LOAN STREAM MORTGAGE

# Jumbo Product Comparison Matrix

Information deemed reliable but not guaranteed. Restrictions may apply, see "Product Guidelines" for complete requirements.

Eff. 11.10.26 | Rev. 11.02.26

| Features | Jumbo ONE | Jumbo ONE Advantage | Jumbo ONE Premier | Jumbo ONE Select |
|---|---|---|---|---|
| **GENERAL** | | | | |
| **Loan Type** | Purchase, Rate/Term Refi, & Cash-out Refi | Purchase, Rate/Term Refi, & Cash-out Refi | Purchase, Rate/Term Refi, & Cash-out Refi | Purchase, Rate/Term Refi, & Cash-out Refi |
| **Loan Terms** | 30 year fixed, 10/6 ARM | 15, 30 year fixed,<br>10/6 ARM<br>30 year fixed Interest Only | 15, 30 year fixed,<br>10/6 ARM<br>30 year 2:1 or 1:0 Temporary Buydown | 15, 30 year fixed, nonstandard terms available<br>30 year 2:1 or 1:0 Temporary Buydown |
| **Max LTV with Loan Amount - Purchase Rate & Term** | 90% up to $1,500,000 (Purchase)<br>85% up to $2,000,000 (Rate/Term Refi) | 89.99% up to $3,000,000 | 80% up to $3,000,000 | 85% up to $2,000,000 |
| **Max LTV with Loan Amount - Cash-out Refi** | 80% up to $1,000,000 | 89.99% up to $3,000,000 | 80% up to $2,000,000 | 75% up to $2,500,000 |
| **Max Loan Amount** | $3,500,000 - Primary \| $2,000,000 - Second & Investment | $3,000,000 - Primary & Second \| $2,000,000 Investment | $3,000,000 Primary & Second \| $1,500,000 Investment | $3,000,000 Primary, Second & Investment |
| **Min Credit Score** | 660 min FICO – Purchase & Rate/Term Refi<br>680 min FICO – Cash-out Refi | 660 min FICO – Purchase & Rate/Term Refi<br>680 min FICO – Cash-out Refi | 660 min FICO – Purchase, Rate/Term Refi & Cash-out Refi | 680 min FICO – Purchase, Rate/Term Refi & Cash-out Refi |
| **DTI** | Determined by AUS, max 50% max | Fixed & ARM: Determined by AUS, max 45%<br>Interest Only: Determined by AUS, max 43% | Determined by AUS, 49.99% max | 45% max |
| **Cash In Hand Limits** | No max limits | No max cash-out amount for loans with CLTV <65%, otherwise $500,000 | ≤ $1,500,000 loan amount: $350,000<br>> $1,500,000 loan amount: $500,000 | ≤ 65% LTV: $1.5M Max*<br>> 65% - ≤ 75% LTV & ≥ 700 FICO: $1.5M max<br>> 65% - 75% LTV & < 700 FICO: $1.0M Max<br>> 75% LTV: $500k max<br>* Unlimited: ≥ 720 FICO, 0x30x12, Primary residence only |
| **Minimum Loan Amount** | $1 above conforming loan limit | $1 above conforming loan limit | $1 above conforming loan limit | $1 above conforming loan limit |
| **Interest Only Restrictions** | Ineligible | Primary Residence & Second Home<br>> 80 LTV/CLTV ineligible | Ineligible | Ineligible |
| **Property Types** | SFR \| PUD \| Condo (warrantable)<br>2-4 Unit (Primary & Investment only) | SFR \| 2-4 Unit \| PUD \| Condo (warrantable) | SFR \| PUD \| Condo (warrantable & non-warrantable)<br>2-4 Unit (Primary & Investment only) \| 1-Unit property w/ADU | SFR \| PUD \| 2-4 Unit \| Condo (warrantable) |
| **Reserves** | Greater of AUS or:<br>≤ $1,000,000: Follow AUS \|> $1,000,000 - ≤ $2,000,000: 3 mos<br>> $2,000,000 - ≤ $3,000,000: 6 mos \|> $3,000,000: 12 mos<br>LTV/CLTV > 80%: 6 mos<br>*Cash out proceeds ineligible* | Greater of AUS or:<br>≤ $2,000,000: Follow AUS<br>Primary & Second Home Purchase & Rate/Term Refi:<br>> $2,000,000 - ≤ $2,500,000: 12 mos \|> $2,500,000 - ≤ $3,000,000: 18 mos<br>Primary & Second Home Cash-out Refi > $2,000,000: 18 mos<br>Investment Properties > $2,000,000: 12 mos<br>Interest Only: > $2,000,000: 24 mos<br>*Business funds and gift funds ineligible* | Greater of DU or:<br>Primary:<br>≤ $1,000,000 - 6 mos \|> $1,000,000 - ≤ $2,000,000 - 9 mos \|<br>> $2,000,000 - 12 mos \|2 units - 12 mos<br>Second Home: ≤ $2,000,000 - 9 mos \|> $2,000,000 - 12 mos<br>Investment: 12 mos<br>*Cash out proceeds & gift funds ineligible* | 6 mos<br>*Cash out proceeds & gift funds ineligible* |
| **Eligible Borrowers** | US Citizen \| Permanent Res \| Non-Permanent Res | US Citizen \| Permanent Res \| Non-Permanent Res | US Citizen \| Permanent Res \| Non-Permanent Res | US Citizen \| Permanent Res \| Non-Permanent Res |
| **First Time Homebuyer** | Follow Agency | Follow Agency | Primary and Second home only, $1.5MM max, if living rent free must meet addtn'l tradeline requirements | Primary and Investment only, payment shock should not exceed 300%<br>Investment: 80% max LTV, $1.5M Max, Full Doc and bank statment only |
| **Geo Limitations** | US Territories & Texas 50 (a)(6) ineligible | US Territories and Texas 50(a)(6) and (f)(2) Transactions ineligible | US Territories & Texas 50 (a)(6) ineligible | US Territories & Texas 50 (a)(6) ineligible |
| **Interested Party Contributions** | Follow Agency | Follow Agency | Follow FNMA | • ≤ 75% LTV = 9% Max • > 75% LTV = 6% Max |
| **Number of Financed Properties** | Follow Agency | Follow Agency | Follow DU findings | • Primary and Second Home - Max 20 financed properties including subject<br>• Investment - No limit |
| **Temporary Buydown** | Ineligible | Ineligible | 2-1 and 1-0 permitted, Fixed rate & Purchase transactions only,<br>Investment ineligible | 2-1 and 1-0 permitted, 30 yr fixed rate & Purchase transactions only,<br>Investment ineligible |
| **QM** | Must be QM eligible: Safe Harbor and Rebuttable Presumption | Must be QM eligible: Safe Harbor and Rebuttable Presumption | Must be QM eligible: Safe Harbor and Rebuttable Presumption | Must be QM eligible: Safe Harbor and Rebuttable Presumption |
| **Underwriting** | DU Approve or LPA Accept finding | DU Approve or LPA Accept finding | DU Approve finding, LPA ineligible | Manual underwrite |
| **PROPERTY** | | | | |
| **Appraisal** | ≤ $1,500,000: 1 appsl & secondary valuation \| > $1,500,000: 2 appsls | ≤ $1,500,000: 1 appsl \| > $1,500,000: 2 appsls<br>Refinance transactions require 2 appraisals for loans >$2MM | Purchase & R/T Refi: ≤ $2MM: 1 Appsl & Secondary Valuation, > $2MM: 2 Appsl Required<br>C/O Refinance: ≤ $1.5MM: 1 Appsl & Secondary Valuation, > $1.5MM: 2 Appsl Required | •> $2,000,000: 2 appsls, 1st appsl from Preferred AMC<br>• > $1.5MM & ≤ $2.0MM: 1 appsl from Preferred AMC & ARR/CCA, or<br>2 appsls if 1st appsl not from Preferred AMC, 2nd appsl to be from Preferred AMC<br>• < $1.5 MM: 1 appsl & Secondary Valuation |
| **Secondary Valuation Options** | Secondary Valuation: CU ≤ 2.5, no secondary valuation required \|<br>CU > 2.5 or indeterminate: Enhanced Desk Review within -10% or 2nd full appsl | NA | Secondary Valuation: CU ≤ 2.5, no secondary valuation required \|<br>CU > 2.5 or indeterminate: CCA/ARR within -10% or field review, 2nd full appsl | Secondary Valuation: CU ≤ 2.5, no secondary valuation required \|<br>CU > 2.5 or indeterminate: CCA/ARR or field review, drive-by appsl or 2nd full appsl |
| **Condo Approval** | Follow Agency | Follow Agency | Warrantable and Non-Warrantable<br>NW 10% LTV reduction, 30 fixed only, Investment ineligible<br>NW Features (only 1 NW feature permitted): Commercial Space - > 35% - ≤ 50% \| Presale - ≥ 30% sold or under contract \| Budget - < 10% reserves allowed with conditions \| One Entity Ownership - up to 25% for projects w/ 10+ units | Warrantable |
| **Declining Market** | No limitations | No limitations | LTV >65% - reduce LTV/CLTV by 5%<br>LTV <65% - no LTV/CLTV reduction required | 5% LTV/CLTV reduction with > 70% LTV |
| **Acreage** | 25 acres max | 25 acres max | 25 acres max<br>Rural > 10 acres must have 3 comps w/similar acreage | 25 acres max |

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|---|---|---|---|---|
| **CREDIT** | | | | |
| **Scores** | At least 1 score required \| Lowest middle is decision score | 2 scores required \| Lowest middle is decision score | 2 scores required \| Lowest middle is decision score \| Rapid rescore not allowed | 2 scores required \| Lowest middle is decision score |
| **Tradelines Requirements** | Follow AUS | Follow AUS | Follow DU findings | One of the following:<br>• 3 trades reporting for min 12 mos w/activity in last 12, or<br>• 2 trades reporting for min 24 mos w/activity in last 12, or<br>•1 revolving trade for min 60 mos w/activity in last 12, or<br>• 1 installment trade for min 36 mos w/activity in last 12<br><br>If primary wage earner has 3 reported credit scores, tradeline requirement is met |
| **Housing History** | Follow AUS | Mortgage/Rent : 0x30x12 | Mortgage: 0x30x12, 0x60x24 \| Rent: 0x30x12 | • 0x30x24 • Living rent free not allowed |
| **Collections** | Follow Agency | Follow Agency | Follow FNMA | • Collections/Charge-offs with aggregate> $5,000 must be paid<br>• Medical charge-offs/collections may remain open |
| **Derog Credit Seasoning (BK,SS,FC,DIL)** | Follow AUS | 7 yrs seasoning | Follow DU, extenuating circumstances prohibited<br>Credit events seasoned < 7 years require 0x30x24 and no mortgage lates since credit event \| Multiple credit events not permitted | • 4 yrs seasoning (BK,SS,PFC,FC,DIL,FB,MCO,MOD)<br>• Multiple credit events not permitted |
| **Forbearance** | Follow AUS | Must have exited, not in a repayment plan, current and made 6 timely payments | 6 mos seasoning, no skipped payments during forbearance period<br>Applies to all current and previously owned properties | 4 yrs seasoning |
| **INCOME** | | | | |
| **Employment and Income Documentation** | Full Doc only, Follow Agency | Full Doc only, Follow Agency | Full Doc only, Follow DU findings | Full Doc: 1-2 years (Wage Earner & Self-Employed)<br>Alt Doc: 12/24 Bank Statement, P&L plus 3 mos Bank Stmt, Asset Utilization |
| **Tax Transcripts** | Required for all borrowers whose income is used to qualify | Required for all borrowers whose income is used to qualify | Required for all borrowers whose income is used to qualify | Required at underwriters discretion |
| **Self Employed** | Follow Agency | Follow Agency | Follow DU findings \| P&L through most recent quarter required | Full Doc and Alt Doc options |
| **Other Income** | Follow Agency | Follow Agency | Follow FNMA w/carve-outs | Follow FNMA w carve-outs |
| **Employment Gap** | Follow Agency | Follow Agency | Follow FNMA | Follow FNMA |
| **Conversion of Departing Residence** | Follow Agency | Follow Agency | Follow FNMA | • 75% of the market rents used to offset the PITIA/TIA, or<br>• 100% of the actual rents used to offset the PITIA or TIA |
| **ASSETS** | | | | |
| **Borrower Funds** | Follow Agency | Follow Agency | Follow DU | Follow FNMA |
| **Business Assets** | Follow Agency | Business assets cannot be used as reserves unless borrower is 100% owner of the business | Allowed | Allowed |
| **Gift Funds** | Follow Agency | Follow Agency | Allowed w/5% min contribution, not permitted as reserves | Allowed w/5% min contribution, not permitted as reserves |
| **Gifts of Equity** | Follow Agency | Ineligible | Follows Agency | Ineligible |