

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

oncurrent Close & Standal	urrent Close & Standalone Eligibility Matrix ^{4,5}			Loan Programs	
Loan Amount 5 350,000 5 500,000 5 750,000 C 250 000	Property ^{2,3} FICO to Max CLTV ¹ FICO 720+ 700+ 680+ 740+ 720+ 80% 80% 75% 85% 85% SFR/PUD/ 2-4 Unit/Condo 75% 80% 80% 80%	Purchase, Rate/Term & Cash-Out Refi Core Full Doc Alt Doc & DSCR FICO to Max CLTV ¹ O to Max CLTV ¹ 700+ 680+ 660+ 740+ 720+ 700+ 680+ 660+ 85% 80% 75% 70% 85% 80% 75% 70% 80% 75% 70% 75% 70% 65% 60%	Fixed • 20-1	Year Fixed (120 Months) Year Fixed (240 Months) Year Fixed (360 Months)	
350,000 Investment 5 500,000	SFR/PUD/ 2-4 Unit/Condo 80% 80% 75% 75%	80% 75% 70% 75% 70% 65% 60% 70% 65% 60% 65% 65% 60% 55% 50%	Progra	m Codes & Descriptions	
•	SFR/PUD/Condo 80% 80% > \$500,000 on 2-4 Unit 70% 70% ct Full Doc, concurrent transaction ineligible 80% 80% , NJ and Baltimore City, MD are temporarily ineligible (Subject properties in Baltimore Control of the second se	80% 75% 60% 75% 70% 65% 60% 70% 65% 60% 65% 65% 60% 55% 50% anty, MD remain eligible)	Select Full Doc & Core Full, Alt D Non-QM/TRID – 30 Yr Fixed – Concu Non-QM/TRID – 30 Yr Fixed – Stand Non-QM/TRID – 20 Yr Fixed – Concu Non-QM/TRID – 20 Yr Fixed – Stand Non-QM/TRID – 10 Yr Fixed – Concu	AurrentNon-QM/Business – 30 Yr Fixed – ConcurrentaloneNon-QM/Business – 30 Yr Fixed – StandaloneurrentNon-QM/Business – 20 Yr Fixed – ConcurrentaloneNon-QM/Business – 20 Yr Fixed – Standalone	
Details	Concurrent Close	Standalone Close	Non-QM/TRID – 10 Yr Fixed – Stand		
Max LTV/CLTV/HCLTV Property Type	More restrictive of 1st lien program or Eligibility Matrix	Refer to Eligibility Matrix / > \$500,000 (Second Home and Select Full Doc ineligible)	-	Product Features	
CLTV Restrictions		ondos: Purchase & R/T Refi - 70% max CLTV, C/O Refi - 65% max CLTV	• Fixed term loan		
Income Types Alt Doc - One Yr SE, WVOE, 1099	Full Doc - Select and Core Alt Doc - Bank Statements, P&L w/3 mos Bank Stmt, One Yr Self-Employment, 1099, WVOE only, Asset Utilization		 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 		
ITIN	75% max CLTV (Select ineligible)				
DACA Foreign National	75% max CLTV (Select ineligible)		Product Restrictions (Not Permitted)		
Foreign National Eligible 1st liens	700 min FICO, 70% m Refer to Product Restrictions 1st Liens - Concurrent Close	ax CLTV (Select ineligible) Refer to Product Restrictions 1st Liens - Standalone Close		,	
Minimum Loan Amount		25,000		Borrowers	
Max Combined Liens	Combined loans amounts over \$2.5MM: P	• 60% - 70% CLTV \$5.0MM: > 50% - 60% CLTV No max limit: ≤ 50% CLTV rimary Residences only, min 700 FICO required solar liens/leases/UCC filings) must be satisfied	 Blind Trusts Foreign Nationals (Select only) Irrevocable Trusts ITIN (Select only) 	 Land Trusts Less than 18 years old Life estates Non-Permanent Resident Aliens (Select only) Party to a lawsuit With diplomatic immunity 	
DTI	 ≤ 80%: More restrictive of 1st lien requirement or 50% max DTI > 80%: More restrictive of 1st lien requirement or 45% max DTI 	 ≤ 80%: 50% max DTI > 80%: 45% max DTI 		Transactions	
Full Doc - Select		ed: 2 yrs personal and business (if applicable) tax returns, tax transcripts			
Full Doc - Core	Wage Earners: Paystub, 1- 2 yrs W-2s, W-2 transcripts • Self-Employ	ed: 1-2 yrs personal and business (if applicable) tax returns, tax transcripts	Assumable loans	• Escrow holdbacks • Income produced by short	
Alt Doc - Bank Statements		ths business • Self-Employed only	Community SecondsConcurrent close with a lender	 High Cost Loans term rentals (excluded DSCR Income produced, Lien free properties 	
Alt Doc - P&L + 3 Mos Bank Alt Doc - One Year Self-Employed		tatements • Self-Employed only d prior year W2 • Self-Employed only	other than OCMBC	or in relation to, cannabis homp the last 6 months (rofis anly)	
Alt Doc - WVOE		• Wage Earner only	1	cannabis, hemp the last 6 months(refis only)	
Alt Doc -1099	• 1099(s) only	source of income	1st	Liens - Concurrent Close	
Alt Doc -Asset Utilization		or blended w/other income • 100% Utilization (w/out DTI)			
DSCR Vacant/Unleased (DSCR)	 More restrictive of 1st lien requirement or ≥ 1.00 DSCR Ineligible 	• ≥ 1.00 DSCR	First lien with lender other than	• 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 		OCMBC mortgages • HomeReady with Reduced		
Credit Event (BK,SS,FC,DIL)		84 months -Select Full Doc 48 months - Core Full Doc, Alt Doc & DSCR events not allowed	 Agency and Non-Agency fixed High-LTV Refinance HomeOne HomeStyle HomePath 		
Housing History	0 X 30 X 12 (Core Full Doc, Alt Doc & DSCR only (Select ineligible)	0x30x24 - Select Full Doc 0 X 30 X 12 - Core Full Doc, Alt Doc & DSCR s both 1st and 2nd loan proceeds on concurrent close refinance)			
Cash-Out & Seasoning		2 mos, max of 2 allowed with \leq 75% CLTV on current transaction	1st	Liens - Standalone Close	
First Lien Seasoning	Seasoning not required	6 mos seasoning required on existing first mortgage		Negative amortization	
Recently Listed Properties Appraisal	 • 1st lien appraisal used • When PIW used and ≤ \$250,000: AVM w/≥ .90 Score & FSD ≤ .10 & PCR w/acceptable findings, exterior-only appraisal or full appraisal allowed (DSCR, Condos, FEMA declared areas require full appraisal) • > \$250,000 - Full appraisal required • Transferred appraisals allowed (Select ineligible) NOTE: HPML loans required a full appraisal regardless of loan amount 	 ≤ 6 mos ineligible (refis only) ≤ \$250,000: AVM w/≥ .90 Score & FSD ≤ .10 & PCR w/acceptable findings, exterior-only appraisal or full appraisal allowed (DSCR, Condos, FEMA declared areas require full appraisal) > \$250,000 - Full appraisal required Transferred appraisals allowed (Select ineligible) NOTE: HPML loans required a full appraisal regardless of loan amount 	 All Affordable Purch, Refi & DPA programs (HomeStyle, FHA, Refi Now, HomeReady, etc.) ARMs (Select only) Balloon notes or features Construction loans 	 Cross collateralized loans Home equity line of credit (HELOC) Land Trusts Loans in forbearance Private Mortgages Renovation loans Resident Transition Loans (RTL) Reverse mortgages 	
Secondary Valuation		le secondary valuation product options: w, or • Field Review, or • Exterior-only Appraisal, or • Full Appraisal		Property Types	
Compliance	 Allowable points and fees not to exceed the more restrictive of state law or 5.000%, State and Federal High-Cost loans not allowed Higher Priced Mortgage Loans (HPML) allowed, must comply with all applicable regulatory requirements DSCR Business Purpose Loans are exempt from ATR/QM Restrictions & Rules 		 2-4 Units properties (Select only) Agricultural zoned properties Barndominiums 	 Houseboats Leasehold properties Log homes Properties not suitable for 	
Qualifying Payment - Sr Liens	ARMs: Greater of ful	l: Note rate ly indexed rate or Note rate	Bed and Breakfast Boarding houses	Manufactured or mobile homes Properties w/PACE obligations	
Reserves	I/O: Fully amort pa Follow 1st lien program requirements	yment over term after IO None, unless specifically noted as required in guidelines (e.g. FTHB, etc.)	 Churches Commercial and mixed-use 	 Non-warrantable condos (Select only) Properties w/private transfer fees 	
Title	Full Title policy covering both liens	• ≤ \$250,000: O & E Property Report or Full Title Policy	Condo hotels and condotels Container homes	 Projects that offer unit rentals daily, Properties w/zoning violations Rural properties 	
Underwriting	More restrictive of 1st lien requirements or product guidelines	• > \$250,000: Full Title Policy Follow Select, Core Full Doc, Alt Doc & DSCR program guidelines	 Co-Ops Deed Restricted properties (DSCR) 	 weekly or monthly Properties >25 acres Notaria properties Solar Panels that affect first lien position 	
	Additional Product Details	, , , , , , , , , , , , , , , , , , , ,	only)	Properties offering Stilt homes	
	Citizens Permanent Resident Aliens - Select, Core Full Doc, Alt Doc & DSCR n-Permanent Resident Aliens ITIN Foreign Nationals First time Homebuyers - Core Full Doc, Alt Doc & DSCR only (Select ineligible) ect 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 al separation (Purchases excluded) re 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		 Domes or geodesic domes individuals room leases Dwelling w/more than 4 units (Single Room Vacant land or land development properties Fractional ownership Occupancy (SRO), Hawaii properties in lava zones 1 or 2 Hotel or motel conversions Individuals room leases Unique properties Vacant land or land development properties Working farms & ranches 		
ligible Borrowers	Core Full Doc, Alt Doc & DSCR - At least one borrower on 1st lien note must loan must be on title at application. (Purchases excluded)				
ligible Borrowers	loan must be on title at application. (Purchases excluded) US Territories & following states ineligible: MI, NJ, NY, TN, TX, VT, WV Subj	ect properties located in Essex County, NJ and Baltimore City, MD are ineligible	DSCR - Expe	rienced/Inexperienced Investor	
ligible Borrowers eographic Restrictions	loan must be on title at application. (Purchases excluded) US Territories & following states ineligible: MI, NJ, NY, TN, TX, VT, WV Subj (Subject properties in Baltimore County, MD remain eligible)		DSCR - Expe	rienced/Inexperienced Investor	
ligible Borrowers eographic Restrictions eneral Property Requirements icensing	loan must be on title at application. (Purchases excluded) US Territories & following states ineligible: MI, NJ, NY, TN, TX, VT, WV Subj	s max - Select only, 25 acres max - Core Full Doc, Alt Doc & DSCR is licensed in the state where the subject property is located	• Experienced Investor: Borrower(s) with	 Inexperienced Investor: Borrowers without history of owning & managing NOO occupied income-producing investment RE for ≥ 1 yr w 	
igible Borrowers eographic Restrictions eneral Property Requirements censing	Ioan must be on title at application. (Purchases excluded) US Territories & following states ineligible: MI, NJ, NY, TN, TX, VT, WV Subj (Subject properties in Baltimore County, MD remain eligible) SFR: 600 min sq ft Condo: 500 min sq ft 2-4 Unit: 400 min sq ft 10 acre Full Doc/Alt Doc Ioans: May only be originated by a Broker and/or MLO that	is max - Select only, 25 acres max - Core Full Doc, Alt Doc & DSCR is licensed in the state where the subject property is located <u>a Licensing Requirements</u>	DSCR - Exper	 Inexperienced Investor: Borrowers without history of owning & managing NOO occupied income-producing investment RE for ≥ 1 yr w the last 3 yrs 	

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