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

	se & Standalo	one Eligibility Matrix ⁴													Loan Progra	iiiis		
	1		Cash-Out Refi Purchase, Rate/Term & Cash-Out Refi															
Loan Amount	Occumency	Property ^{2,3}	Select Full Doc ⁴												• 10-Year Fixed (120 Months) • 20-Year Fixed (240 Months)			
	Occupancy		FICO to Max CLTV ¹		FICO to Max CLTV ¹ FICO to Max CLTV ¹									Fixed				
			720+ 700+ 680+		740+ 720+ 700+ 680+ 660+ 740+ 720+ 700+ 680+ 660+								660+	Fully Amortized			60 Months)	
350,000	Primary	SFR/PUD/ 2-4 Unit/Condo	80% 80% 75% 75%		85% 80%	85% 80%	80% 75%	75%	85% 75%	85% 70%	80% 70%	75% 65%	70% 60%					
500,000 750,000	Residence	3FR/FOD/ 2-4 Offic/Collido	70%	80%	80%	80%	75%	70%	75%	70%	70%	65%	60%					
350,000	Investment	SFR/PUD/ 2-4 Unit/Condo			80%	80%	75%	70%	75%	75%	70%	65%	60%	Pro	gram Codes & D	Descripti	ions	
500,000					75% 80%	70% 80%	65% 75%	60%	65% 75%	65% 75%	60% 70%	55% 65%	50% 60%	110	gram codes & E	cscript	10113	
350,000 500,000	Second Home	SFR/PUD/Condo			70%	70%	65%	60%	65%	65%	60%	55%	50%	Select Full Doc & Standard Full,	Alt Doc		DSCR	
% CLTV reduction for a	declining market	100 100 030 000 030 000 330 300								NanQ/TRID – 30 Yr Fixed – Concurrent NanQ/Business – 30 Yr Fixed – Conc								
5% max CLTV ≤ \$500,0	000, 65% max CLTV	> \$500,000 on 2-4 Unit												NanQ/TRID – 30 Yr Fixed – Stan NanQ/TRID – 20 Yr Fixed – Con			usiness – 30 Yr Fixed – Standalone usiness – 20 Yr Fixed – Concurrent	
-4 Unit ineligible on Se trandalone close transa		ct Full Doc, concurrent transactio	in ineligible											NanQ/TRID - 20 Yr Fixed - Stan	ndalone	NanQ/Bu	usiness – 20 Yr Fixed – Standalone	
Detail			Concurrent Close						Standalo	one Close	!			NanQ/TRID – 10 Yr Fixed – Con NanQ/TRID – 10 Yr Fixed – Stan			usiness – 10 Yr Fixed – Concurrent	
Max LTV/CLTV/HCLTV		More restrictive of 1st lien program or Eligibility Matrix Refer to Eligibility Matrix												NanQ/TRID – 10 Yr Fixed – Standalone NanQ/Business – 10 Yr Fixed – Standalone				
Property '	Type	2-	-4 Unit - 75% max CLTV ≤ \$500,0	.000 & 65% ma	ax CLTV >	> \$500,000	(Second	Home and	Select Full	Doc inelig	ible)				Product Feat	tures		
CLTV Restri			Condo	(warrantable	& non-w	warrantabl	e) - 75% r	nax CLTV						Fixed term lo	an			
						ect and Sta								Fully disburse	ed at closing, no draw	v feature		
Income Types		 Alt Doc - Bank Statements, P&L w/3 mos Bank Stmt, One Yr Self-Employment, 1099, WVOE only, Asset Utilization DSCR 											Closed End Second • Eligible as 2n	l lien only nate to OCMBC 1st mortgage when concurrent close				
Alt Doc - One Vr SE MAJOE 1000		DSCR 5% CLTV reduction											Must subord Qualifying ra					
Alt Doc - One Yr SE, WVOE, 1099 ITIN						Select inel	igible)								yment is fully amortia	zed payme	ent	
ITIN DACA						Select inel												
Foreign National			7	700 min FICO, 7				ble)						Product Restrictions (Not Permitted)				
Eligible 1st liens		Refer to Product	Refer to Product Restrictions 1st Liens - Concurrent Close Refer to Product Restrictions 1st Liens - Standalone Close												F			
Minimum Loa	in Amount				\$75,	,000									Borrowers	3		
													Blind Trusts	Land Trust		Non-Permanent Resident		
Max Combined Liens DTI		\$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 F10C prizeded All existing subordinate/junior liens (except solar liens/leases/UCC filings) must be satisfied									ıv	 Foreign Nationals (Select only) Irrevocable Trusts 	Less than 1 old	18 years	Aliens (Select only) • Party to a lawsuit			
												ITIN (Select only)		Life estates With diplomatic immunity				
		• ≤ 80%: More restrictive of 1st lien requirement or 50% max DTI • ≤ 80%: 50% max DTI																
		S 80%: More restrictive of 1st lien requirement or 50% max DTI S 80%: More restrictive of 1st lien requirement or 45% max DTI S 80%: More restrictive of 1st lien requirement or 45% max DTI											Transaction	15				
Full Doc - Select		Wage Earners: Paystub, 2 yrs W-2s, W-2 transcripts Self-Employed: 2 yrs personal and business (if applicable) tax returns, tax transcripts											Assumable loans	Escrow ho	oldbacks	Income produced by short		
Full Doc - St		Wage Earners: Paystub, 1- 2 yrs W-2s, W-2 transcripts • Self-Employed: 1-2 yrs personal and business (if applicable) tax returns, tax transcripts											Community Seconds		High Cost Loans term rentals			
Alt Doc - Bank Statements		• 12 months personal • 12 months business • 3+ months business + P&L statement • Self-Employed only											Concurrent close with a lender		Income produced, Lien free properties Property listed for sale with			
Alt Doc - One Year Self-Employed			• 12 months b					f-Employe	d only					other than OCMBC	or in relation to, Property listed for sale v cannabis, hemp the last 6 months(refis of		the last 6 months(refis only)	
Alt Doc - V						Wage Earn												
Alt Doc -Asset		• Δm	nortized liquid assets for income			ource of in		ncome •	100% Litiliz	ration (w/c	out DTI)				1st Liens - Concurr	ent Close	!	
DSCF			re of 1st lien requirement or ≥ 1.		ncome o	ii bieliueu	w/other ii	icome -		0 DSCR	out D11)							
Vacant/Unleased (DSCR)		Ineligible (refis only)											First lien with lender other than	• FHA. VA or	FHA, VA or USDA HomePossible			
STR (DSCR)		• 5% CLTV reduction • Experienced investors only, must also have ≥ 12 mos STR rental history in last 3 years											ОСМВС	mortgages	s	HomeReady with Reduced		
Credit Event (BK,SS,FC,DIL) Housing History		• 48 months (Standard Full Doc, Alt Doc & DSCR only (Select ineligible) 84 months - Select Full Doc 48 months - Standard Full Doc, Alt Doc & DSCR										k DSCR	 Agency and Non-Agency fixed rate and ARMs with initial 		High-LTV Refinance Mortgage Insurance Optic HomeOne			
		Multiple credit events not allowed												fixed term < 5 years		HomeOne HomeStyle		
		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											DSCR					
Cash-Out & S	'onconing	• Max ca	ash-out cannot exceed second I	lien amount (Ir	ncludes b	both 1st an	nd 2nd loa	n proceed	s on concu	rrent close	refinance)				1st Liens - Standalo	Class		
Casil-Out & 3	seasoning	Select of	only - No more than 1 cash-out r	refinance w/in	ı last 12 r	mos, max	of 2 allow	ed with ≤	75% CLTV c	on current	transaction	1			1st Liens - Standaic	one close		
First Lien Seasoning		Seasoning not required 6 mos seasoning required on existing first mortgage														• Negative amostication		
Recently Listed Properties			Pro	perties listed fo	or sale ≤	6 mos ine	ligible (ret	fis only)						All Affordable Purch, Refi & DPA	Cross collateralized	 Negative amortization Private Mortgages 		
Appraisal		1st lien appraisal used					 ≤ \$250,000: AVM w/≥ .90 Score & FSD ≤ .10 & PCR w/acceptable findings, 							programs (HomeStyle, FHA, Refi Now, HomeReady, etc.)	loans • Home equity li	Home equity line of	Renovation loans Resident Transition Leans	
		When PIW used and S \$250,000: AVM W/2.90 Score & FSD S.10 & PCR Wassentable findings outsiles only appraisal or full appraisal allowed.						exterior-only appraisal or full appraisal allowed						ARMs (Select only)	credit (HELOC)	credit (HELOC) (RTL)	 Resident Transition Loans (RTL) 	
		(DSCR, Condos, FE	(DSCR, Condos, FEMA declared areas require full appraisal) (DSCR, Condos, FEMA declared areas require full appraisal)								Balloon notes or features Construction loans		Reverse mortgages					
		S > \$250,000 - Full appraisal required Transferred appraisals allowed (Select ineligible) Transferred appraisals allowed (Select ineligible)									Construction loans	• Loans III lorbea	statice					
		*Transferred appraisals allowed (Select ineligible) NOTE: HPML loans required a full appraisal regardless of loan amount									ount							
Secondary V	/aluation		Required on all	appraisals, acc	ceptable										Property Typ	noc		
Secondary V	undation	• ≤ 2.5 CU, c	or • AVM w/ ≥ .90 Score & FSD ≤	≤ .10, or • Desk	k Review	ı, or • Field	Review,	or • Exteri	or-only App	praisal, or	• Full Appra	aisal			Froperty Typ	,es		
Compliance Qualifying Payment - Sr Liens			points and fees not to exceed the									wed		2-4 Units properties (Select only)	Log homes Properties not suitable for			
			 Higher Priced Mortgage Loan DSCR Business 							equireme	nts			Agricultural zoned properties		Manufactured or year-round occupancy		
			Book Business			Note rate		nesa iedoi	is a maics					Bed and Breakfast	mobile homes	mobile homes • Properties w/PACE obligations		
				ARMs: Greater	r of fully	indexed ra	ite or Not							Boarding houses Churches		Non-warrantable condos (Select only) roperties w/private transfer fees		
				I/O: Fully am	nort payr	ment over	term afte	r IO						 Commercial and mixed-use 	 Projects that o 	offer	 Properties w/zoning violations 	
Reserv	/es	Follow	1st lien program requirements							equired				 Condo hotels and condotels Co-Ops 	unit rentals dai weekly or mon		Rural properties Solar Panels that affect first	
Title	!	Full T	itle policy covering both liens				• ≤ \$2				or Full Title	Policy		Domes or geodesic domes	• Properties >25	acres	lien position	
Undania	olatio o											Dwelling w/more than 4 units	Properties offe	perties offering • Stilt homes ividuals room leases • Unique properties				
Underwr	iruik	More restrictive of 1st lien requirements or product guidelines Follow Select, Standard Full Doc, Alt Doc & DSCR program guidelines										1163	Fractional ownership Hawaii properties in lava	individuals roo (Single Room	(Single Room • Vacant land or land			
			Additional I	Product De	etails									zones 1 or 2	Occupancy (SF		development properties	
			ident Aliens - Select, Standard Fi											 Hotel or motel conversions Houseboats 	PadSplits, etc.) • Properties not		Working farms & ranches	
Eligible Borrowers			ens ITIN Foreign Nationals Fi s on 1st lien note must be on ne									orce and I	egal	Leasehold properties		accessible by roads		
		separation (Purchases exclud	led)															
		Standard Full Doc, Alt Doc & DSCR - At least one borrower on 1st lien note must be on new loan and on title at application. Any additional borrowers on new loan must be on title at application. (Purchases excluded)											w loan					
		must be on title at application	i. (rurchases excluded)															
	ons	US Territories & following sta	tes ineligible: MI, NJ, NY, TN, TX	X, VT, WV														
eographic Restrictio	uirements	SFR: 600 min sq ft Condo:	500 min sq ft 2-4 Unit: 400 m	in sq ft 10 acı	res max	- Select or	nly, 25 acı	es max - S	tandard Ful	II Doc, Alt	Doc & DSCF	2						
	•	Full Doc/Alt Doc loans: May only be originated by a Broker and/or MLO that is licensed in the state where the subject property is located																
Seographic Restrictio Seneral Property Req icensing		Full Doc/Alt Doc loans: May o	only be originated by a Broker a	nd/or MLO tha	at is licen	nsed in the	state wn	ere trie suc	ject proper	rty is locat	ed							
General Property Req		Full Doc/Alt Doc loans: May of DSCR (Business Purpose) loan							ject proper	rty is locat	ed							
General Property Req		DSCR (Business Purpose) loar		ness Purpose S	State Lice	ensing Requ	uirements		ject proper	rty is locat	ed							
General Property Req		DSCR (Business Purpose) loar	ns: Refer to DSCR/Busin to exceed 200% of current house	ness Purpose S	State Lice	ensing Requ	uirements		ject proper	rty is locat	ed							