

Rate Sheet

panStreamWholesale.com

LoanStream Non-QM DSCR Matrix

						Effective Date: 12.10.25 Revised: 12.10.25			
Non-QM Investor Programs Non-Owner Occupied Investment Properties, 1-4 Units only * All subject properties located in Essex County, NJ, Baltimore City, MD (and it's neighborhoods) and Philiadelphia County, PA are temporarily suspended*									
			•						
	Select DSCR - Ratio 1.25	Core DSCR - Ratio 1.0	DSCR Fusion - DSCR + Asset Utilization	Sub1 DSCR - Ratio ≥ .75 - < 1.0	No Ratio DSCR - Ratio < .75	Foreign National DSCR - Ratio 1.0			
	FICO to Max LTV/CLTV	FICO to Max LTV/CLTV	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 720+ 75% 75% 70%	Loan Amount Credit Score Purchase Rate/Term Cash-Out 720+ 85% 85% 75%	Loan Amount Credit Score Purchase Rate/Term Cash-Out 720+ 80% 75% 70%	Loan Amount Credit Score Purchase Rate/Term Cash-Out 720+ 75% 70% 65%	Loan Amount Credit Score Purchase Rate/Term Cash-Out 720+ 70% 65% 60%	Loan Amount Credit Score Purchase Rate/Term Cash-Out 720+ 75% 70% 65%			
	700+ 75% 75% 70%	700+ 80% 80% 75%	700+ 75% 75% 70%	700+ 70% 70% 65%	700+ 65% 65% 60%	700+ 70% 65% 60%			
\$ 1,000,000	680+	\$ 1,000,000 680+ 80% 80% 75%	\$ 1,000,000 680+ 75% 75% 70%	\$ 1,000,000 680+ 70% 70% 65%	\$ 1,000,000 680+	\$ 1,000,000 680+/No FICO 65% 60% 55%			
	640+	640+ 75% 75% 70% 620+ 70% 70% 65%	640+ 620+	640+ 70% 70% 65% 620+	660+ 640+	660+ 640+			
	720+ 75% 75% 70%	720+ 85% 85% 75%	720+ 70% 70% 65%	720+ 65% 65% 60%	720+ 65% 65% 55%	720+ 70% 65% 60%			
	700+ 75% 75% 70%	700+ 80% 80% 75%	700+ 70% 70% 65%	700+ 65% 65% 60%	700+ 60% 60% 55%	700+ 65% 60% 55%			
\$ 1,500,000	680+	\$ 1,500,000 680+ 80% 80% 75% 640+ 70% 70% 65%	\$ 1,500,000 680+ 70% 70% 65%	\$ 1,500,000 680+ 65% 65% 60%	\$ 1,500,000 680+	\$ 1,500,000 680+/No FICO 60% 55% 50%			
	640+	640+ 70% 70% 65% 620+ 65% 65% 60%	640+ 620+	640+ 65% 65% 60% 620+	660+ 640+	660+ 640+			
	740+ 75% 75% 70%	740+ 80% 80% 75%	740+ 65% 65% 60%	740+ 60% 60% 55%	740+ 60% 60% 55%	740+ 65% 60% 55%			
	720+ 70% 70% 65%	720+ 80% 80% 75%	720+ 65% 65% 60%	720+ 60% 60% 55%	720+ 60% 60% 55%	720+ 65% 60% 55%			
\$ 2,000,000	700+ 70% 70% 65% 680+	\$ 2,000,000 \(\frac{700+}{680+} \) 75\% 75\% 70\%	\$ 2,000,000 \(\frac{700+}{680+} \) 65% 65% 60% \(680+\) 65% 65% 60%	\$ 2,000,000 700+ 60% 60% 55% 680+ 60% 60% 55%	\$ 2,000,000 700+ 55% 55% 50% 680+	\$ 2,000,000 700+/No FICO 60% 55% 50%			
	640+	640+ 70% 70% 65%	640+	640+ 60% 60% 55%	660+	660+			
	620+	620+ 60% 60% 55%	620+	620+	640+	640+			
	740+ 75% 75% 70% 720+ 70% 70% 65%	740+ 80% 80% 75% 720+ 80% 80% 75%	740+ 60% 60% 55% 720+ 60% 60% 55%	740+ 55% 55% 50% 720+ 55% 55% 50%	740+ 55% 55% 720+ 55% 55%	740+			
\$ 2,500,000	700+ 70% 70% 65%	700+ 75% 75% 70%	700+ 60% 60% 55%	700+ 55% 55% 50%	700+ 55% 55%	700+			
\$ 2,500,000	680+	\$ 2,500,000 680+ 75% 75% 70%	\$ 2,500,000 680+ 60% 60% 55%	\$ 2,500,000 680+ 55% 55% 50%	\$ 2,500,000 680+	\$ 2,500,000			
	640+	640+ 70% 70% 65% 620+ 60% 60% 55%	640+	640+ 55% 55% 50% 620+	660+ 640+	660+ 640+			
	740+ 65% 65% 60%	740+ 75% 75% 70%	740+	740+ 50% 50% 45%	740+	740+			
	720+ 60% 60% 55%	720+ 75% 75% 70%	720+	720+ 50% 50% 45%	720+	720+			
\$ 3,000,000	700+ 60% 60% 55%	\$ 3,000,000 700+ 70% 70% 65%	\$ 3,000,000 700+	\$ 3,000,000 $\frac{700+50\%}{680+50\%}$ $\frac{50\%}{50\%}$ $\frac{45\%}{45\%}$	\$ 3,000,000	\$ 3,000,000			
	680+	680+ 70% 70% 65% 640+ 65% 65% 60%	680+	680+ 50% 50% 45% 640+ 50% 50% 45%	680+	680+ 660+			
	620+	620+ 55% 55% 50%	620+	620+	650+	650+			
	740+	740+ 65% 65% 60%	740+	740+	740+	740+			
\$ 3,500,000	720+ 680+	\$ 3,500,000 720+ 65% 65% 60% 680+	\$ 3,500,000 720+ 680+	\$ 3,500,000 — 720+ 680+	\$ 3,500,000 720+	\$ 3,500,000 <u>720+</u> 680+			
	660+	660+	660+	660+	660+	660+			
	Select DSCR	Core DSCR	DSCR Fusion	Sub1 DSCR	No Ratio DSCR	Foreign National DSCR			
Max LTV	Condo - 75% (FL Condo - 70%) NW Condo -NA	Condo - 80% (FL Condo - 70%) NW Condo (Max \$3.0M) - 75% (FL Condo - 65%)	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%)	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%)	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%)	Foreign National DSCR Condo - 60% (FL Condo - 50%) 2-4 Unit - 60%			
Max LTV	Condo - 75% (FL Condo - 70%)	Condo - 80% (FL Condo - 70%)	Condo - 60% (FL Condo - 50%)	Condo - 60% (FL Condo - 50%)	Condo - 60% (FL Condo - 50%)	Condo - 60% (FL Condo - 50%)			
Max LTV Min Loan Amount	Condo - 75% (FL Condo - 70%) NW Condo -NA 2-4 Unit - NA	Condo - 80% (FL Condo - 70%) NW Condo (Max \$3.0M) - 75% (FL Condo - 65%) 2-4 Unit - 80%	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 2-4 Unit - 60%	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 2-4 Unit - 60%	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 2-4 Unit - 60%	Condo - 60% (FL Condo - 50%) 2-4 Unit - 60%			
	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 - 80% (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%) 24- Unit - 60% Rural - NA	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 24 Unit - 60% Rural - NA	Condo - 60% (FL Condo - 50%) 2-4 Unit - 60% Rural - NA			
Min Loan Amount	Condo - 75% (FL Condo - 70%) NW Condo -NA 2-4 Unit - NA Rural - NA \$250,000	Condo - 80% (FL Condo - 70%) NW Condo (Max \$3.0M) - 75% (FL Condo - 65%) 2-4 Unit - 80% Rural - 65% \$100.000 1.00 min ratio > 80% 1.20 min ratio	Condo - 80% (FL Condo - 50%) NW Condo - 80% (FL Condo - 50%) 24 thnt - 60% Rural - NA \$100,000 Initial DSCR w/out Asset Utilization: > 0.75 - < 0.99 ratio	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 2-4 - 1uni - 60% Rural - NA \$100.000 0.75 min ratio	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 24 Unit - 60% Rural - NA \$100,000	Condo - 60% (FL Condo - 50%) 2-4 Unit - 60% Rural - NA \$100,000			
Min Loan Amount DSCR Interest Only (IO)	Condo - 75% (FL Condo - 70%) NW Condo - NA 2-4 Unit - NA Rural - NA \$250,000 1.25 min ratio	Cando - 80% (FL Cando - 70%) NW Cando (Max 4 Juli - 75% (FL Cando - 65%) 2-4 Lint - 80% Rural - 65% \$100,000 1.00 min ratio > 80% 1.20 min ratio	Condo - 80% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 24 Unit - 60% Rural - NA \$100,000 Initial DSCR w/ox Asset Utilization: ≥ 0.75 - € 0.99 ratio Final DSCR w/Asset Utilization: ≥ 1.15 Qualify on IO Payment ALL States • Reserves based on IO Payment • €	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 2-4 Unit - 60% Rural - NA \$100,000 0.75 min ratio	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 24 Unit - 60% Rural - NA \$100,000 No min ratio	Condo - 60% (FL Condo - 50%) 2-4 Unit - 60% Rural - NA \$100,000 1.00 min ratio • Qualify on IO Payment ALL States • Reserves based on IO Payment			
Min Loan Amount DSCR Interest Only (IO) Housing History	Condo - 75% (FL Condo - 70%) NW Condo -NA 2-4 Unit - NA Rural - NA \$250,000	Cando - 80% (FL Cando - 70%) NW Cando (Max 4 Juli - 75% (FL Cando - 65%) 2-4 Lint - 80% Rural - 65% \$100,000 1.00 min ratio > 80% 1.20 min ratio	Condo - 89% (FL Condo - 50%) NW Condo - 80% (FL Condo - 50%) 24 Unit - 60% Rural - NA \$100,000 Initial DSCR w/out Asset Utilization: ≥ 0.75 - < 0.99 ratio Final DSCR w/Asset Utilization: ≥ 1.15	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 2-4 - 1uni - 60% Rural - NA \$100.000 0.75 min ratio	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 24 Unit - 60% Rural - NA \$100,000	Condo - 60% (FL Condo - 50%) 2-4 Unit - 60% Rural - NA \$100.000			
Min Loan Amount DSCR Interest Only (IO)	Condo - 75% (FL Condo - 70%) NW Condo - NA 2-4 Unit - NA Rural - NA \$250,000 1.25 min ratio	Cando - 80% (FL Cando - 70%) NW Cando (Max 4 Juli - 75% (FL Cando - 65%) 2-4 Lint - 80% Rural - 65% \$100,000 1.00 min ratio > 80% 1.20 min ratio	Condo - 80% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 24 Unit - 60% Rural - NA \$100,000 Initial DSCR w/ox Asset Utilization: ≥ 0.75 - € 0.99 ratio Final DSCR w/Asset Utilization: ≥ 1.15 Qualify on IO Payment ALL States • Reserves based on IO Payment • €	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 2-4 Unit - 60% Rural - NA \$100,000 0.75 min ratio	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 24 Unit - 60% Rural - NA \$100,000 No min ratio	Condo - 60% (FL Condo - 50%) 2-4 Unit - 60% Rural - NA \$100,000 1.00 min ratio • Qualify on IO Payment ALL States • Reserves based on IO Payment			
Min Loan Amount DSCR Interest Only (IO) Housing History Credit Event (BK,SS,FC,DIL,CCC) Short Term	Condo - 75% (FL Condo - 70%) NW Condo -NA 2-4 Unit - NA Rural - NA \$250,000 1.25 min ratio	Cando - 80% (FL Cando - 70%) NW Cando (Max 4 July - 75% (FL Cando - 65%) 2-4 Lint - 80% Rural - 65% \$100,000 1.00 min ratio > 80% 1.20 min ratio 1.30 x 12 Inexperienced investors: 0 x 30 x 12 > 36 months - FC/CCC > 12 months - 18K Ch 13 w/pay history	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 2-4 Unit - 60% Rural - NA \$100,000 Initial DSCR wilcut Asset Utilization: ≥ 0.75 - < 0.99 ratio Final DSCR Wilcut Asset Utilization: ≥ 1.15 Qualify on IO Payment ALL States • Reserves based on IO Payment • 6	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 2-4 - Unit - 60% Rural - NA \$100,000 0.75 min ratio 40 min FICO - 80% max LTV	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 24 Unit - 60% Rural - NA \$100,000 No min ratio	Condo - 60% (FL Condo - 50%) 2-4 Unit - 60% Rural - NA \$100.000 1.00 min ratio • Qualify on IO Payment ALL States • Reserves based on IO Payment 0 x 30 x 12 & 2 yr history required			
Min Loan Amount DSCR Interest Only (IO) Housing History Credit Event (BK,SS,FC,DIL,CCC)	Condo - 75% (FL Condo - 70%) NW Condo -NA 2-4 Unit - NA Rural - NA \$250,000 1.25 min ratio 0 x 30 x 12 > 48 months	Cando - 80% (FL Cando - 70%) NW Cando (Max 4 July - 75% (FL Cando - 65%) 2-4 Lint - 80% Rural - 65% \$100,000 1.00 min ratio > 80% 1.20 min ratio 1.30 x 12 Inexperienced Investors: 0 x 30 x 12 > 36 months - FC/CCC > 12 months - 8K Ch 1 3w/pay history > 24 months - SS/DIL/BK Ch 7 • 5% reduction • 80% max LTV • 70% max LTV - C/O	Condo - 80% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 24 Unit - 60% Rural - NA \$100,000 Initial DSCR w/ox Asset Utilization: ≥ 0.75 - € 0.99 ratio Final DSCR w/Asset Utilization: ≥ 1.15 Qualify on IO Payment ALL States • Reserves based on IO Payment • € 0 x 30 x 12 > 36 months Not Allowed	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 2-4 - Unit - 60% Rural - NA \$100.000 0.75 min ratio 40 min FiCO - 80% max LTV 0 × 30 × 12 > 36 months Not Allowed	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 24 Unit - 60% Rural - NA \$100,000 No min ratio 0 x 30 x 12 > 36 months Not Allowed	Condo - 60% (FL Condo - 50%) 2-4 Unit - 60% Rural - NA \$100,000 1.00 min ratio • Qualify on IO Payment ALL States • Reserves based on IO Payment 0 x 30 x 12 & 2 yr history required > 36 months Not Allowed			
Min Loan Amount DSCR Interest Only (IO) Housing History Credit Event (BK,SS,FC,DiL,CCC) Short Term Rentals	Condo - 75% (FL Condo - 70%) NW Condo -NA 2-4 Unit - NA Rural - NA \$250,000 1.25 min ratio 0 x 30 x 12 > 48 months Not Allowed 3 mos, cash-out cannot be utilized > \$2.0M LA = 6 mos - Cash-out can be used to	Cando - 80% (FL Cando - 70%) NW Condo (Max 4 Juli - 75% (FL Cando - 65%) 2-4 Unit - 80% Rural - 65% \$100,000 1.00 min ratio > 80% 1.20 min ratio 1 x 30 x 12 Inexperienced Investors: 0 x 30 x 12 > 38 months - FC/CCC > 12 months - 8K Ch 13 w/pay history > 24 months - SS/DIUBK Ch 7 • 5% reduction • 80% max LTV • 70% max LTV - C/O > 65% LTV = 3 mos • > \$2.0M LA = 6 mos • > \$3.0M LA = 12 mos	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 2-4 Unit - 60% Rural - NA \$100,000 Initial DSCR w/out Asset Utilization: ≥ 0.75 - ≠ 0.99 ratio Final DSCR w/loset Utilization: ≥ 1.15 Qualify on IO Payment ALL States • Reserves based on IO Payment • 6 0 x 30 x 12 > 36 months Not Allowed 6 mos > \$2.0M IA = 6 mos	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 2-4 Unit - 60% Rural - NA \$100,000 0.75 min ratio 40 min FICO • 80% max LTV 0 x 30 x 12 > 36 months Not Allowed 6 mos > \$2.0M LA = 6 mos	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 24 Unit - 60% Rural - NA \$100,000 No min ratio 0 x 30 x 12 > 36 months Not Allowed 6 mos	Condo - 60% (FL Condo - 50%) 2-4 Unit - 60% Rural - NA \$100,000 1.00 min ratio • Qualify on IO Payment ALL States • Reserves based on IO Payment 0 x 30 x 12 & 2 yr history required > 36 months			
Min Loan Amount DSCR Interest Only (IO) Housing History Credit Event (BK,SS,FC,DIL,CCC) Short Term	Condo - 75% (FL Condo - 70%) NW Condo -NA 2-4 Unit - NA Rural - NA 8250,000 1.25 min ratio 0 x 30 x 12 > 48 months Not Allowed 3 mos, cash-out cannot be utilized > \$2,000 LA = 6 mos - Cash-out can be used to satisfy up to 50% of reserve requirement	Condo - 80% (FL Condo - 70%) NW Condo (May 3.0 M) - 75% (FL Condo - 65%) 2.4 Unit - 80% Rural - 65% \$100.000 1.00 min ratio > 80% 1.20 min ratio 1 x 30 x 12 Inexperienced investors: 0 x 30 x 12 > 36 months - FC/CCC > 12 months - BK Ch 13 w/pay history > 24 months - SSD/UBK Ch 7 • 5% reduction • 80% max LTV • 70% max LTV • C/O > 85% LTV - 3 mos • > \$2.0M LA = 6 mos • \$3.0M LA = 12 mos Cash-out may be used	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 2-4 Unit - 60% Rural - NA \$100,000 Initial DSCR wifoxt Asset Utilization: ≥ 0.75 - < 0.99 ratio Final DSCR wifoxt Asset Utilization: ≥ 1.15 Qualify on IO Payment ALL States • Reserves based on IO Payment • 6 0 x 30 x 12 > 36 months Not Allowed 6 mos > \$2.0M IA = 6 mos Cash-out may be used	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 2-4 Unit - 60% Rural - NA \$100,000 0.75 min ratio 40 min FICO - 80% max LTV 0 x 30 x 12 > 36 months Not Allowed 6 mos > \$2,0M LA = 6 mos Cash-out may be used	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 24 Unit - 60% Rural - NA \$100,000 No min ratio 0 x 30 x 12 > 36 months Not Allowed 6 mos Cash-out may be used	Condo - 60% (FL Condo - 50%) 2-4 Unit - 60% Rural - NA \$100,000 1.00 min ratio • Qualify on IO Payment ALL States • Reserves based on IO Payment 0 x 30 x 12 & 2 yr history required > 36 months Not Allowed 12 mos Cash-out can be utilized			
Min Loan Amount DSCR Interest Only (IO) Housing History Credit Event (BK,SS,FC,DIL,CCC) Short Term Rentals Reserves	Condo - 75% (FL Condo - 70%) NW Condo -NA 2-4 Unit - NA Rural - NA 8250,000 1.25 min ratio 0 x 30 x 12 > 48 months Not Allowed 3 mos, cash-out cannot be utilized > \$2,000 LA = 6 mos - Cash-out can be used to satisfy up to 50% of reserve requirement Additional financed properties - Not applicable	Condo - 80% (FL Condo - 70%) NW Condo (Max \$3.0M) - 75% (FL Condo - 65%) 2-4 - Unit - 80% Rural - 65% \$100.000 1.00 min ratio > 80% 1.20 min ratio 1 x 30 x 12 Inexperienced Investors: 0 x 30 x 12 > 36 months - FC/CCC > 12 months - BK Ch 13 w/pay history > 24 months - SSDIU/BK Ch 7 - 5% reduction - 80% max LTV - 70% max LTV - C/O > 86% LTV - 3 mos - > \$2.0M LA = 6 mos - \$3.0M LA = 12 mos Cash-out may be used Additional financed properties - Not applicable	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 2-4 Unit - 60% Rural - NA \$100,000 Initial DSCR w/out Asset Utilization: ≥ 0.75 - ≠ 0.99 ratio Final DSCR w/loset Utilization: ≥ 1.15 Qualify on IO Payment ALL States • Reserves based on IO Payment • 6 0 x 30 x 12 > 36 months Not Allowed 6 mos > \$2.0M IA = 6 mos	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 2-4 Unit - 60% Rural - NA \$100,000 0.75 min ratio 40 min FICO - 80% max LTV 0 x 30 x 12 > 36 months Not Allowed 6 mos > \$2.0M LA = 6 mos	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 24 Unit - 60% Rural - NA \$100,000 No min ratio 0 x 30 x 12 > 36 months Not Allowed 6 mos	Condo - 60% (FL Condo - 50%) 2-4 Unit - 60% Ruiral - NA \$100,000 1.00 min ratio • Qualify on IO Payment ALL States • Reserves based on IO Payment 0 x 30 x 12 & 2 yr history required > 36 months Not Allowed			
Min Loan Amount DSCR Interest Only (IO) Housing History Credit Event (BK,SS,FC,DIL,CCC) Short Term Rentals Reserves Recently Listed w/C/O	Condo - 75% (FL Condo - 70%) NW Condo -NA 2-4 Unit - NA Rural - NA 8250,000 1.25 min ratio 0 x 30 x 12 > 48 months Not Allowed 3 mos, cash-out cannot be utilized > \$2,001 LA = 6 mos - Cash-out can be used to satisfy up to 50% of reserve requirement Additional financed properties - Not application 1 value is lower of lowest 1 day prior to application 1 value is lower of lowest	Condo - 80% (FL Condo - 70%) NW Condo (Mus \$3.0M) - 75% (FL Condo - 65%) 2-4 Unit - 80% Rural - 65% \$100.000 1.00 min ratio > 80% 1.20 min ratio 1 x 30 x 12 Inexperienced investors: 0 x 30 x 12 > 38 months - FC/CCC > 12 months - 8K Ch 13 w/pay history > 24 months - SS/DIL/BK Ch 7 - 55% reduction - 80% max LTV - 70% max LTV - C/O - \$5% treduction - 80% max LTV - \$3.00 ML = 12 mos Cash-out may 50 wML = 12 mos Cash-out may 50 wML = 12 mos Additional financed properties - Not applicable date & may not have been listed for safe for > 180 days sisting proe win 180 days or spensor dvalue	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 2-4 Unit - 60% Rural - NA \$100,000 Initial DSCR wifoxt Asset Utilization: ≥ 0.75 - < 0.99 ratio Final DSCR wifoxt Asset Utilization: ≥ 1.15 Qualify on IO Payment ALL States • Reserves based on IO Payment • 6 0 x 30 x 12 > 36 months Not Allowed 6 mos > \$2.0M IA = 6 mos Cash-out may be used	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 2-4 Unit - 60% Rural - NA \$100,000 0.75 min ratio 40 min FICO - 80% max LTV 0 x 30 x 12 > 36 months Not Allowed 6 mos > \$2,0M LA = 6 mos Cash-out may be used	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 24 Unit - 60% Rural - NA \$100,000 No min ratio 0 x 30 x 12 > 36 months Not Allowed 6 mos Cash-out may be used	Condo - 60% (FL Condo - 50%) 2-4 Unit - 60% Rural - NA \$100,000 1.00 min ratio • Qualify on IO Payment ALL States • Reserves based on IO Payment 0 x 30 x 12 & 2 yr history required > 36 months Not Allowed 12 mos Cash-out can be utilized			
Min Loan Amount DSCR Interest Only (IO) Housing History Credit Event (BK,SS,FC,DIL,CCC) Short Term Rentals Reserves Recently Listed w/C/O (< 5 Mos Off Mkt)	Condo - 75% (FL Condo - 70%) NW Condo -NA 2-4 Unit - NA Rural - NA 8250,000 1.25 min ratio 0 x 30 x 12 > 48 months Not Allowed 3 mos, cash-out cannot be utilized > \$2,000 LA = 6 mos - Cash-out can be used to satisfy up to 50% of reserve requirement Additional financed properties - Not application 19 Value is lower of lowest • 3 yr min PPP required, tran	Condo - 80% (FL Condo - 70%) NW Condo (Mus \$3.0M) - 75% (FL Condo - 65%) 2-4 Unit - 80% Rural - 65% \$100.000 1.00 min ratio > 80% 1.20 min ratio 1 x 30 x 12 1 x 30 x 12	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 2-4 Unit - 60% Rural - NA \$100,000 Initial DSCR w/ox4 Asset Utilization: ≥ 0.75 - < 0.99 ratio Final DSCR w/ox4 Asset Utilization: ≥ 1.15 Qualify on IO Payment ALL States • Reserves based on IO Payment • 6 0 x 30 x 12 > 36 months Not Allowed 6 mos > \$2.0M LA = 6 mos Cash-out may be used Additional financed properties - Not applicable Not Allowed	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 2-4 - Unit - 60% Rural - NA \$100.000 0.75 min ratio 40 min FICO - 80% max LTV 0 x 30 x 12 > 36 months Not Allowed 6 mos > \$2.0M (LA = 6 mos Cash-out may be used Additional financed properties - Not applicable Not Allowed	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 24 Unit - 60% Rural - NA \$100,000 No min ratio 0 x 30 x 12 > 36 months Not Allowed Additional financed properties - Not applicable Not Allowed	Condo - 60% (FL Condo - 50%) 2-4 Unit - 60% Rural - NA \$100,000 1.00 min ratio • Qualify on IO Payment ALL States • Reserves based on IO Payment 0 x 30 x 12 & 2 yr history required > 36 months Not Allowed 12 mos Cash-out can be utilized Additional financed properties - Not applicable Not Allowed			
Min Loan Amount DSCR Interest Only (IO) Housing History Credit Event (BY,SS,FC,DIL,CCC) Short Term Rentals Reserves Recently Listed w/C/O (< 6 Mos Off Mkt)	Condo - 75% (FL Condo - 70%) NW Condo -NA 2-4 Unit - NA Rural - NA 8250,000 1.25 min ratio 0 x 30 x 12 > 48 months Not Allowed 3 mos, cash-out cannot be utilized > \$2.0M LA = 6 mos - Cash-out can be used to satisfy up to 50% of reserve requirement. Additional financed properties not applicable • Delisted ≥ 1 day prior to applicable 1 Value is lower of lowest 3 yr min PPP required, trar	Condo - 80% (FL Condo - 70%) NW Condo (Max 4 Juli - 75% (FL Condo - 65%) 2-4 Line - 80% Rural - 65% \$100,000 1.00 min ratio > 80% 1.20 min ratio 1 x 30 x 12 Inexperienced Investors: 0 x 30 x 12 > 36 months - FC/CCC > 12 months - BK Ch 13 w/pay history > 24 months - SS/DIL/BK Ch 7 • 55% reduction • 80% max LTV • 70% max LTV • C/O > 65% LTV = 3 mos • > \$2.0M LA = 6 mos • > \$3.0M LA = 12 mos Cash-out may be used Additional financed properties - Not applicable date & may not have been listed for safe for > 190 days isiting price with 180 days or appraised value • 700 min FICO • \$1.5M max • 75% max LTV • 65% max LTV • C/O	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 24- Unit - 60% Rural - NA \$100,000 Initial DSCR w/lose Utilization: > 0.75 - < 0.99 ratio Final DSCR w/lose Utilization: > 1.15 Qualify on IO Payment ALL States • Reserves based on IO Payment • 6 0 x 30 x 12 > 36 months Not Allowed Additional financed properties - Not applicable Not Allowed Not Allowed	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 2-4 Unit - 60% Rural - NA \$100.000 0.75 min ratio 40 min FICO - 80% max LTV 0 x 30 x 12 > 36 months Not Allowed Additional financed properties - Not applicable Not Allowed Not Allowed Not Allowed	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 24 Unit - 60% Rural - NA \$100,000 No min ratio 0 x 30 x 12 > 36 months Not Allowed Additional financed properties - Not applicable Not Allowed Not Allowed	Condo - 60% (FL Condo - 50%) 2-4 Unit - 60% Raral - NA \$100,000 1.00 min ratio • Qualify on IO Payment ALL States • Reserves based on IO Payment 0 x 30 x 12 & 2 yr history required > 36 months Not Allowed Additional financed properties - Not applicable Not Allowed Not Allowed			
Min Loan Amount DSCR Interest Only (IO) Housing History Credit Event (BK.SS.FC.Dil.,CCC) Short Term Rentals Reserves Recently Listed w.C/O (< 6 Mos Off Mkt) ITIN Foreign National	Condo - 75% (FL Condo - 70%) NW Condo -NA 2-4 Unit - NA Rural - NA 2-4 Unit - NA Rural - NA \$250,000 1.25 min ratio 0 x 30 x 12 > 48 months Not Allowed 3 mos, cash-out cannot be utilized > \$2.0M LA = 6 mos - Cash-out can be used to satisfy up 150% of reserve requirement Additional financed properties - Not application • Delisted ≥ 1 day prior to application • 3 ya vini mPPP required, trar Not Allowed Not Allowed See Foreign National DSCR	Cando - 80% (FL Cando - 70%) NW Condo (Max 24 Juli - 80%	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 24- Unit - 60% Rural - NA \$100,000 Initial DSCR wicut Asset Utilization: ≥ 0.75 - < 0.99 ratio Final DSCR wiAsset Utilization: ≥ 1.15 Quality on IO Payment ALL States • Reserves based on IO Payment • € 0 x 30 x 12 > 36 months Not Allowed Additional financed properties - Not applicable Not Allowed See Foreign National DSCR	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 2-4 Unit - 60% Rural - NA \$100,000 0.75 min ratio 40 min FICO * 80% max LTV 0 x 30 x 12 > 36 months Not Allowed Additional financed properties - Not applicable Not Allowed	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 24 Unit - 60% Rural - NA \$100,000 No min ratio 0 x 30 x 12 > 36 months Not Allowed Additional financed properties - Not applicable Not Allowed	Condo - 60% (FL Condo - 50%) 2-4 Unit - 60% Ruiral - NA \$100,000 1.00 min ratio • Qualify on IO Payment ALL States • Reserves based on IO Payment 0 × 30 × 12 & 2 yr history required > 36 months Not Allowed 12 mos Cash-out can be utilized Additional financed properties - Not applicable Not Allowed Not Allowed Allowed			
Min Loan Amount DSCR Interest Only (IO) Housing History Credit Event (IK.SS.P.C.DL.CCC) Short Term Rentals Reserves Recently Listed w/C/O (< 6 Mos Off Mkt) ITIN	Condo - 75% (FL Condo - 70%) NW Condo -NA 2-4 Unit - NA Rural - NA 2-4 Unit - NA Rural - NA \$250,000 1.25 min ratio 0 x 30 x 12 > 48 months Not Allowed 3 mos, cash-out cannot be utilized > \$2.0M LA = 6 mos - Cash-out can be used to satisfy up to 50% of reserve requirement Additional financed properties - Not application - Delisted ≥ 1 day prior to application - 3 yr min PPP required, trait Not Allowed	Cando - 80% (FL Cando - 70%) NW Condo (Maz 4 Juli - 75% (FL Cando - 65%) 24 Juli - 80% Rural - 65% \$100,000 1.00 min ratio > 80% 1.20 min ratio 1 x 30 x 12 Inexperienced Investors: 0 x 30 x 12 > 36 months - FC/CCC > 12 months - BK Ch 13 w/pay history > 24 months - SS/DIL/BK Ch 7 • 5% reduction - 80% max LTV - 70% max LTV - C/O \$6% LTV = 3 mos • > \$2.0M LA = 6 mos • > \$3.0M LA = 12 mos Cash-out may be used Additional financed properties - Not applicable date & may not have been listed for safe for > 180 days isting price win 180 days or appriased value *700 min FICO • \$1.5M max • 75% max LTV • 65% max LTV - C/O Not Allowed See Foreign National DSCR • 80% max LTV + 75% max LTV - C/O	Condo - 60% (FL Condo - 50%) NV Condo - 60% (FL Condo - 50%) 2-4. Unit - 60% Rural - NA \$100,000 Initial DSCR w/out Asset Utilization: ≥ 0.75 - < 0.99 ratio Final DSCR w/Asset Utilization: ≥ 1.15 Qualify on IO Payment ALL States • Reserves based on IO Payment • € 0 × 30 × 12 > 36 months Not Allowed Additional financed properties - Not applicable Not Allowed Not Allowed Not Allowed	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 2-4 Unit - 60% Rural - NA \$100,000 0.75 min ratio 40 min FICO - 80% max LTV 0 x 30 x 12 > 36 months Not Allowed Additional financed properties - Not applicable Not Allowed	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 24 Unit - 60% Rural - NA \$100,000 No min ratio 0 x 30 x 12 > 36 months Not Allowed Additional financed properties - Not applicable Not Allowed Not Allowe	Condo - 60% (FL Condo - 50%) 2-4 Intl - 60% Rural - NA \$100,000 1.00 min ratio • Quality on IO Payment ALL States • Reserves based on IO Payment 0 x 30 x 12 & 2 yr history required > 36 months Not Allowed Additional financed properties - Not applicable Not Allowed Allowed Allowed Not Allowed			
Min Loan Amount DSCR Interest Only (IO) Housing History Credit Event (IR.SS.F.C.DIL.C.C.C) Short Term Rentals Reserves Recently Listed w.C.C.O (< 6 Mos Off Mkt) ITIN Foreign National DACA	Condo - 75% (FL Condo - 70%) NW Condo -NA 2-4 Unit - NA Rural - NA 2-250,000 1.25 min ratio 0 x 30 x 12 > 48 months Not Allowed 3 mos, cash-out cannot be utilized > \$2.0M LA = 6 mos - Cash-out can be used to satisfy up to 50% of reserve requirement Additional financed properties - Not applicable - Delisted > 1 day prior to application (3 Value is lower of lowest - 3 yr min PPP required, trar Not Allowed LOAN PRO	Condo - 80% (FL Condo - 70%) NW Condo (Max \$3.0M) - 75% (FL Condo - 65%) 2-4 Unit - 80% Rural - 65% \$100.000 1.00 min ratio > 80% 1.20 min ratio 1 x 30 x 12 Inexperienced Investors: 0 x 30 x 12 > 36 months - FC/CCC > 12 months - 8K Ch 13 whay history > 24 months - SSDIL/BK Ch 7 - 5% reduction - 80% max LTV - 70% max LTV - C/O - 5% reduction - 80% max LTV - 70% max LTV - C/O - 5% dditional financed properties - Not applicable date & may not have been listed for safe for > 180 days sisting price win 180 days or appraised value searctions where PPP is prohibited are ineligible - 700 min FICO - \$1.5M max - 75% max LTV - 65% max LTV - C/O Not Allowed See Foreign National DSCR - 80% max LTV - 75% max LTV - C/O RRAMS	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 24- Unit - 60% Rural - NA \$100,000 Initial DSCR wicut Asset Utilization: ≥ 0.75 - < 0.99 ratio Final DSCR wiAsset Utilization: ≥ 1.15 Quality on IO Payment ALL States • Reserves based on IO Payment • € 0 x 30 x 12 > 36 months Not Allowed Additional financed properties - Not applicable Not Allowed See Foreign National DSCR	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 2-4 Unit - 60% Rural - NA \$100,000 0.75 min ratio 40 min FICO * 80% max LTV 0 x 30 x 12 > 36 months Not Allowed Additional financed properties - Not applicable Not Allowed	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 24 Unit - 60% Rural - NA \$100,000 No min ratio 0 x 30 x 12 > 36 months Not Allowed Additional financed properties - Not applicable Not Allowed Not Allowe	Condo - 60% (FL Condo - 50%) 2-4 Unit - 60% Rural - NA \$100,000 1.00 min ratio • Qualify on IO Payment ALL States • Reserves based on IO Payment 0 x 30 x 12 & 2 yr history required > 36 months Not Allowed 12 mos Cash-out can be utilized Additional financed properties - Not applicable Not Allowed Not Allowed Not Allowed			
Min Loan Amount DSCR Interest Only (IO) Housing History Credit Event (IK.SS.F.C.DL.C.CC) Short Term Rentals Reserves Recently Listed w.C/O (< 6 Mos Off Mikt) ITIN Foreign National DACA	Condo - 75% (FL Condo - 70%) NW Condo -NA 2-4 Unit - NA Rural - NA 2-4 Unit - NA Rural - NA \$250,000 1.25 min ratio 0 x 30 x 12 > 48 months Not Allowed 3 mos, cash-out cannot be utilized > \$2.0M LA = 6 mos - Cash-out can be used to satisfy up to 50% of reserve requirement Additional financed properties - Not applicable • Delisted ≥ 1 day prior to application is Value is lower of lowest • 3 yr min PPP required, trar Not Allowed Not Allowed See Foreign National DSCR Not Allowed LOAN PRO • 15 Year Fixed • 30 Year Fixed	Cando - 80% (FL Cando - 70%) NW Condo (Maz 4 Juli - 75% (FL Cando - 65%) 24 Juli - 80% Rural - 65% \$100,000 1.00 min ratio > 80% 1.20 min ratio 1 x 30 x 12 Inexperienced Investors: 0 x 30 x 12 > 36 months - FC/CCC > 12 months - BK Ch 13 w/pay history > 24 months - SS/DIL/BK Ch 7 • 5% reduction - 80% max LTV - 70% max LTV - C/O **5% reduction - 80% max LTV - 80 ML LA = 12 mos Cash-out may be used Additional financed properties - Not applicable date & may not have been listed for safe for > 180 days isting price with 180 days or appraised value **700 min FICO - \$1.5M max - 75% max LTV - 65% max LTV - C/O Not Allowed See Foreign National DSCR **80% max LTV - 75% max LTV - C/O SRAMS **40 Year Fixed * Nonstandard Terms Available	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 24- Unit - 60% Rural - NA \$100,000 Initial DSCR wicut Asset Utilization: ≥ 0.75 - < 0.99 ratio Final DSCR wiAsset Utilization: ≥ 1.15 Quality on IO Payment ALL States • Reserves based on IO Payment • € 0 x 30 x 12 > 36 months Not Allowed Additional financed properties - Not applicable Not Allowed See Foreign National DSCR	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 2-4 Unit - 60% Rural - NA \$100.000 0.75 min ratio 40 min FICO - 80% max LTV 0 x 30 x 12 > 36 months Not Allowed Additional financed properties - Not applicable Not Allowed DEBT SERVICE COVERAGE RATIO REQUIREMENT Qualifying Ratio	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 24 Unit - 60% Rural - NA \$100,000 No min ratio 0 x 30 x 12 > 36 months Not Allowed Additional financed properties - Not applicable Not Allowed Not Allowed Not Allowed See Foreign National DSCR Not Allowed See Foreign National DSCR	Condo - 60% (FL Condo - 50%) 2-4 Unit - 60% Rural - NA \$100,000 1.00 min ratio • Quality on IO Payment ALL States • Reserves based on IO Payment 0 x 30 x 12 & 2 yr history required > 36 months Not Allowed Additional financed properties - Not applicable Not Allowed Not Allowed Allowed Allowed Allowed CASH IN HAND LIMITS \$ 65% LTV: \$1.5M max			
Min Loan Amount DSCR Interest Only (IO) Housing History Credit Event (BK,SS,FC,DIL,CCC) Short Term Rentals Reserves Recently Listed w/C/O (< 6 Mos Off Mixt) ITIN Foreign National	Condo - 75% (FL Condo - 70%) NW Condo -NA 2-4 Unit - NA Rural - NA 2-4 Unit - NA Rural - NA \$250,000 1.25 min ratio 0 x 30 x 12 > 48 months Not Allowed 3 mos, cash-out cannot be utilized > \$2.0M LA = 6 mos - Cash-out can be used to satisfy up to 50% of reserve requirement Additional financed properties - Not applicable • Delisted ≥ 1 day prior to application is Value is lower of lowest • 3 yr min PPP required, trar Not Allowed Not Allowed See Foreign National DSCR Not Allowed LOAN PRO • 15 Year Fixed • 30 Year Fixed	Condo - 80% (FL Condo - 70%) NW Condo (Max \$3.0M) - 75% (FL Condo - 65%) 2-4 Unit - 80% Rural - 65% \$100.000 1.00 min ratio > 80% 1.20 min ratio 1 x 30 x 12 Inexperienced Investors: 0 x 30 x 12 > 36 months - FC/CCC > 12 months - 8K Ch 13 whay history > 24 months - SSDIL/BK Ch 7 - 5% reduction - 80% max LTV - 70% max LTV - C/O - 5% reduction - 80% max LTV - 70% max LTV - C/O - 5% dditional financed properties - Not applicable date & may not have been listed for safe for > 180 days sisting price win 180 days or appraised value searctions where PPP is prohibited are ineligible - 700 min FICO - \$1.5M max - 75% max LTV - 65% max LTV - C/O Not Allowed See Foreign National DSCR - 80% max LTV - 75% max LTV - C/O RRAMS	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 24- Unit - 60% Rural - NA \$100,000 Initial DSCR wicut Asset Utilization: ≥ 0.75 - < 0.99 ratio Final DSCR wiAsset Utilization: ≥ 1.15 Quality on IO Payment ALL States • Reserves based on IO Payment • € 0 x 30 x 12 > 36 months Not Allowed Additional financed properties - Not applicable Not Allowed See Foreign National DSCR	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 2-4 Unit - 60% Rural - NA \$100,000 0.75 min ratio 40 min FICO • 80% max LTV 0 x 30 x 12 > 36 months Nxt Allowed 6 mos > \$2,0M LA = 6 mos Cash-out may be used Additional financed properties - Nxt applicable Nxt Allowed See Foreign National DSCR Nxt Allowed DEBT SERVICE COVERAGE RATIO REQUIREMENT	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 24 Unit - 60% Rural - NA \$100,000 No min ratio 0 x 30 x 12 > 36 months Not Allowed Additional financed properties - Not applicable Not Allowed Not Allowed Not Allowed Not Allowed See Foreign National DSCR Not Allowed	Condo - 60% (FL Condo - 50%) 2-4 Init - 60% Rural - NA \$100,000 1,00 min ratio • Qualify on IO Payment ALL States • Reserves based on IO Payment 0 x 30 x 12 & 2 yr history required > 36 months Not Allowed 12 mos Cash-out can be utilized Additional financed properties - Not applicable Not Allowed Not Allowed Allowed Allowed Allowed CASH IN HAND LIMITS \$ 65% LTV: \$1.5M max > 25% LTV: \$1.5M max > 57% LTV: \$1.5M max > 57% LTV: \$1.5M max > 75% LTV: \$1.5M max			
Min Loan Amount DSCR Interest Only (IO) Housing History Credit Event (BK,SS,FC,DIL,CCC) Short Term Rentals Reserves Recently Listed w/CIO (< 6 Mos Off Mixt) ITIN Foreign National DACA Fixed ARM	Condo - 75% (FL Condo - 70%) NW Condo -NA 2-4 Unit - NA Rural - NA 2-2 Unit - NA Rural - NA \$250,000 1.25 min ratio 0 x 30 x 12 > 48 months Not Allowed > \$2,00 LA = 6 mos - Cash-out can be used to satisfy up to 50% of reserve requirement Additional financed properties - Not application : Value is lower of lowest - 3 yr min PPP required, trar Not Allowed Not Allowed Not Allowed Not Allowed - 15 Year Fixed - 30 Year Fixed - 516 SOFR (2/	Condo - 80% (FL Condo - 70%) NW Condo (Max \$3.0M) - 75% (FL Condo - 65%) 2-4 Unit - 80% Rural - 65% \$100.000 1.00 min ratio > 80% 1.20 min ratio 1 x 30 x 12 Inexperienced investors: 0 x 30 x 12 > 38 months - FC/CCC > 12 months - 8K Ch 13 w/pay history > 24 months - SS/DIL/BK Ch 7 • 5% reduction • 80% max LTV • 70% max LTV - C/O ** 5% reduction • 80% max LTV • 70% max LTV - C/O Additional financed properties - Not applicable date & may not have been listed for safe for > 180 days islang price with 180 days or apprinsed value spacetions where PPP is prohibited are ineligible ** 700 min FICO • \$1.5M max - 75% max LTV - C/O Not Allowed See Foreign National DSCR • 80% max LTV • 75% max LTV - C/O RAMS • 40 Year Fixed • Nonstandard Terms Available 1/5 Cap) • 7/6 SOFR (5/1/5 Cap)	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 2-4 Unit - 60% Rural - NA \$100,000 Initial DSCR wicul Asset Utilization: > 0.75 - \$0.99 ratio Final DSCR wikaset Utilization: > 1.15 Qualify on IO Payment ALL States * Reserves based on IO Payment * 6 0 x 30 x 12 > 36 months Not Allowed See Foreign National DSCR Not Allowed Gross Income = Lowe	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 2-4 Unit - 60% Rural - NA \$100,000 0.75 min ratio 40 min FICO - 80% max LTV 0 x 30 x 12 > 36 months Not Allowed 6 mos > \$2.0M LA = 6 mos Cash-out may be used Additional financed properties - Not applicable Not Allowed Not Allowed Not Allowed Not Allowed See Foreign National DSCR Not Allowed DEBT SERVICE COVERAGE RATIO REQUIREMENT Causifying Ratio Gross Income + PITIA or ITIA, Qualify on cash flow of subject prop (DSCR Fusion: Gross Income + Asset Utilization + PITIA or ITIA or	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 24 Unit - 60% Rural - NA \$100,000 No min ratio 0 x 30 x 12 > 36 months Not Allowed Additional financed properties - Not applicable Not Allowed Not Allowed Not Allowed See Foreign National DSCR Not Allowed See Foreign National DSCR Not Allowed See Foreign National DSCR Not Allowed	Condo - 60% (FL Condo - 50%) 2-4 Unit - 60% Rural - NA \$100,000 1.00 min ratio • Qualify on IO Payment ALL States • Reserves based on IO Payment 0 x 30 x 12 & 2 yr history required > 36 months Not Allowed Additional financed properties - Not applicable Not Allowed Not Allowed Allowed Not Allowed Allowed CASH IN HAND LIMITS < 65% LTV: \$1.5M max			
Min Loan Amount DSCR Interest Only (IO) Housing History Credit Event (IX.SS.F.C.DL.CCC) Short Term Rentals Reserves Recently Listed wiC/O (< 6 Mos Off Mikt) ITIN Foreign National DACA	Condo - 75% (FL Condo - 70%) NW Condo -NA 2-4 Unit - NA Rural - NA 2-4 Unit - NA Rural - NA \$250,000 1.25 min ratio 0 x 30 x 12 > 48 months Not Allowed 3 mos, cash-out cannot be utilized > \$2.0MLA = 6 mos - Cash-out can be used to satisfy up 105% of reserve requirement Additional financed properties - Not application - 15 value is lower of lowest - 3 y min PFP required, first Not Allowed Not Allowed Not Allowed LOAN PRO - 15 Year Fixed → 30 Year Fixed - 50 Year Fixed () - 40 Year Fixed ()	Condo - 80% (FL Condo - 70%) NW Condo (Max \$3.0M) - 75% (FL Condo - 65%) 2 4 Unit - 80% Rural - 65% \$100,000 1.00 min ratio > 80% 1.20 min ratio - 1 x 30 x 12 1 x 30 x 12	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 2-4 Unit - 60% Rural - NA \$100,000 Initial DSCR wicul Asset Utilization: > 0.75 - \$0.99 ratio Final DSCR wikaset Utilization: > 1.15 Qualify on IO Payment ALL States * Reserves based on IO Payment * 6 0 x 30 x 12 > 36 months Not Allowed See Foreign National DSCR Not Allowed Gross Income = Lowe	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 2-4 Unit - 60% Rural - NA \$100,000 0.75 min ratio 40 min FICO * 80% max LTV 0 x 30 x 12 > 36 months Not Allowed Additional financed properties - Not applicable Not Allowed Not Allowed Not Allowed Not Allowed DEBT SERVICE COVERAGE RATIO REQUIREMENT Cushifying Ratio Gross Income + PITA or TILL Qualify no Ratio Gross Income + PITA or TILL Qualify no Rati	Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 24 Unit - 60% Rural - NA \$100,000 No min ratio 0 x 30 x 12 > 36 months Not Allowed Additional financed properties - Not applicable Not Allowed Not Allowed Not Allowed See Foreign National DSCR Not Allowed See Foreign National DSCR Not Allowed See Foreign National DSCR Not Allowed	Condo - 60% (FL Condo - 50%) 2-4 Linit - 60% Rural - NA \$100,000 1.00 min ratio • Qualify on IO Payment ALL States • Reserves based on IO Payment 0 x 30 x 12 & 2 yr history required > 36 months Not Allowed 12 mos Cash-out can be utilized Additional financed properties - Not applicable Not Allowed Not Allowed Allowed Allowed CASH IN HAND LIMITS \$ 65% - 8 75% LTV: \$ 15M max > 75% LTV: \$ 15M max			



ate Sheet LoanStreamV

LoanStream Non-QM DSCR Matrix

				Effective Date: 12.10.25 Revised: 12.10.25				
Additional Product Details								
	Facility of the state of the st		Manual (Halamad Barandia)	Facility National BOOD, Additional Boundary				
	Experienced Investor	Inexperienced Investor	Vacant / Unleased Properties	Foreign National DSCR - Additional Requirements				
Only 1 Mortgage Trade las	ory of owning & managing NOO income-producing investment real estate for at least 1 yr within the last 3 yrs I borrower has to meet the Experienced Investor definition - Living rent free allowed self-respond for sold in the street of the sold in the street of the sold in the street of the sold in the so	Borrower without history of owning & managing NOO income-producing investment real estate for at least 1 yr within the last 3 yrs NOW Max LTV \$1,500,000 Max LA • 0x30x12 housing history (VOMVOR) • Min 3 mos reserves, cash out cannot be utilized • 60% Max LTV & COI not allowed for Sub1 No Ratio, DSCR Fusion, STR and 55 ineligible All borrowers must meet inexperienced definition, FTHB and/or living rent free not allowed Note: All properties to meet above definitions must be domicilied in the US (Foreign National excluded)	Purchase: Follow Program Max Refinance: 70% Max LTV - Rate/Term 65% Max LTV - Cash-out LOE for cause of vacancy No Ratio Ineligible (refinances only)	Borrower Eligibility: Borrowers who reside in & are citizens of the following countries/regions are eligible: Canada Canada China (excluding Hong (excluding Cuba) China (excluding Hong Kong) as permitted by applicable state law Europe (excluding Russia) Japan Latin America (excluding Nicaragua) South America (excluding Venezuela) Note: Citizens or individuals from countries subject to OFAC sanctions are not eligible				
	Appraisals	Standard Tradeline Requirements	Short Term Rentals					
- < \$1,500,000 LA: 1 appraisal required & CU s 2.5 = No add1 requirements 1 Appraisal required & CU s 2.5 = No add1 requirements 1 Appraisal required & CU s 2.5 = No accept a ARR or CCA required. 1 Appraisal from the State of		Stadelines reporting 12 months with activity in last 12 months, or 2 tradelines reporting for 20 months with activity in last 12 months, or 1 treoking tradeline reporting for 60 months with activity in the last 12 months, or 1 installment tradeline reporting for 50 months with activity in the last 12 months, or 1 installment tradeline reporting for 36 months with activity in the last 12 months If each borrower has 3 credit scores, minimum tradeline requirement is met Borrower with less than 3 credit scores must independently meet tradeline requirement. Closing in an entity: if member with highest percentage of ownership has 3 credit scores, minimum tradeline requirement. If all members have equal ownership shares each borrower evaluated individually Not available for ITNs, must independently meet tradelines requirements Note: Borrower's credit scores primarily based on this credit—such as authorized user accounts, self-reported accounts, or recently opened accounts with himled activity—must sall meet one of the standard tradeline requirements Limited tradelines: If standard tradelines are not met and borrower has a valid credit score Max 70% LTV Not available on Select DSCR, Sub1 DSCR, No Ratio DSCR, DSCR Fusion and Foreign National DSCR	Purchase or Reft (R/T & C/O) 1 Unit SFR, 2-4 Unit, PUD and Condo eligible Experienced investors only Purchases only: 12- mos SFR rental history in last 3 yrs required If < 12 months STR rental history, addnt 5% LTV reduction required 20% management fee reduction applied Rents documented with 1007/1025 supported by 12 mos history of payments OR AIDNA/Overiew Report Vacant allowed Rural not allowed DSCR Fusion, Sub1, Foreign National and No Ratio ineligible	Tradelines: Borrowers with FICOlcredit history: * Must meet minimum standard tradeline requirements * Limited tradelines not allowed Borrowers without FICO/credit history: * 12 month credit rating from an internationally known financial institution in the borrower country of origin Note: US tri-merge credit report required for each borrower to verify credit or confirm no credit history				
Cash Out Restrictions	LTV is the lower of max LTV based on FICO, loan amount, occupancy and property type or program	gram specific max LTV as applicable						
Declining Markets	> 70% LTV: Areas designated declining value on the appraisal will take a 5% LTV reduction fro	m program Max LTV						
Delayed Financing	> \$1.5M loan amount, 70% max LTV/CLTV Vacant/unleased > 3 mos must follow unleased p	property LTV/CLTV restrictions						
Financed Property Limits	Unlimited financed properties OCMBC exposure - \$5.0M or 6 properties							
First Time Home Buyer	Not Allowed							
Geographic Restrictions	All subject properties located in Essex County, NJ, Battimore City, MD (and it's neighborhoods), and Philadelphia County, PA are temporarily ineligible Georgia DSCR: \$2,000,000 max loan amount Texas SB 17: Prohibits loans when the borrower is a restricted person connected to China, Russia, Iran, or North Korea; U.S. citizens and Permanent Resident Aliens from these countries are exempt, while Non-Permanent Resident Aliens are limited to primary residences only. Arizona SB 1082: Prohibits bars when a borrower or any \$20% beneficial owner is classified as a foreign adversary nation or agent.							
Gift Funds	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						
Impound Waivers	Allowed (see rate sheet)							
Interested Party Contributions (IPC)								
Minimum Square Footage	SFR: 700 sq. ft. Condo: 500 sq. ft. 2-4 Units: 400 sq. ft. each							
Occupancy	Non-Owner Occupied, Investment Properties Only							
Pre-Payment Penalty Not allowed in: NJ*, NM. *Allowed to close in the name of a Corp. Refer to P		PPP Matrix for State Specific Requirements						
Private Party VOR's LTV ≤ 80% & ≥ 660 FICO LTV ≤ 70% & ≥ 600 FICO								
Seasoning	Cash-Out: ≥ 6 months ownership or since prior Cash-out < 6 mos seasoning allowed: All borrowers on the original Note at acquisition or prior cash-out must be on the current Note and LTV is based off lesser of purchase price + documented improvements, if acquired in the past 6 months, or appraised value							
Temporary Buydowns	Ineligible							

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

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