## LoanStream Full Doc, Alt Doc & DSCR Closed End Second Matrix

| Concurrent Close & Standalone Eligibility Matrix <sup>4</sup>   |   |  |  |  |                                     |                      |            |             |              |            |   | Loan Programs   |  |  |  |   |  |  |
|---|---|--|--|--|-------------------------------------|----------------------|------------|-------------|--------------|------------|---|---|--|--|--|---|--|--|
|   |   |  |  |  |                                     |                      |            |             |              |            |   |   |  |  |  |   |  |  |
| Loan Amount   |   | Property <sup>2,3</sup>  | Cash-Out Refi<br>Select Full Doc <sup>4</sup>  |  | Purchase, Rate/Term & Cash-Out Refi |                      |            |             |              |            |   |   |  |  |  |   |  |  |
|   | Occupancy   |  | FICO to Max CLTV <sup>1</sup>  | Standard Full Doc Alt Doc & DSCR FICO to Max CLTV <sup>1</sup> FICO to Max CLTV <sup>1</sup> |                                     |                      |            |             |              |            |   |   |  | Fixed  |  | • 10-Year Fixed (120 Months)  |  |  |
|   |   |  | 720+ 700+ 680+   | 740+   |                                     |                      |            |             |              |            |   | 680+  | 660+                                   | Fully Amortized  |  | <ul><li>20-Year Fixed (240 Months)</li><li>30-Year Fixed (360 Months)</li></ul>                                 |  |  |
| \$ 350,000<br>\$ 500,000  | Primary<br>Residence                              | SFR/PUD/ 2-4 Unit/Condo  | 80% 80% 75%<br>75%   | 85%<br>80%   | 85%<br>80%                          | 85%<br>80%           | 80%<br>75% | 75%<br>70%  | 85%<br>75%   | 85%<br>70% | 80%<br>70%  | 75%<br>65%  | 70%<br>60%                             |  |  |   |  |  |
| \$ 750,000<br>\$ 350,000  | Investment  | SFR/PUD/ 2-4 Unit/Condo  | 70%  | 80%<br>75%   | 80%<br>75%                          | 80%<br>70%           | 75%<br>65% | 70%         | 75%          | 75%<br>65% | 70%<br>60%  | 65%<br>55%  | 60%<br>50%                             |  | Prog   | gram Codes & Descripti  | ons  |  |
| \$ 500,000<br>\$ 350,000  | Second Home                                       | SFR/PUD/Condo  |  | 80%  | 80%                                 | 80%                  | 75%        | 60%<br>60%  | 65%<br>75%   | 75%        | 70%   | 65%   | 60%                                    |  |  |   |  |  |
| \$ 500,000  | declining market                                  | 70% 70% 70% 65% 60% 65% 60% 55% 50%  |  |  |                                     |                      |            |             |              |            | NanQ/TRID – 30 Yr Fixed – Concurrent NanQ Concurrent Closed End Second 30 yr fixed NanQ/TRID – 30 Yr Fixed – Standalone NanQ Standalone Closed End Second 30 yr fixed |   |  |  |  |   |  |  |
| <sup>2</sup> 75% max CLTV ≤ \$500,000, 65% max CLTV > \$500,000 on 2-4 Unit <sup>2</sup> 2-4 Unit ineligible on Select full Doc   |   |  |  |  |                                     |                      |            |             |              |            |   | incurrent NanQ Concurrent C<br>andalone NanQ Standalone C         |  |  |  |   |  |  |
| *Standalone close transactions only on Select Full Doc, concurrent transaction ineligible   |   |  |  |  |                                     |                      |            |             |              |            |   | ncurrent NanQ Concurrent C  |  |  |  |   |  |  |
| Details   |   | Concurrent Close Standalone Close  |  |  |                                     |                      |            |             |              |            |   |   |  | NanQ/TRID -  | – 10 Yr Fixed – Sta  | andalone NanQ Standalone C  | losed End Second 10 yr fixed   |  |
| Max LTV/CLT   |   |  | More restrictive of 1st lien program or Eligibility Matrix  Refer to Eligibility Matrix  |  |                                     |                      |            |             |              |            |   |   |  |  |  | Product Features  |  |  |
| Property CLTV Restri  |   | 2-4  | 2-4 Unit - 75% max CLTV > \$500,000 & 65% max CLTV > \$500,000 (Second Home and Select Full Doc ineligible)<br>Condo (warrantable & non-warrantable) - 75% max CLTV  |  |                                     |                      |            |             |              |            |   |   |  |  | Fixed term los   |   |  |  |
|   |   | Full Doc - Select and Standard   |  |  |                                     |                      |            |             |              |            |   |   |  |  | Fully disbursed at closing, no draw feature  |   |  |  |
| Income T  | Гуреѕ   | • Alt  | : Doc - Bank Statements, P&L v   | v/3 mos Bar  |                                     | ne Yr Self-E<br>DSCR | Employme   | nt, 1099, 1 | NVOE only,   | Asset Uti  | ization   |   |  | Closed End Second<br>(CES)   | Eligible as 2nd lien only     Must subordinate to OCMBC 1st mortgage when concurrent close |   |  |  |
| Alt Doc - One Yr SE, WVOE, 1099   |   | 5% CLTV reduction  |  |  |                                     |                      |            |             |              |            |   |   |  | (CES)  | Qualifying rate is note rate   |   |  |  |
| ITIN  |   |  |  | 75%  |                                     | (Select ine          |            |             |              |            |   |   |  |  | Qualifying payment is fully amortized payment  |   |  |  |
| DACA  |   |  |  |  |                                     | (Select ine          |            |             |              |            |   |   |  | Product Restrictions (Not Permitted)   |  |   |  |  |
| Foreign National Eligible 1st liens   |   | Pofor to Brod t  | Restrictions 1st Liens - Concur  | 700 min FICO   | J, 70% ma                           | x CLTV (Se           |            |             | testrictions | 1et lier : | - Ctandai-  | no Class  |  | 1 Todaet Restrictions (Not 1 emilited)   |  |   |  |  |
| Minimum Loa   |   | Refer to Product F   | Restrictions 1st Liens - Concur  | rent Close   | \$10                                | 0.000                | Kerer to   | Product     | estrictions  | 1st Liens  | - Standaid  | one close   |  |  |  | Borrowers   |  |  |
| Max Combined Liens  |   |  | \$100,000  |  |                                     |                      |            |             |              |            |   |   |  | Blind Trusts   |  | Land Trusts   | Non-Permanent Resident   |  |
|   |   | \$2.0MM: >80% - 85% CLTV   \$2.5MM: >70% - 80% CLTV   \$3.5MM: >60% - 70% CLTV   \$5.0MM: >50% - 60% CLTV   No max limit: ≤50% CLTV Combined loans amounts over \$2.5MM: Primary Residences only, min 700 FICO required  |  |  |                                     |                      |            |             |              |            | LTV   | <ul> <li>Foreign Nationals</li> <li>Irrevocable Trusts</li> </ul> |  | <ul> <li>Less than 18 years<br/>old</li> </ul>   | Aliens (Select only)  • Party to a lawsuit   |   |  |  |
|   |   |  | All existing subordinate/junior liens (except solar liens/leases/UCC filings) must be satisfied  |  |                                     |                      |            |             |              |            |   |   | ITIN (Select only)                     |  | Life estates   | With diplomatic immunity  |  |  |
|   |   | • ≤ 80%: More restric  | tive of 1st lien requirement or  | 50% max D  | TI                                  |                      |            |             | • ≤ 80%: 50  | 0% max D   | n   |   |  |  |  | Tournations   |  |  |
| Nore restrictive of 1st lien requirement or 45% max DTI   |   |  |  |  |                                     |                      |            |             | • > 80%: 45  |            |   |   |  |  | Transactions   |   |  |  |
| Full Doc - St   |   |  | <ul> <li>Wage Earners: Paystub, 2 yrs W-2s, W-2 transcripts</li> <li>Self-Employed: 2 yrs personal and business (if applicable) tax returns, tax transcripts</li> <li>Wage Earners: Paystub, 1- 2 yrs W-2s, W-2 transcripts</li> <li>Self-Employed: 1-2 yrs personal and business (if applicable) tax returns, tax transcripts</li> </ul>  |  |                                     |                      |            |             |              |            |   |   | br.                                    | Assumable loans  |  | Escrow holdbacks     Income produced by short   |  |  |
| Alt Doc - Bank Statements   |   | Wage Earners: Paystuo, 1- 2 yrs w-2s, w-2 transcripts - Seir-Employeo: 1-2 yrs personal and ousness (ir applicable) tax returns, tax transcripts     12 months personal - 12 months business - 3+ months business + P&L statement - Self-Employed only                       |  |  |                                     |                      |            |             |              |            |   | ıs  | Community Secon     Concurrent close v |  | <ul> <li>High Cost Loans</li> <li>Income produced,</li> </ul>                              | term rentals     Lien free properties   |  |  |
| Alt Doc - One Year Self-Employed  |   |  | • 12 months  |  |                                     |                      |            |             |              |            |   |   |  | other than OCMBO   | С  | or in relation to, • Prop   | <ul> <li>Property listed for sale within</li> </ul>                        |  |
| Alt Doc - V   |   |  |  |  |                                     | Wage Earr            |            |             |              |            |   |   |  |  |  | cannabis, hemp  | the last 6 months(refis only)  |  |
| Alt Doc -1099 • 1099(s) • Self-Employed only  Alt Doc -Asset Utilization • Amortized liquid assets for income - May be all income or blended w/other income • 100% Utilization (w/out DTI)  |   |  |  |  |                                     |                      |            |             |              | :          | 1st Liens - Concurrent Close  |   |  |  |  |   |  |  |
| DSCR  |   |  | e of 1st lien requirement or ≥ 1   |  | ii iiicome (                        | or bierided          | w/otner ii | iicome •    | • ≥ 1.0      |            | out DTI)  |   |  | First lien with lender other than     FHA, VA or USDA     HomePossible   |  |   |  |  |
| Vacant/Unleas   | sed (DSCR)  |  | ·  |  | Ineligible                          | (refis only)         | )          |             |              |            |   |   |  |  |  |   |  |  |
| STR (DSCR)  Credit Event (BK,SS,FC,DIL)  Housing History  |   |  | 5% CLTV reduction  |  |                                     |                      |            |             |              |            |   |   |  | OCMBC mortgages + HomeReady with Red  • Agency and Non-Agency fixed + High-LTV Refinance or ate and ARMs with initial + HomeCone + HomeStyle  fixed term < 5 years + HomePath  |  |   | HomeReady with Reduced   |  |
|   |   | • 48 months (Standard Full Doc, Alt Doc & DSCR only (Select ineligible) 84 months - Select Full Doc   48 months - Standard Full Doc, Alt Doc & DSCR  |  |  |                                     |                      |            |             |              |            |   |   | & DSCR                                 |  |  |   |  |  |
|   |   | Multiple credit events not allowed   |  |  |                                     |                      |            |             |              |            |   | ) DCCD  |  |  |  |   |  |  |
| Housing H   | iistory   | 0 X 30 X 12 (Standard Full Doc, Alt Doc & DSCR only (Select ineligible) 0x30x24 - Select Full Doc   0 X 30 X 12 - Standard Full Doc, Alt Doc & DSCR  |  |  |                                     |                      |            |             |              |            |   |   |  |  |  |   |  |  |
| Cash-Out & S  | Seasoning   | <ul> <li>Max cash-out cannot exceed second lien amount (Includes both 1st and 2nd loan proceeds on concurrent close refinance)</li> <li>Select only - No more than 1 cash-out refinance w/in last 12 mos, max of 2 allowed with ≤ 75% CLTV on current transaction</li> </ul> |  |  |                                     |                      |            |             |              |            |   |   |  |  | 1  | 1st Liens - Standalone Close  |  |  |
| First Lien Seasoning  |   | Seasoning not required 6 mos seasoning required on existi  |  |  |                                     |                      |            |             |              | on existin | g first mor   | tgage   |  | . Harris and the state of the s |  |   |  |  |
| Recently Listed   | Properties  |  | ed for sale ≤ 6 mos ineligible (refis only)  |  |                                     |                      |            |             |              |            |   | All Affordable Pure   |  |  | <ul><li>Negative amortization</li><li>Private Mortgages</li></ul>                          |   |  |  |
| Apprai:   | Appraisal w                                       |  | ** 1st lien appraisal used     ** When PIW used and \$525,000. AVM w/s > 90 Score & FSD \$10 & PCR w/acceptable findings, exterior-only appraisal or full appraisal allowed (DSCR, Condos, FEMA declared areas require full appraisal)     ** >525,000 - Pull appraisal required     ** Transferred appraisals allowed (Select ineligible)     ** Transferred appraisals allowed (Select ineligible)     ** Transferred appraisals allowed (Select ineligible) |  |                                     |                      |            |             |              |            |   |   |  | programs (HomeRady, etc.) Now, HomeRady, etc.) ARMs Balloon notes or features Construction or renovation loans Cross collateralized loans  |  | IO loans w/< 7 yrs<br>remaining in IO<br>period     Land Trusts     Loans in forbearance                        | Renovation loans     Resident Transition Loans (RTL)     Reverse mortgages |  |
| Secondary V   | 'aluation   | Required on all appraisals, acceptable secondary valuation product options:  • ≤ 2.5 CU, or • AVM w/ ≥ .90 Score & FSD ≤ .10, or • Desk Review, or • Field Review, or • Exterior-only Appraisal, or • Full Appraisal   |  |  |                                     |                      |            |             |              |            |   |   |  |  |  | Property Types  |  |  |
|   |   |  |  |  |                                     |                      |            |             |              |            |   |   |  |  |  |   |  |  |
| Complia   | ance  |  | <ul> <li>Allowable points and fees not to exceed the more restrictive of state law or 5.000%, State and Federal High-Cost loans not allowed</li> <li>Higher Priced Mortgage Loans (HPML) allowed, must comply with all applicable regulatory requirements.</li> <li>All closed end seconds follow TRID disclosing and walt period requirements, including DSCR</li> </ul>  |  |                                     |                      |            |             |              |            |   |   |  |  | es (Select only)<br>properties   | Houseboats     Properties not suitable for year-round occupancy     Log homes     Properties w/PACE obligations |  |  |
| Qualifying Payme  | ent - Sr Liens                                    | Fixed: Note rate     ARMs: Greater of fully indexed rate or Note rat   |  |  |                                     |                      |            |             |              |            |   |   |  | Bed and Breakfast     Boarding houses     Churches   |  | Manufactured or<br>mobile homes   | <ul> <li>Properties w/private transfer<br/>fees</li> </ul>                 |  |
| Reserv  | /es   | I/O: Fully amort payment over term after IO  Follow 1st lien program requirements  None required   |  |  |                                     |                      |            |             |              |            |   |   |  | Commercial and mixed-use     Condo hotels and condotels     Condo hotels and condotels     Condo (Select only)     Rural properties  |  |   |  |  |
| Title   | 2   |  | Full Title policy covering both liens  • ≤ \$250,000: O & E Property Report or Full Title  • > \$250,000: Full Title Policy  • > \$250,000: Full Title Policy  |  |                                     |                      |            | e Policy    |              |            | Domes or geodesic domes unit rentals daily, lien position   |   |  |  |  |   |  |  |
| Underwr   | riting  | More restrictive of 1st lien requirements or product guidelines     Follow Select, Standard Full Doc, Alt Doc & DSCR program guidelines  |  |  |                                     |                      |            |             |              |            |   | ines  | Fractional owners                      | Fractional ownership     Properties >25 acres     Vacant land or land  |  |   |  |  |
|   |   |  | Additional   | Product I  | Details                             |                      |            |             |              |            |   |   |  | Hawaii properties<br>zones 1 or 2  | in lava  | <ul> <li>Properties not<br/>accessible by roads</li> </ul>  | development properties  • Working farms & ranches                          |  |
| US Citizens   Permanent Resident Aliens - Select, Standard Full Doc, Alt Doc & DSCR Non-Permanent Resident Aliens   ITIN   Foreign Nationals   First time Homebuyers - Standard Full Doc, Alt Doc & DSCR only (Select ineligible) Borrowers on 1st lien note must be on new loan and on title at application (purchases excluded) with exceptions allowed for death of borrower, divorce and legal separation |   |  |  |  |                                     |                      |            |             |              |            | Hotel or motel cor  | nversions   |  |  |  |   |  |  |
| Geographic Restrictions US Territories & following states ineligible: MI, NJ, NY, TN, TX, VT, WV  |   |  |  |  |                                     |                      |            |             |              |            |   |   |  |  |  |   |  |  |
| General Property Req  | quirements  | SFR: 600 min sq ft   Condo: 500 min sq ft   2-4 Unit: 400 min sq ft   10 acres max - Select only, 25 acres max - Standard Full Doc, Alt Doc & DSCR   |  |  |                                     |                      |            |             |              |            |   |   |  |  |  |   |  |  |
| Licensing   |   | Closed end seconds may only be originated by a Broker and/or Loan Officer that is licensed in the state where the subject property is located  |  |  |                                     |                      |            |             |              |            |   |   |  |  |  |   |  |  |
| Payment Shock   |   | New combined payment not to exceed 200% of current housing payment, waived when DTI is ≤ 36%   |  |  |                                     |                      |            |             |              |            |   |   |  |  |  |   |  |  |
| Residual Income   | me Min \$2,500 required, waived when DTI is ≤ 36% |  |  |  |                                     |                      |            |             |              |            |   |   |  |  |  |   |  |  |
|   |   |  |  |  |                                     |                      |            |             |              |            |   |   |  |  |  |   |  |  |