



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

Concurrent Close & Standalone Eligibility Matrix ⁴													Loan Programs			
Loan Amount	Occupancy	Property ^{2,3}	Cash-Out Refi			Purchase, Rate/Term & Cash-Out Refi									Fixed Fully Amortized	• 10-Year Fixed (120 Months) • 20-Year Fixed (240 Months) • 30-Year Fixed (360 Months)
			Select Full Doc ⁴			Core 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+		
\$ 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%	
\$ 350,000						80%	80%	80%	75%	60%	75%	75%	70%	65%	60%	
\$ 500,000	Second Home	SFR/PUD/Condo				70%	70%	70%	65%	60%	65%	65%	60%	55%	50%	
\$ 350,000																
\$ 500,000																

15% CLTV reduction for declining market

75% max CLTV ≤ \$500,000, 65% max CLTV > \$500,000 on 2-4 Unit

2-4 Unit ineligible on Select Full Doc

Standalone close transactions only on Select Full Doc, concurrent transaction ineligible

Details

Concurrent Close

Standalone Close

Max LTV/CLTV/HCLTV

More restrictive of 1st lien program or Eligibility Matrix

Refer to Eligibility Matrix

Property Type

CLTV Restrictions

Income Types

Alt Doc - One Yr SE, WVOE, 1099

ITIN

DACA

Foreign National

Eligible 1st Liens

Minimum Loan Amount

Max Combined Liens

DTI

Full Doc - Select

Full Doc - Core

Alt Doc - Bank Statements

Alt Doc - P&L + 3 Mos Bank

Alt Doc - One Year Self-Employed

Alt Doc - WVOE

Alt Doc - 1099

Alt Doc -Asset Utilization

DSCR

Vacant/Unleased (DSCR)

STR (DSCR)

Credit Event (BK,SS,FC,DIL)

Housing History

Cash-Out & Seasoning

First Lien Seasoning

Recently Listed Properties

Appraisal

Secondary Valuation

Compliance

Qualifying Payment - Sr Liens

Reserves

Title

Underwriting

Additional Product Details

Eligible Borrowers

Geographic Restrictions

General Property Requirements

Licensing

Payment Shock

Residual Income

Closed End Second (CES)

• 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

Product Restrictions (Not Permitted)

Borrowers

Transactions

1st Liens - Concurrent Close

1st Liens - Standalone Close

Property Types

DSCR - Experienced/Inexperienced Investor