



LoanStream Jumbo ONE Advantage Matrix

Eligibility Matrix											Loan Programs				
Occupancy	Property	Loan Amount	Purchase, Rate/Term Refi					Cash-out Refi							
			Max LTV/CLTV to FICO					Max LTV/CLTV to FICO							
			740+	720+	700+	680+	660+	740+	720+	700+	680+	660+			
Primary Residence	SFR/2-4 Unit/PUD/Condo	\$ 2,000,000	89.99% ¹	89.99% ¹	89.99% ¹	89.99% ¹	80%	80%	80%	80%	80%				
		\$ 2,500,000	80%	80%				80%							
		\$ 3,000,000	80%					80%							
Second Home	SFR/2-4 Unit/PUD/Condo	\$ 2,000,000	89.99% ¹	89.99% ¹	89.99% ¹	89.99% ¹	80%	75%	75%	75%					
		\$ 2,500,000	80%	80%				75%							
		\$ 3,000,000	80%					75%							
Investment ²	SFR/2-4 Unit/PUD/Condo	\$ 1,000,000	80%	80%	80%	80%	70%	75%	75%	75%	75%				
		\$ 2,000,000	80%	80%	80%	80%	70%	75%	75%	70%	70%				
		\$ 2,500,000	75%	75%											
			Interest Only (Fixed Rate)												
			760+	740+	720+	700+	680+								
Primary Residence/ Second Home	SFR/2-4 Unit/PUD/Condo	\$ 1,000,000	80%	80%	75%	75%									
		\$ 2,000,000	75%	75%	75%										
		\$ 3,000,000	75%												
¹ 10/6 ARM Ineligible															
² Investment only: All properties located in Essex County, NJ and Baltimore City, MD (and it's neighborhoods) are ineligible															
Details															
Appraisal		≤ \$1.5MM: 1 appsl > \$1.5MM: 2 appsl													
Cash out Proceeds		No max cash out limits													
Compliance		• Must be QM, Safe Harbor and Rebuttable Presumption permitted • Higher Priced Mortgage Loans (HPML) allowed, must comply with all applicable regulatory requirements • State and Federal High-Cost loans ineligible													
Credit Event (BK,SS,FC,DIL)		• 7 yrs seasoning required • Multiple events not allowed													
Credit Event (Forbearance)		• Must have exited, not in a repayment plan, current and made 6 timely payments													
Credit Scores		• 2 scores required • Lowest middle is decision score													
Credit Tradelines		Follow AUS													
DTI		• Fixed & ARM: Determined by AUS up to max 45% • Interest Only: Determined by AUS up to max 43%													
Eligible Borrowers		US Citizens Permanent Resident Aliens Non-Permanent Resident Aliens First time Homebuyers Non-occ co-borrowers Refer to guidelines for eligibility requirements													
First Time Homebuyer		Follow AUS													
Geographic Restrictions		US Territories and Texas 50(a)(6) and (f)(2) Transactions ineligible													
Housing History		Mortgage/Rent: 0x30x12													
Income and Employment		• Follow respective AUS, additional documentation may be required • Tax transcripts required • Other income: Follow respective AUS													
Interested Party Contributions		Follow AUS													
Max Financed Properties		Follow AUS													
Minimum Loan Amount		\$1 above conforming loan limit													
Property Type		SFR, 1-4 Units, PUD, Condo													
Seasoning		Follow AUS													
Refinance - Cash-out		Follow AUS													
Refinance - Delayed Financing		Eligible, property must have been purchased for cash within 180 days of application date													
Refinance - Rate/Term		≤ \$1.0MM follow AUS > \$1.0MM - ≤ \$2.0MM: > 3 mos or AUS > \$2.0MM - ≤ \$3.0MM: > 6 mos or AUS > \$3.0MM: > 12 mos or AUS LTV/CLTV > 80%: > 6 mos or AUS *Cash out proceeds ineligible*													
Reserves		Up to \$2.0MM follow AUS Primary & 2nd Home Purch and R&T refi - > \$2.0MM - ≤ \$2.5MM: > 12 mos or AUS > \$2.5MM - ≤ \$3.0MM: > 18 mos or AUS Primary & 2nd Home Cash-out refi - > \$2.0MM: > 18 mos or AUS Investment Properties - >\$2.0MM: > 12 mos or AUS Interest Only - > \$2.0MM: > 24 mos or AUS *Business funds & gift funds ineligible*													
Secondary Financing		Permitted up to max LTV/CLTV													
Temporary Buydowns		• DU Approve or LPA Accept recommendation required • Must meet all requirements of DU/LPA approval & applicable FNMA/FHLMC underwriting guidelines, only one guideline series allowed													
Underwriting		• DU Approve or LPA Accept recommendation required • Must meet all requirements of DU/LPA approval & applicable FNMA/FHLMC underwriting guidelines, only one guideline series allowed • Where silent, defer respective Agency guidelines for requirements													
ARM Information															
Fixed Rate Period Index Lookback Period Floor Margin Caps	10 years 30 day average SOFR 45 days Subject to minimum margin and caps 2.75% 5%: Initial Cap (max increase or decrease) 1%: Subsequent Cap (max periodic increase or decrease) 5%: Lifetime Cap (max increase in interest rate over the life of loan)														
	Fully Indexed Rate														
	Sum of the index & margin rounded to the nearest (.125)														
	Qualifying Rate														
	Greater of fully indexed rate or Note rate														
Product Restrictions (Not Permitted)															
Borrowers															
• Blind Trusts		• Foreign Nationals		• Guardianships		• Irrevocable Trusts		• ITIN		• Land Trusts		• Less than 18 years old • LLCs, LLPs, Corporations		• Real Estate Trusts • Qualified Personal Residence Trusts • With diplomatic immunity • Life estates • Party to a lawsuit	
Transactions															
• 1031 exchange on owner occupied 2-4 unit property		• Bridge loans		• Builder/Seller bailout		• Escrow holdbacks		• Foreclosure bailout		• Illinois Land Trust		• Income produced, or in relation to, cannabis, hemp		• Refinancing of a subsidized loan • Reverse 1031 exchange • Section 32 or High Cost loan • Multiple property payment skimming • Non-QM loans	
Property Types															
• Agricultural zoned properties		• Assisted living facilities		• Bed and Breakfast		• Boarding house		• Container homes		• Commercial		• Condo hotels and condotels		• Condominium conversions	
• Co-Ops		• Domes or geodesic domes		• Dwelling w/more than 4 units		• Earth or Berm homes		• Factory built housing		• Hawaii properties in lava zones 1 or 2		• Homes on Native American lands		• Hotel or motel conversions • Houseboats • Hobby farms, ranches or orchards • Illinois Land Trust • Income producing properties • Leasehold properties • Log homes • Manufactured or mobile homes • Mixed use • Non-warrantable • Condos • Projects that offer unit rentals daily, weekly or monthly	
• Properties > 25 acres		• Property not accessible by roads		• Properties not suitable for year-round occupancy		• Properties with deed or resale restrictions		• Properties with PACE obligations		• Properties with UCC filings		• Row Homes in Baltimore City, MD		• Rural properties	
• Unique properties		• Vacant land or land development properties													