



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

Concurrent Close & Standalone Eligibility Matrix ⁴															
Loan Amount	Occupancy	Property ^{2,3}	Cash-Out Refi		Purchase, Rate/Term & Cash-Out Refi										
			Select Full Doc ^c		Standard Full Doc			Alt Doc & DSCR							
			FICO to Max CLTV ¹		FICO to Max CLTV ¹			FICO to Max CLTV ¹							
			720+	700+	680+	740+	720+	700+	680+	660+	740+	720+	700+	680+	660+
\$ 350,000	Primary Residence	SFR/PUD/ 2-4 Unit/Condo	80%	80%	75%	85%	85%	85%	80%	75%	85%	85%	80%	75%	70%
\$ 500,000			75%			80%	80%	80%	75%	70%	75%	70%	70%	65%	60%
\$ 750,000			70%												
\$ 350,000	Investment	SFR/PUD/ 2-4 Unit/Condo				80%	80%	80%	75%	70%	75%	75%	70%	65%	60%
\$ 500,000						75%	75%	70%	65%	60%	65%	65%	60%	55%	50%
\$ 750,000															
\$ 350,000	Second Home	SFR/PUD/Condo				80%	80%	80%	75%	70%	75%	75%	70%	65%	60%
\$ 500,000						70%	70%	70%	65%	60%	65%	65%	60%	55%	50%
\$ 750,000															

¹5% CLTV reduction for declining market
²75% max CLTV ≤ \$500,000, 65% max CLTV > \$500,000 on 2-4 Unit
³2-4 Unit ineligible on Select Full Doc
⁴Standalone close transactions only on Select Full Doc, concurrent transaction ineligible

Loan Programs		
Fixed Fully Amortized	<ul style="list-style-type: none"> • 10-Year Fixed (120 Months) • 20-Year Fixed (240 Months) • 30-Year Fixed (360 Months) 	
	Program Codes & Descriptions	
Closed End Second (CES)	Select Full Doc & Standard Full, Alt Doc NanQ/TRID – 30 Yr Fixed – Concurrent NanQ/TRID – 30 Yr Fixed – Standalone NanQ/TRID – 20 Yr Fixed – Concurrent NanQ/TRID – 20 Yr Fixed – Standalone NanQ/TRID – 10 Yr Fixed – Concurrent NanQ/TRID – 10 Yr Fixed – Standalone	DSCR NanQ/Business – 30 Yr Fixed – Concurrent NanQ/Business – 30 Yr Fixed – Standalone NanQ/Business – 20 Yr Fixed – Concurrent NanQ/Business – 20 Yr Fixed – Standalone NanQ/Business – 10 Yr Fixed – Concurrent NanQ/Business – 10 Yr Fixed – Standalone
	Product Features	
Product Restrictions (Not Permitted)	<ul style="list-style-type: none"> • Fixed term loan • Fully disbursed at closing, no draw feature • Eligible as 2nd lien only • Must subordinate to OCMBC 1st mortgage when concurrent close • Qualifying rate is note rate • Qualifying payment is fully amortized payment 	
	Borrowers	
Transactions	<ul style="list-style-type: none"> • Blind Trusts • Foreign Nationals (Select only) • Irrevocable Trusts • ITIN (Select only) 	<ul style="list-style-type: none"> • Land Trusts • Less than 18 years old • Life estates • Non-Permanent Resident Aliens (Select only) • Party to a lawsuit • With diplomatic immunity
	<ul style="list-style-type: none"> • Assumable loans • Community Seconds • Concurrent close with a lender other than OCMBC 	<ul style="list-style-type: none"> • Escrow holdbacks • High Cost Loans • Income produced, or in relation to, cannabis, hemp • Income produced by short term rentals • Lien free properties • Property listed for sale within the last 6 months(refis only)
1st Liens - Concurrent Close		
<ul style="list-style-type: none"> • First lien with lender other than OCMBC • Agency and Non-Agency fixed rate and ARMs with initial fixed term < 5 years 	<ul style="list-style-type: none"> • FHA, VA or USDA mortgages • High-LTV Refinance • HomeOne • HomePath 	<ul style="list-style-type: none"> • HomePossible • HomeReady with Reduced Mortgage Insurance Option (RTL) • HomeStyle
1st Liens - Standalone Close		
<ul style="list-style-type: none"> • All Affordable Purch, Refi & DPA programs (HomeStyle, FHA, Refi Now, HomeReady, etc.) • ARMs (Select only) • Balloon notes or features • Construction loans 	<ul style="list-style-type: none"> • Cross collateralized loans • Home equity line of credit (HELOC) • Land Trusts • Loans in forbearance 	<ul style="list-style-type: none"> • Negative amortization • Private Mortgages • Renovation loans • Resident Transition Loans (RTL) • Reverse mortgages
Property Types		
<ul style="list-style-type: none"> • 2-4 Units properties (Select only) • Agricultural zoned properties • Bed and Breakfast • Boarding houses • Churches • Commercial and mixed-use • Condo hotels and condotels • Co-Ops • Domes or geodesic domes • Dwelling w/more than 4 units • Fractional ownership • Hawaii properties in lava zones 1 or 2 • Hotel or motel conversions • Houseboats • Leasehold properties 	<ul style="list-style-type: none"> • Log homes • Manufactured or mobile homes • Non-warrantable condos (Select only) • Projects that offer unit rentals daily, weekly or monthly • Properties >25 acres • Properties offering individuals room leases (Single Occupancy (SRO), PadSplits, etc.) • Properties not accessible by roads 	<ul style="list-style-type: none"> • Properties not suitable for year-round occupancy • Properties w/PACE obligations • Properties w/private transfer fees • Properties w/zoning violations • Rural properties • Solar Panels that affect first lien position • Stilt homes • Unique properties • Vacant land or land development properties • Working farms & ranches

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