: \$500,000 |
| Compliance | • 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 DU, event seasoned < 7 yrs requires 0x30x24 rental history in past 24 and/or no mortgage lates since event • Multiple events not allowed |
| Credit Event (Forbearance) | • 6 mos seasoning since end of forbearance • All payments during forbearance and after paid as agreed • Applies to all current and previously owned properties |
| Credit Scores | • 2 scores required • Lowest middle is decision score • Rapid rescore not allowed |
| Credit Tradelines | Follow DU |
| DTI | Determined by DU up to max 49.99% |
| 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 | • \$1,500,000 max • Primary and Second home only • If living rent free must meet addtnl tradeline requirements |
| Geographic Restrictions | US Territories and Texas refinance 50(a)(6) are ineligible |
| Housing History | Mortgage: 0x30x12, 0x60x24 Rent: 0x30x12 |
| Income and Employment | • Follow DU, additional documentation may be required • Self Employed: P&L through most recent quarter required • Tax transcripts required • Other income: Follow DU, additional documentation may be required |
| Interested Party Contributions | Follow DU |
| Max Financed Properties | Follow DU |
| Minimum Loan Amount | \$1 above conforming loan limit |
| Property Type | SFR, 1-4 Units, PUD, Condo, non-warrantable Condo Non-warrantable Condo: 10% LTV/CLTV reduction, Primary/Second homes only, 30 year fixed rate, only one non-warrantable feature permitted Rural properties: > 10 acres requires 3 comparable sales with similar acreage & highest and best use must be the subject improvements |
| Recently Listed Properties | Properties listed for sale ≤ 6 mos ineligible (refis only) |
| Refinance - Cash-out | Properties listed for sale ≤ 6 mos of application ineligible |
| Refinance - Delayed Financing | Eligible, property must have been purchased for cash within 6 mos of application date |
| Refinance - Rate/Term | 6 months seasoning required if previous transaction was a cash out |
| Reserves | PR: ≤ \$1.0MM: > 6 mos or AUS > \$1.0MM - ≤ \$2.0MM: > 9 mos or AUS > \$2.0MM > 12 mos or AUS 2 units - > 12 mos or AUS 2nd: ≤ \$2.0MM: > 9 mos or AUS > \$2.0MM > 12 mos or AUS Inv: > 12 or AUS *Cash out proceeds & gift funds ineligible* |
| Secondary Financing | Permitted up to max LTV/CLTV |
| Temporary Buydowns | 2:1 and 1:0 30 year fixed, Purchase transactions only 1 unit Primary Residence and Second Homes only, Investment not permitted |
| Underwriting | • DU Approve recommendation required, LPA ineligible • Must meet all requirements of DU approval & applicable FNMA underwriting guidelines • Where silent, defer to FNMA Selling Guide for requirements |

| 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 |

| Product Restrictions (Not Permitted) | | |
|---|--|---|
| Borrowers | | |
| <ul style="list-style-type: none"> Blind Trusts Foreign Nationals Irrevocable Trusts ITIN Land Trusts | <ul style="list-style-type: none"> Less than 18 years old LLCs, LLPs, Corporations Life estates Qualified Personal Residence Trusts | <ul style="list-style-type: none"> Real Estate Trusts Trust Estates With diplomatic immunity Without a social security number |
| Transactions | | |
| <ul style="list-style-type: none"> Bridge loans Builder/Seller bailout Escrow holdbacks Foreclosure bailout Illinois Land Trust Income produced, or in relation to, cannabis, hemp Interest only loan | <ul style="list-style-type: none"> Model home leaseback Multiple property payment skimming Non-QM loan Property with a PACE loan Refinancing of subsidized loan | <ul style="list-style-type: none"> Reverse 1031 exchange Section 32 or High Cost Loan Single closing construction to perm refinance Straw borrowers |
| Property Types | | |
| <ul style="list-style-type: none"> Agricultural zoned properties Assisted living facilities Bed and Breakfast Boarding homes Container homes Commercial Condo hotels and condotels Condominium conversions Condos with HOAs in litigation Co-Ops Domes or geodesic domes Dwelling w/more than 4 units Earth or Berm homes Factory built housing | <ul style="list-style-type: none"> Hawaii properties in lava zones 1 or 2 Homes on Native American lands Houseboats Income producing properties Leasehold properties Log homes Manufactured or mobile homes Mixed use 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 PACE obligations Properties with deed or resale restrictions (age-related allowed) Properties with UCC filings Unique properties Vacant land or land development properties |