LoanStream Non-QM Core Flex Matrix

Effective Date: 11.10.2026

Eligibility Matrix					General Details	
Occupancy	Property	Loan Amount	FICO to Max LTV/CLTV		Cash in Hand Limits	Max: Unlimited
			Purchase, Rate/Term	Cash-out		
			500+	500+	Reserves	• 6 mos minimum; cash-out proceeds may be used • Plus 2 months for each additional financed property (based on subject property PITIA)
Primary Residence	SFR/2-4 Unit/ PUD/Condo	$ 1,250,000	65%	60%		
Loan Programs	30 Year Fixed (Non-Standard Terms not available)					

Topics	Requirements
Appraisal	Accepting New 3.6 appraisals, and all the new versions that go with it, as of 10.15.26 1 Appraisal & Secondary Valuation required • Secondary Valuation waterfall: ≤ 2.5 CU, Enhanced Desk Review, Field Review, Exterior-only Appraisal, 2nd Appraisal • Transferred Appraisals not allowed
Compliance	• May be QM or Non-QM, subject to ATR • State and Federal High-Cost loans ineligible • Safe Harbor, Rebuttable Presumption & HPML allowed, must comply with appl. regulatory requirements • The allowable points and fees threshold is the more restrictive of state law, as appl., or 5.00%
Credit Event (BK,SS,PFC,FC,DIL,FB,MCO,MOD)	• 5 yrs seasoning • Multiple unrelated events not allowed
Collections/Charge-offs	• Collections/Charge-offs with aggregate> $5,000 must be paid • Medical charge-offs/collections may remain open (open accounts included in DTI)
Credit Scores	• 2 scores required • Multiple Borrowers: Primary wage earner decision score used
DTI	45% Max
Eligible Borrowers	• US Citizens • Permanent Resident Aliens
Escrows - Impound Accounts	Required
First Time Homebuyer	Allowed w/580 min FICO
Geographic Restrictions	• Ineligible States/Geographic Areas : AK, HI, Cook County (IL), NJ, NY, MA • US Territories ineligible • Texas 50(a)(6) ineligible
Gift Funds	Allowed w/10% min buyer own funds
Housing History	• 1x30x12 • Living rent free not allowed
Income - Full Doc	• Wage Earners: Paystub, 2 yrs W-2s • Self-Employed: 2 yrs personal and business (if applicable) tax returns, P&L
Interested Party Contributions	6% Max
Max Financed Properties	Max 10 financed properties including subject
Minimum Loan Amount	$200,000
Non-Occ Co-Borrower	Not allowed
Payment Shock	Not to exceed 300% of the borrower's current housing payment (free and clear properties are exempt)
Property Type	• SFR, 1-4 Units, PUD, Condo (25 acres max) • NW condos and rural properties not allowed
Recently Listed Properties	• Rate/Term: Must be delisted at least one day prior to application • Cash-out: Properties listed for sale ≤ 6 mos ineligible
Refinance - Delayed Financing	• Eligible, property must have been purchased for cash within 6 mos of application date • Priced as a cash-out
Residual Income	Must meet or exceed the family size residual income requirement: Family size of 1 = $1250/mo, family size of 2 = $1,500/mo, add $125 for each additional family member
Seasoning - Cash-Out	≥ 6 months ownership & > 6 months since a prior cash out
Secondary Financing	Permitted up to max LTV/CLTV
Temporary Buydowns	Not allowed
Tradeline Requirements	Each borrower must meet one of the minimum tradeline requirements: • 3 tradelines reporting 12 mos with activity in last 12 mos, or • 2 tradelines reporting for 24 mos with activity in last 12 mos, or • 1 revolving tradeline reporting for 60 mos with activity in the last 12 mos, or • 1 installment tradeline reporting for 36 mos with activity in the last 12 mos
Underwriting	Manual underwriting required

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