



[Rate Sheet](#)

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LoanStream NonQM DSCR Matrix

Effective Date: 07/08/25 | Revised: 07/08/25

NonQM Investor Programs\*

Non-Owner Occupied Investment Properties, 1-4 Units only

\*Subject properties located in Essex County, NJ and Baltimore City, MD are temporarily ineligible (Subject properties in Baltimore County, MD remain eligible)

Select DSCR - Ratio 1.25					Core DSCR - Ratio 1.0					Sub1 DSCR - Ratio ≥ .75 - < 1.0					No Ratio DSCR - Ratio < .75								
FICO to Max LTV/CLTV					FICO to Max LTV/CLTV					FICO to Max LTV/CLTV					FICO to Max LTV/CLTV								
Loan Amount	Credit Score	Purchase	Rate/Term	Cash-Out	Loan Amount	Credit Score	Purchase	Rate/Term	Cash-Out	Loan Amount	Credit Score	Purchase	Rate/Term	Cash-Out	Loan Amount	Credit Score	Purchase	Rate/Term	Cash-Out				
\$	1,000,000	720+	75%	75%	70%	\$	1,000,000	720+	85%	85%	75%	\$	1,000,000	720+	75%	70%	65%	\$	1,000,000	720+	70%	65%	60%
		700+	75%	75%	70%			700+	80%	80%	75%			700+	70%	70%	65%			700+	65%	65%	60%
		680+		680+	80%			80%	75%	680+	70%			70%	65%	680+							
		640+		640+	75%			75%	70%	640+	70%			70%	65%	660+							
		620+		620+	70%			70%	65%	620+					640+								
\$	1,500,000	720+		75%	75%	70%	\$	1,500,000	720+	85%	85%	75%	\$	1,500,000	720+	65%		65%	60%	\$	1,500,000	720+	65%
		700+	75%	75%	70%	700+			80%	80%	75%	700+			65%	65%	60%	700+	60%			60%	55%
		680+		680+	80%	80%			75%	680+	65%	65%			60%	680+							
		640+		640+	70%	70%			65%	640+	65%	65%			60%	660+							
		620+		620+	65%	65%			60%	620+					640+								
\$	2,000,000	740+		75%	75%	70%	\$	2,000,000	740+	80%	80%	75%	\$	2,000,000	740+	60%		60%	55%	\$	2,000,000	740+	60%
		720+	70%	70%	65%	720+			80%	80%	75%	720+			60%	60%	55%	720+	60%			60%	55%
		700+	70%	70%	65%	700+			75%	75%	70%	700+			60%	60%	55%	700+	55%			55%	50%
		680+		680+	75%	75%			70%	680+	60%	60%			55%	680+							
		640+		640+	70%	70%			65%	640+	60%	60%			55%	660+							
620+	620+	60%	60%	55%	620+					640+													
\$	2,500,000	740+	75%	75%	70%	\$	2,500,000	740+	80%	80%	75%	\$	2,500,000	740+	55%	55%	50%	\$	2,500,000	740+	55%	55%	
		720+	70%	70%	65%			720+	80%	80%	75%			720+	55%	55%	50%			720+	55%	55%	
		700+	70%	70%	65%			700+	75%	75%	70%			700+	55%	55%	50%			700+	55%	55%	
		680+		680+	75%			75%	70%	680+	55%			55%	50%	680+							
		640+		640+	70%			70%	65%	640+	55%			55%	50%	660+							
620+	620+	60%	60%	55%	620+					640+													
\$	3,000,000	740+	65%	65%	60%	\$	3,000,000	740+	75%	75%	70%	\$	3,000,000	740+	50%	50%	45%	\$	3,000,000	740+			
		720+	60%	60%	55%			720+	75%	75%	70%			720+	50%	50%	45%			720+			
		700+	60%	60%	55%			700+	70%	70%	65%			700+	50%	50%	45%			700+			
		680+		680+	70%			70%	65%	680+	50%			50%	45%	680+							
		640+		640+	65%			65%	60%	640+	50%			50%	45%	660+							
620+	620+	55%	55%	50%	620+					650+													
\$	3,500,000	740+			\$	3,500,000	740+	65%	65%	60%	\$	3,500,000	740+			\$	3,500,000	740+					
		720+					65%	65%	60%	720+			720+										
		680+						680+		680+			680+										
		660+						660+		660+			660+										

	Select DSCR	Core DSCR	Sub1 DSCR	No Ratio DSCR
Max LTV	Condo - 75% (FL Condo - 70%) NW Condo -NA 2-4 Unit - NA Rural - NA	Condo - 80% (FL Condo - 70%) NW Condo (Max \$3.0M) - 75% (FL Condo - 65%) 2-4 Unit - 80% Rural - 65%	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 2-4 Unit - 60% Rural - NA	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 2-4 Unit - 60% Rural - NA
Min Loan Amount	\$250,000	\$100,000	\$100,000	\$100,000
DSCR	1.25 min ratio	1.00 min ratio   > 80% 1.20 min ratio	0.75 min ratio	No min ratio
Interest Only (IO)	• Qualify on IO Payment ALL States • Reserves based on IO Payment • 640 min FICO • 80% max LTV			
Housing History	0 x 30 x 12	1 x 30 x 12 Inexperienced Investors: 0 x 30 x 12	0 x 30 x 12	0 x 30 x 12
Credit Event (BK,SS,FC,DIL,CCC)	48 months	36 months - FC/CCC 12 months - BK Ch 13 w/pay history   24 months - SS/DIL/BK Ch 7	36 months	36 months
Short Term Rentals	Not allowed	• 5% reduction • 80% max LTV • 70% max LTV - C/O	Not allowed	Not allowed
Reserves	3 mos, cash-out cannot be utilized	> 65% LTV: 3 mos, cash-out can be utilized	6 mos, cash-out cannot be utilized	6 mos, cash-out cannot be utilized
	Inexperienced Investors: 3 mos, cash-out cannot be utilized   Loan Amt: > \$3.0M, 12 mos, > \$2.0M, 6 mos, cash-out cannot be utilized Additional financed properties - Not applicable			
Recently Listed w/C/O (< 6 Mos Off Mkt)	Delisted ≥ 30 days and leased allowed Value is lower of lowest listing price w/in 180 days or appraised value 3 mos reserves (not from C/O), 1 yr min PPP required, 70% max LTV		Not Allowed	Not Allowed
ITIN	Not Allowed	• 700 min FICO • \$1.5M max • 75% max LTV • 70% max LTV - C/O	Not Allowed	Not Allowed
Foreign National	Not Allowed	• 700 min FICO • 75% max LTV • 65% max LTV - C/O • \$2.0M max LA • 12 mos min reserves required	Not Allowed	Not Allowed
DACA	Not Allowed	• 80% max LTV • 75% max LTV - C/O	Not Allowed	Not Allowed

DSCR LOAN PROGRAMS		DEBT SERVICE COVERAGE RATIO REQUIREMENTS	
Fixed	• 15 Year Fixed • 30 Year Fixed • 40 Year Fixed • Nonstandard Terms Available	Qualifying Ratio Gross Income ÷ PITIA or ITIA, Qualify on cash flow of subject property  Gross Income = Lower of estimated market rent from Form 1007 or monthly rent from existing lease with 2 mos proof of receipt (If current rents are more than markets rents, the lesser of actual rents or 125% of market rents used)	
ARM	• 5/6 SOFR (2/1/5 Cap) • 7/6 SOFR (5/1/5 Cap)		
Interest Only (IO)	• 30 Year Fixed IO (120 mos IO + 240 mos Amortization) • 40 Year Fixed IO (120 mos IO + 360 mos Amortization) • 5/6 IO SOFR (2/1/5 Cap) • 7/6 IO SOFR (5/1/5 Cap)		

Experienced / Inexperienced Investor	
Experienced Investor:  • Borrower(s) with history of owning & managing NOO income-producing investment real estate for at least 1 yr within the last 3 yrs  • Only 1 borrower has to meet the Experienced Investor definition  • Living rent free allowed  • Mortgages Tradelines reflected on credit report that have been paid off or sold in the last 12 mos can be used to meet the above requirements.  NOTE: All properties to meet above definitions must be domiciled in the US (Foreign National excluded)	Inexperienced Investor:  • Borrower without history of owning & managing NOO income-producing investment real estate for at least 1 yr within the last 3 yrs  • 80% Max LTV   \$1,500,000 Max LA   60% Max LTV for Sub1 < 1.00   0x30x12 housing history   (VOM/VOR)  C/O not allowed for Sub1   Min 3 mos reserves, cash out cannot be utilized   No Ratio, STR and 5-8 ineligible  • All borrowers must meet inexperienced definition, FTHB and/or living rent free not allowed  NOTE: All properties to meet above definitions must be domiciled in the US (Foreign National excluded)



Additional Product Details

<div>Appraisals</div> <div><div>• &lt; \$1,500,000 LA:</div><div>1 appraisal required &amp; CU ≤ 2.5 = No add'l requirements  </div><div>1 Appraisal required &amp; CU &gt; 2.5 or no score = ARR or CCA required, 10% variance allowed</div></div> <div><div>• &gt; \$1,500,000 &amp; ≤ \$2,000,000 LA:</div><div>1 appraisal if completed by Preferred AMC, ARR or CCA required  </div><div>2 appraisals required if 1st appraisal NOT completed by Preferred AMC  </div><div>2nd Appraisal must be from the Preferred AMC</div></div> <div><div>• &gt; \$2,000,000 LA:</div><div>2 appraisals, 1st appraisal must be from Preferred AMC</div><div>2nd appraisal can be from Approved AMC, ARR or CCA required on lower valued appraisal</div></div>		<div>Standard Tradeline Requirements</div> <div><div>• 3 tradelines reporting 12 months with activity in last 12 months , or</div><div>• 2 tradelines reporting for 24 months with activity in last 12 months, or</div><div>• 1 revolving tradeline reporting for 60 months with activity in the last 12 months and a verified 12-month housing history 0x30, or</div><div>• 1 installment tradeline reporting for 36 months with activity in the last 12 months and a verified 12-month housing history 0x30</div></div> <div><div>If each borrower has 3 credit scores, minimum tradeline requirement is met</div><div><div>• Borrower with less than 3 credit scores must independently meet tradeline requirement.</div><div>• Closing in an entity - if member with highest percentage of ownership has 3 credit scores, minimum tradeline requirement is met.</div><div>If all members have equal ownership shares each borrower evaluated individually</div></div><div><div>NOTE:</div><div>Borrower's credit scores primarily based on thin credit—such as authorized user accounts, self-reported accounts, or recently opened accounts with limited activity—must still meet one of the standard tradeline requirements</div></div><div><div>Limited tradelines:</div><div>If standard tradelines are not met and borrower has a valid credit score</div><div>Max 70% LTV   Not available on Select DSCR, Sub1 DSCR and No Ratio DSCR   Foreign National ineligible</div></div></div>			
<div>Vacant / Unleased Properties</div> <div><div>• Purchase Transactions follow Program Max</div><div>• Refinance Rate/Term:<div>•Loan Balance ≤ \$1,000,000 – 70% Max LTV</div><div>•Loan Balance ≤ \$2,000,000 – 65% Max LTV</div></div><div>• Refinance Cash-Out :<div>•Loan Balance ≤ \$1,500,000 – 60% Max LTV</div></div><div>• Appraisal from Preferred AMC only (contact AE for details)</div><div>• LOE for cause of vacancy</div><div>• No Ratio Ineligible (refinances only)</div></div>		<div>Short Term Rentals</div> <div><div>• Purchase or Refi (R/T &amp; C/O)</div><div>• 1 Unit SFR, 2-4 Unit, PUD and Condo eligible</div><div>• Experienced investors only with 12+ mos STR rental history in last 3 years</div><div>•If &lt; 12 months STR rental history, 5% LTV reduction required</div><div>• 20% Management Fee Reduction Applied to Income</div><div>• Income documented with 1007/1025 supported by 12 mos history of payments OR AirDNA/Overview Report</div><div>• Vacant allowed</div><div>• Rural ineligible</div><div>• No Ratio ineligible</div></div>		<div>Cash In Hand Limit (Based on LTV &amp; FICO)</div> <div><div>≤ 70% LTV &amp; ≥ 700 FICO: \$1.5M max cash in hand*</div><div>≤ 65% LTV &amp; &lt; 700 FICO: \$1.0M max cash in hand*</div><div>&gt; 65% - ≤ 70% LTV &amp; &lt; 700 FICO: \$500k max cash in hand*</div><div>&gt; 70% LTV: \$500k max cash in hand (Free &amp; Clear ineligible)</div><div>Vacant Properties: \$750K max cash in hand</div><div>*Free &amp; Clear Properties: Must follow FICO requirements, 70% max LTV</div><div>No Ratio: \$500,000 maximum cash in hand</div></div>	
<div>Cash Out Restrictions</div>	<div>LTV is the lower of max LTV based on FICO, loan amount, occupancy and property type or program specific max LTV as applicable</div>				
<div>Declining Markets</div>	<div>&gt; 70% LTV: Areas designated declining value on the appraisal will take a 5% LTV reduction from program Max LTV</div>				
<div>Delayed Financing</div>	<div>&gt; \$1.5M loan amount, 70% max LTV/CLTV   Vacant/unleased &gt; 3 mos must follow unleased property LTV/CLTV restrictions and Cash in Hand Limit - Vacant Properties</div>				
<div>First Time Home Buyer</div>	<div>Not Allowed</div>				
<div>Geographic Restrictions</div>	<div>Georgia DSCR \$2,000,000 max loan amount   Subject properties located in Essex County, NJ and Baltimore City, MD are ineligible (Subject properties in Baltimore County, MD remain eligible)</div>				
<div>Gift Funds</div>	<div>• 100% allowed with 10% LTV reduction from program Max LTV (see above) • No LTV reduction required with min 5% buyer own funds • Gift of Equity not allowed for Select DSCR</div>				
<div>Impound Waivers</div>	<div>Allowed (see rate sheet)</div>				
<div>Interested Party Contributions (IPC)</div>	<div>≤ 80% LTV = 6% Max   &gt; 80% LTV = 4% Max</div>				
<div>Minimum Square Footage</div>	<div>SFR: 700 sq. ft.   Condo: 500 sq. ft.   2-4 Units: 400 sq. ft. each</div>				
<div>Occupancy</div>	<div>Non-Owner Occupied, Investment Properties Only</div>				
<div>Pre-Payment Penalty</div>	<div>Not allowed in: NJ*, NM. *Allowed to close in the name of a Corp. F <a href="#">Refer to PPP Matrix for State Specific Requirements</a></div>				
<div>Private Party VOR's</div>	<div>LTV ≤ 80% &amp; ≥ 660 FICO   LTV ≤ 70% &amp; ≥ 600 FICO</div>				
<div>Seasoning</div>	<div>Cash-Out: ≥ 6 months ownership, &gt; 6 months since a prior Cash-Out, &lt; 6 mos seasoning allowed when all borrowers on the original Note at acquisition must be on the current Note, LTV based off lesser of purchase price + documented improvements or appraised value   ITIN: ≥ 12 months ownership for Cash-Out, ≥ 6 months ownership for Rate/Term</div>				
<div>Temporary Buydowns</div>	<div>Ineligible</div>				

\*All Adjustments on this matrix are cumulative, all LTV calculations start from the highest LTV allowed per product.

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