



LoanStream NANQ ONE Matrix

Effective 10/05/2020

PARAMETERS	Grades →	Select		A+			A			B			B-			Select DSCR			DSCR (≥1.00) / No Ratio (0.75 - 0.99)				
	LTV ↓ ~ Fico →	720+	680+	720+	700+	680+	720+	680+	640+	720+	680+	640+	720+	680+	640+	NA			NA				
Full Doc Purchase & R/T Income Types Include: Full Doc, Asset Only Utilization, Asset Utilization as Blended Income	85.01-90%	NA	NA	\$1.5M	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA			NA				
	80.01-85%	NA	NA	\$1.5M	\$1.0M	NA	\$1.0M	NA	NA	NA	NA	NA	NA	NA	NA	NA			NA				
	75.01-80%	\$1.5M	\$1.0M	\$2.0M	\$2.0M	\$1.5M	\$1.5M	\$1.0M	NA	\$1.5M	\$1.5M	NA	\$1.5M	\$1.5M	NA	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M		
	70.01-75%	\$2.5M	\$2.5M	\$2.5M	\$2.5M	\$2.5M	\$2.0M	\$1.5M	\$1.5M	\$1.5M	\$1.5M	NA	\$1.5M	\$1.5M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M		
	65.01-70%	\$2.5M	\$2.5M	\$2.5M	\$2.5M	\$2.5M	\$2.0M	\$2.0M	\$1.5M	\$1.5M	\$1.5M	NA	\$1.5M	\$1.5M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M		
	60.01-65%	\$2.5M	\$2.5M	\$3.0M	\$3.0M	\$2.5M	\$2.0M	\$2.0M	\$1.5M	\$1.5M	\$1.5M	NA	\$1.5M	\$1.5M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M		
	50.01-60%	\$2.5M	\$2.5M	\$3.0M	\$3.0M	\$2.5M	\$2.0M	\$2.0M	\$1.5M	\$1.5M	\$1.5M	NA	\$1.5M	\$1.5M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M		
≤50%	\$2.5M	\$2.5M	\$3.0M	\$3.0M	\$2.5M	\$2.0M	\$2.0M	\$1.5M	\$1.5M	\$1.5M	NA	\$1.5M	\$1.5M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M			
PARAMETERS -->	LTV ↓ ~ Fico →	720+	680+	720+	700+	680+	720+	680+	640+	720+	680+	640+	720+	680+	640+	LTV ↓ ~ Fico →	720+	680+	700+	680+	640+		
Alt Doc Purchase & R/T Income Types Include: Bank Statements, Asset Utilization as Blended Income	85.01-90%	NA	NA	\$1.5M	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	80.01-85%	NA	NA	NA	NA	NA		
	80.01-85%	NA	NA	\$1.5M	\$1.0M	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	80.01-85%	NA	NA	NA	NA	NA		
	75.01-80%	\$1.5M	\$1.0M	\$2.0M	\$2.0M	\$1.5M	\$1.5M	NA	NA	NA	NA	NA	NA	NA	NA	75.01-80%	\$1.0M	NA	\$1.0M	NA	NA		
	70.01-75%	\$2.5M	\$2.5M	\$2.5M	\$2.5M	\$2.0M	\$2.0M	NA	NA	NA	NA	NA	NA	NA	NA	70.01-75%	\$1.5M	\$1.0M	\$1.5M	\$1.5M	NA		
	65.01-70%	\$2.5M	\$2.5M	\$2.5M	\$2.5M	\$2.0M	\$2.0M	\$1.5M	\$1.5M	NA	NA	NA	NA	NA	NA	65.01-70%	\$2.0M	\$1.5M	\$2.0M	\$1.5M	NA		
	60.00-65%	\$2.5M	\$2.5M	\$3.0M	\$3.0M	\$2.5M	\$2.0M	\$2.0M	\$1.5M	\$1.5M	\$1.5M	NA	\$1.5M	\$1.5M	\$1.0M	60.00-65%	\$3.0M	\$2.5M	\$2.5M	\$2.0M	\$1.5M		
	50.01-60%	\$2.5M	\$2.5M	\$3.0M	\$3.0M	\$2.5M	\$2.0M	\$2.0M	\$1.5M	\$1.5M	\$1.5M	NA	\$1.5M	\$1.5M	\$1.0M	50.01-60%	\$3.0M	\$2.5M	\$3.0M	\$2.5M	\$2.0M		
≤50%	\$2.5M	\$2.5M	\$3.0M	\$3.0M	\$2.5M	\$2.0M	\$2.0M	\$1.5M	\$1.5M	\$1.5M	NA	\$1.5M	\$1.5M	\$1.0M	≤50%	\$3.0M	\$2.5M	\$3.0M	\$2.5M	\$2.0M			
Credit/Grade:	Select	A+			A			B			B-			Select DSCR (≥1.15)	DSCR (≥1.0) - No Ratio (0.75 - 0.99)								
Minimum FICO	680	680			640			640			640			680	640								
Housing History	0x30x24	0x30x12			1x30x12			0x60x12			0x90x12			0x30x12	0x30x24 No Ratio								
Credit Event (BK, SS, FC, DIL)	48 Months	36 Months			24 Months (12 on BK 13)			24 Months (Settled on BK 13)			12 Months (Settled on BK 13 & SS/ DIL)			48 Months	36 Months (12 BK 13 & 24 SS/ DIL, Ch. 7 BK)								
Reserves	6 Months Minimum	3 Months Minimum			3 Months Minimum			3 Months Minimum			3 Months Minimum			6 Months Minimum	3 Months DSCR / 6 Months No Ratio								
No Ratio	NA	NA			NA			NA			NA			NA	5% Reduction								
LTV Non Owner Occupied	5% Reduction	10% Reduction			10% Reduction			10% Reduction			10% Reduction			NA	Max 80%								
LTV Cash out - Owner Occ	5% Reduction	5% Reduction			5% Reduction			5% Reduction			5% Reduction			NA	NA								
LTV Cash out - Non-Owner Occ	5% Reduction	5% Reduction			5% Reduction			5% Reduction			5% Reduction			NA	5% Reduction								
LTV Second Home	(Max 80%)	(Max 80%)			(Max 75%)			(Max 75%)			(Max 75%)			NA	NA								
LTV Condo	(Max 80%)	(Max 85%)			(Max 80%)			(Max 75%)			(Max 70%)			(Max 70%)	(Max 75%)								
LTV Condo Non-Warrantable	NA	(Max 75%)			(Max 75%)			(Max 70%)			(Max 70%)			NA	NA								
LTV 3-4 Unit	NA	(Max 75%)			(Max 75%)			(Max 70%)			(Max 70%)			NA	(Max 70%)								
LTV Rural	NA	(Max 75%)			(Max 70%)			(Max 65%)			(Max 70%)			NA	NA								
CLTV	80%	(Max 90%)			(Max 85%)			(Max 75%)			(Max 70%)			NA	NA								
ITIN	NA	NA			Min 680 FICO, Max 1.5M L/A, Max 80% LTV			Min 680 FICO, Max 1.0M L/A, Max 80% LTV			Min 680 FICO, Max 1.0M L/A, Max 80% LTV			NA	NA								
Loan Amount	Full Doc - Min. \$250K / Alt Doc - Min. \$250K	Full Doc - Min. \$150K / Alt Doc - Min. \$250K			Full Doc - Min. \$150K / Alt Doc - Min. \$250K			Full Doc - Min. \$150K / Alt Doc - Min. \$250K			Full Doc - Min. \$150K / Alt Doc - Min. \$250K			Minimum. \$250,000	Minimum. \$150,000								
Residual Income	\$2500/mo. + 250 1st + 125 others	\$1250/mo. + 250 1st + 125 others			\$1250/mo. + 250 1st + 125 others			\$1250/mo. + 250 1st + 125 others			\$1250/mo. + 250 1st + 125 others			NA	NA								
Asset Utilization	N/A	N/A			Min 680 FICO, Max 2MML/A, Max 80%			Min 680 FICO, Max 2MML/A, Max 80%			Min 680 FICO, Max 2MML/A, Max 80%			NA	NA								
Full Doc & Alternative Income - Requirements				Applicable to All Programs (Full, Alt & DSCR Doc Types) - Requirements								Debt Service Coverage Ratio (DSCR) - Requirements											
Debt-To-Income Ratio				Cash in Hand Limit (% Prop Value)				Interested Party Contribution: (IPC)				Cash-Out				<ul style="list-style-type: none"> Gross Income/PITIA and ITIA; Qualified on cash flow of subject property. Gross Income: Lower of estimated market rent from Form 1007 and monthly rent from existing lease (if lease amount is higher, utilized with two months proof of receipt). Experienced Investor: has owned 2 or more properties for greater than most recent 12 mos. or 1 investment properties for greater than 24 months. Tradelines for other mortgages that reflect on credit report are acceptable to establish investor experience. May have been sold or paid in full within the last 36 mos. (Primary can be included). One Property must be investment not occupied by the borrower A borrower that does not meet the Experienced Investor Criteria: First Time Investors must have owned a residence for a min. of the most recent 12 months. Max LTV 70%. 							
Select Grade				• Program Max: 70%				Owner Occ/Second Home: LTV≤80% Max: 6%				12 Months Min Ownership Seasoning											
Full Doc				• Loan Amount > 1M: 60%				Owner Occ/Second Home: LTV>80% Max: 4%				Over 6 Months for a prior C/O Seasoning											
50% Max				• Condo & 3-4 Unit: 60%				Investment Property: All LTVs Max: 3%				Reserves											
A+ and A Grade				Financed Properties				Appraisal Review				Cash-out Can be used for Reserves after 2 months from borrower's own funds											
Full Doc				• 20 financed properties incl subject				CU Score Loan Amount Requirement				Non-Owner - Add 3 Months to Reserve Requirements Above											
50% Max				• Exposure - \$5M or 6 properties				≤ 2.5 ≤\$1,500,000 Nothing Additional Needed				2 Months for Each Additional Financed Properties (Max 12 Months Reserves)											
B/B- Grade				Interest Only				> 2.5 ≤\$1,500,000 ARR Req. Under 10% Variance															
Full Doc				• 640 Min FICO, 80% Max LTV				NA >\$1,500,000 Second Appraisal Required															
50% Max				• IO Period 10 Yrs.; Qual Term minus 10 Yrs.				Loan Amount >\$1,500,000 See below															
>50% - 55% DTI				• Terms 30 & 40; Reserves based on IO Pmt				2nd Appraisal Required, Click Here Approved AMCList				Impound Waivers:											
All Doc Types Allowed				Primary & Second Home Only				At least 1 Appraisal must be from the AMCList above				Impound Required on all Products											
6 Months Reserves				Purchase/Rate-Term				Minimum Square Footage				Prepayment Penalty For Bus. Purp Only											
Max 80% LTV - 680 Min FICO				Grades A+ & A/ 680 Min FICO / No ITIN				Follows R/T Refi LTV & FICO (Max 5K Cash)				SFR 600 sq. ft.											
ACH for .125 Rate Reduction Click Here for Details								Condo 600 sq. ft.				Pre-Payment Penalty: 6 months interest on 80% of the original balance; Not allowed in IL*, MD, MI, MN, ND, NJ*, NM, OH, PA * Allowed to close in											
								2-4 Units 600 sq. ft. per individual unit															
								EZ Calc Desk				EZCalc@LSMortgage				Scenario Desk							
								NanQLock Desk				NANQLockDesk@LSMortgage											
												Condo Review											
												NanQCondoReview@LSMortgage											

[Click here for details](#)

State Restrictions - TX C/O Max 65% LT

the name of a Corp

[NanQ Ratesheet - \(Click Here\)](#)

*All Adjustment on the ONE Matrix are Cumulative, All LTV Calculations start from the highest LTV allowed from Programs.

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