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

Column C																				
Column C	Concurrent Close & Standalone Elizibility Matrix ^{4,5}											Loan Programs								
Column C			,																	
March Marc			ccupancy Property ^{2,3}					ase, Rate/	Term & Ca											
Section Company Comp		Occupancy											Eivad		• 10-Ye	ar Fixed (12	ar Fixed (120 Months)			
Section Process Proceedings Process Procedings Process Procedings P	Loan Amount								740+				660+							
Section Company Comp														,		• 30-Ye	ar Fixed (36	0 Months)		
Total			SFR/PUD/ 2-4 Unit/Condo		80% 80	%	80% 7			70%	70%	65%	60%							
1.53 1.50				70%	909/ 90	0/	909/ 7	E9/ 700/	759/	759/	709/	CEW.	600/							
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March Marc	⁵ Subject properties locate	ed in Essex County,																		
Product Spring				Concurrent Close																
Control Institution	Max LTV/CLT\	V/HCLTV	More restrictive	of 1st lien program or Eligibilit	y Matrix				Refer to Elig	gibility Mat	rix									
File Product												CITI/				Product Fe	atures			
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The Control of Section	Income Ty	ypes	• Alt I	Doc - Bank Statements, P&L w/				oyment, 109	, WVOE only	y, Asset Uti	lization			Closed End Second						
Section Control Contro															Must subordin	nate to OCMBC 1st mortgage when concurrent close				
State State	Alt Doc - One Yr SE,	, WVOE, 1099			5% (LTV red	duction													
Production (Section (Not Permitted) Minimum Land Manufact Particles (Land Transact Manufacture (Land	ITIN														- Qualifying pay	inencis runy ann	ortized paymi	ent		
March 19				700										Product Restrictions (Not Permitted)						
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And Doc. And the Company of the Comp																				
## Winter NOTC # Vinter part of No. 15000 Process. ## And the 15000 Proces															or in rel	r in relation to, Property listed for sale within				
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An Dec-Asset Cilillation **Amounted Epide and the Process - Nat Part Service of Service (Service Control of Service Control of																				
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- Secondary Valuation - Configuration - Approximal - Congrigance - Approximal - A	Vacant/Unlease	ed (DSCR)	Ineligible (refis only)									First lien with lender other than FHA, VA or USDA HomePossible								
Secretory United Properties ** Complaints Complaints*	STR (DSCR)									ears										
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Title Full Title policy covering both liens **S 250,000: **Unit fee policy **S 250,000: **Purit fee	Reserve	es	Follow 1	1st lien program requirements			None, unle	ss specificall	y noted as re	equired in g	uidelines (e.g. FTHB,	, etc.)	Commercial and m		condos (Sele	ect only) fees			
* > \$250,000: Full Title Policy Underwriting * More restrictive of 1st lien requirements or product guidelines Follow Select, Core Full Doc, Alt Doc & DSCR program guidelines ** > \$250,000: Full Title Policy ** Occupancy (School) ** Deed Restricted properties (DSCR only) ** Properties Series ** Openies Series	Title		Full Tit	tle policy covering both liens			•					Policy			Condo hotels and condotels Projects to			at offer Properties w/zoning violations		
Additional Product Details US Citizens Permanent Resident Aliens Tin Foreign Nationals First time Homebuyers - Core Full Doc, Alt Doc & DSCR only (Select ineligible) Select Full Doc - All borrowers on 1st lien note must be on new loan and on title at application with exceptions allowed for death of borrower, divorce and legal separation (Purchases excluded) Core 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) Geographic Restrictions US Territories & following states ineligible: MJ, NJ, NY, TN, TX, WV Subject properties located in Essex County, NJ and Baltimore City, MD are ineligible (Subject properties in Baltimore County, MD remain eligible) General Property Requirements File Borrowers File Borrowers File Borrowers File Commin sq ft Condor: 500 min sq ft 2-4 Unit: 400 min sq ft 10 acres max - Select only, 25 acres max - Core Full Doc, Alt Doc & DSCR 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 DSCR (Business Purpose) loans: Fayment Shock New combined payment not to exceed 200% of current housing payment, waived when DTI is ≤ 36% Nin \$2,500 required, waived when DTI is ≤ 36% Additional Product Details US Territories & following states ineligible: MJ, NJ, TV, TV, TV, VV Subject properties located in Essex County, NJ and Baltimore City, MD are ineligible [Subject properties linely a the above in dividuals room leases Unclean of Parkawi properties in lava and individuals room leases * Unclean of Parkawi properties in lava and individuals room leases * Unclean of Parkawi properties in lava and individuals room leases * Unclean of Parkawi properties in lava and individuals room leases * Unclean of Parkawi properties of Sinch, Parkawi properties of Sinch, Parkawi properties on the analysis of Parkawi properties on the analysis of						_					-			• Co-Ops		weekly or m				
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US Citizens Permanent Resident Aliens - Select, Core Full Doc, Alt Doc & DSCR Non-Permanent Resident Aliens TiN Foreign Nationals First time Homebuyers - Core Full Doc, Alt Doc & DSCR only (Select ineligible) Select Full Doc, Alt Doc & DSCR - At least one borrower on 1st len note must be on new loan and on title at application. When the exceptions allowed for death of borrower, divorce and legal separation (Purchases excluded) Core 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) Geographic Restrictions US Territories & following states ineligible: MI, NJ, NY, TN, TX, WV Subject properties located in Essex County, NJ and Baltimore City, MD are ineligible (Subject properties in Baltimore County, MD remain eligible) SFR: 600 min sq t Condo: 500 min sq t 24 unit: 400 min sq t 10 acres max - Select only, 25 acres max - Core Full Doc, Alt Doc & DSCR Ucensing Full Doc/Alt Doc loans: Nay only be originated by a Broker and/or MLO that is licensed in the state where the subject property is located DSCR (Business Purpose) loans: Refer to DSCR/Business Purpose State Licensing Requirements New combined payment not to exceed 200% of current housing payment, waived when DTI is ≤ 36% Residual Income Min \$2,500 required, waived when DTI is ≤ 36% • Dwelling w/more than 4 units • Fractional ownership • Hawaii properties in lava 20nes 1 or 2 • Hotel or motel conversions • Working farms & ranches • Pactional ownership • Hawaii properties in lava 20nes 1 or 2 • Hotel or motel conversions • DSCR - Experienced /Inexperienced Investor: Borrowers without history of owning & managing NOO income-producing investment RE for ≥ 1 yr w/in the last 3 yers • Entertional ownership 4 • Fractional ownership 4 • Fractional ownership 4 • Fractional ownership 4 • Fractional ownership 4 • Hotel or motel conversions • DSCR - Experienced /Inexperienced Investor: Borrow				Additional P	roduct Deta	ils														
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Eligible Borrowers Separation (Purchases excluded) Core 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) Geographic Restrictions US Territories & following states ineligible: MJ, NJ, NY, TN, TX, WV Subject properties located in Essex County, NJ and Baltimore City, MD are ineligible (Subject properties in Baltimore County, MD remain eligible) Subject properties in Baltimore County, MD remain eligible) General Property Requirements SFR: 600 min sq ft Condo: 500 min sq ft 12 dunit: 400 min sq ft 10 acres max - Select only, 25 acres max - Core Full Doc, Alt Doc & DSCR Licensing 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 DSCR (Business Purpose) loans: Refer to DSCR/Business Purpose) loans: Refer to DSCR/Business Purpose State Licensing Requirements Payment Shock New combined payment not to exceed 200% of current housing payment, waived when DTI is ≤ 36% **Incomplete the Licensing Requirements own minute at application. Any additional borrowers on new loan must be on title at application. Any additional borrowers on new loan must be on title at application. Any additional borrowers on new loan must be on title at application. Any additional borrowers on new loan must be on the least over the least of the state of the properties located in Essex County, MD are ineligible DSCR - Experienced /Inexperienced Investor: **Interpretation of the properties in Baltimore City, MD are ineligible DSCR - Experienced /Inexperienced Investor: **Experienced Investor: Borrower(s) with history of owning & managing NOO occupied income-producing investment RE for 2 1 yr w/in the last 3 years **Only 1 borrower has to meet the Experienced Investor definition **Allowed with the following: 80% Max CLTV Ox.30/L2 housing history (VOM/VOR) Min 3 mos. reserves, cash out	Eligible Borrowers		Select Full Doc - All borrowers on 1st lien note must be on new loan and on title at application with exceptions allowed for death of borrower, divorce and lega separation (Purchases excluded)											Hawaii proportios i						
Core 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) US Territories & following states ineligible: MI, NJ, NY, TX, XW Subject properties located in Essex County, NJ and Baltimore City, MD are ineligible (Subject properties in Baltimore County, MD remain eligible) General Property Requirements SFR: 600 min sq ft 2-4 Unit: 400 min sq ft 10 acres max - Select only, 25 acres max - Core Full Doc, Alt Doc & DSCR Licensing 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 DSCR (Business Purpose) loans: Refer to DSCR/Business Purpose State Licensing Requirements Payment Shock New combined payment not to exceed 200% of current housing payment, waived when DTI is ≤ 36% *Inexperienced Investor: Borrower(s) with history of owning & managing NOO income-producing investment RE for ≥ 1 yr w/in the last 3 years *Inexperienced Investor: Borrower(s) with history of owning & managing NOO income-producing investment RE for ≥ 1 yr w/in the last 3 years *Inexperienced Investor: Borrower(s) with history of owning & managing NOO income-producing investment RE for ≥ 1 yr w/in the last 3 years *Only 1 borrower has to meet the Experienced Investor: Borrower(s) with history of owning & managing investment RE for ≥ 1 yr w/in the last 3 years *Allowed with the following: 80% Max CLTV Ox30x12 housing history (VOM/VOR) Min 3 mos. reserves, cash out cannot be used													anu regal	zones 1 or 2				*		
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