



LoanStream NANQ ONE Matrix

Effective 02/15/2021
Internal

PARAMETERS	Grades →		A+				A				B				B-				C				Select DSCR			DSCR/No Ratio						
	LTV↓ ~ Fico>		720+	700+	680+	640+	720+	680+	640+	600+	720+	680+	640+	600+	720+	680+	640+	600+	720+	680+	640+	600+	LTV↓ ~ Fico>	720+	680+	700+	680+	640+	620+			
Full Doc Purchase & R/T Income Types Include: Full Doc, 1099, VOE, Asset Only Utilization, Asset as Blended Income	90.01-95%	NA	NA	\$1.0M	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA		
	85.01-90%	\$1.5M	\$1.0M	\$1.5M	\$1.5M	\$1.0M	NA	NA	NA	NA	\$1.5M	\$1.5M	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA		
	80.01-85%	\$2.0M	\$1.5M	\$2.0M	\$2.0M	\$1.5M	\$1.0M	NA	NA	NA	\$1.5M	\$1.5M	\$1.0M	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	75.01-80%	\$2.5M	\$2.5M	\$2.5M	\$2.0M	\$2.0M	\$1.5M	\$1.0M	NA	NA	\$2.0M	\$2.0M	\$1.5M	\$1.0M	\$1.5M	\$1.5M	\$1.0M	\$0.5M	\$1.0M	\$1.0M	\$0.5M	\$0.5M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	NA	NA		
	70.01-75%	\$2.5M	\$2.5M	\$2.5M	\$2.0M	\$2.0M	\$1.5M	\$1.0M	NA	NA	\$2.0M	\$2.0M	\$1.5M	\$1.0M	\$1.5M	\$1.5M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	NA	NA		
	65.01-70%	\$3.0M	\$2.5M	\$3.0M	\$2.5M	\$2.5M	\$2.0M	NA	NA	NA	\$2.5M	\$2.5M	\$2.0M	\$1.5M	\$1.5M	\$1.5M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	NA	NA	
	60.01-65%	\$3.0M	\$2.5M	\$3.5M	\$3.0M	\$2.5M	\$2.0M	NA	NA	NA	\$2.5M	\$2.5M	\$2.0M	\$1.5M	\$1.5M	\$1.5M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	NA	NA	
50.01-60%	\$3.0M	\$2.5M	\$3.5M	\$3.5M	\$3.5M	\$3.0M	NA	NA	NA	\$3.0M	\$2.5M	\$2.0M	\$1.5M	\$1.5M	\$1.5M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	NA	NA		
≤50%	\$3.0M	\$2.5M	\$3.5M	\$3.5M	\$3.5M	\$3.0M	NA	NA	NA	\$3.0M	\$2.5M	\$2.0M	\$1.5M	\$1.5M	\$1.5M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	NA	NA		
PARAMETERS -->	LTV↓ ~ Fico>	720+	680+	720+	700+	680+	640+	720+	680+	640+	600+	720+	680+	640+	600+	720+	680+	640+	600+	720+	680+	640+	600+	NA	680+	640+	600+	NA	700+	680+	640+	620+
Alt Doc Purchase & R/T Income Types Include: Bank Statements (No Assumed Expense Factor on Select), CPA w/ 3 Month BS, Asset as Blended Income	90.01-95%	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	85.01-90%	NA	NA	\$1.5M	\$1.0M	\$0.5M	NA	\$1.5M	\$1.0M	NA	NA	\$1.5M	\$1.0M	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	80.01-85%	\$1.5M	\$1.0M	\$2.0M	\$1.5M	\$1.0M	\$0.5M	NA	\$1.5M	\$1.5M	\$1.0M	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	75.01-80%	\$2.5M	\$2.5M	\$2.0M	\$2.0M	\$1.5M	\$1.0M	NA	\$1.5M	\$1.5M	\$1.0M	\$0.5M	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	70.01-75%	\$2.5M	\$2.5M	\$2.5M	\$2.0M	\$1.5M	\$1.0M	NA	\$2.0M	\$2.0M	\$1.5M	\$1.0M	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	65.01-70%	\$2.5M	\$2.5M	\$2.5M	\$2.0M	\$1.5M	\$1.0M	NA	\$2.0M	\$2.0M	\$1.5M	\$1.0M	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	60.00-65%	\$3.0M	\$2.5M	\$3.0M	\$2.5M	\$2.0M	\$1.5M	NA	\$2.5M	\$2.5M	\$2.0M	\$1.5M	\$1.0M	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
50.01-60%	\$3.0M	\$2.5M	\$3.5M	\$3.0M	\$2.5M	\$2.0M	NA	\$2.5M	\$2.5M	\$2.0M	\$1.5M	\$1.0M	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
≤50%	\$3.0M	\$2.5M	\$3.5M	\$3.5M	\$3.0M	\$2.5M	NA	\$3.0M	\$2.5M	\$2.0M	\$1.5M	\$1.0M	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Credit/Grade:	Select	A+				A				B				B-				C				Select DSCR			DSCR/No Ratio							
Minimum FICO	680	640				600				600				600				600				680			620 ≥ 1.00/640 < 1.00							
Housing History	0x30x24	0x30x12				1x30x12				0x60x12				0x90x12				1x120x12				0x30x12			1x30x12 DSCR/0x30x12 No Ratio							
Credit Event (BK, SS, FC, DIL)	48 Months	36 Months				24 Months (12 on BK 13)				18 Months (Settled on BK 13)				12 Months (Settled on BK 13 & SS/DIL)				Settled				48 Months			36 Month (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				3 Months Minimum				6 Months Minimum			3 Month Minimum							
LTV Non Owner Occupied	Max 75%	10% Reduction/Max 80%				10% Reduction				10% Reduction/Max 80%				NA				NA				Minimum 1.00 Ratio			No Ratio - 5% Reduction							
LTV Cash out	Max 80%	5% Reduction/Max 85%				5% Reduction				5% Reduction/Max 85%				NA				NA				5% Reduction			5% Reduction							
LTV Second Home	Max 75%	Max 85%				Max 85%				Max 85%				Max 75%				Max 80%				Max 75%			Max 75%							
LTV Condo	Max 80%	Max 85%				Max 85%				Max 80%				Max 80%				Max 70%				Max 70%			Max 75%							
LTV Condo Non-Warrantable	NA	Max 80%				Max 80%				Max 75%				NA				NA				NA			Max 70% / Max \$1,500,000							
LTV 3-4 Unit	NA	Max 85%				Max 80%				Max 80%				NA				NA				NA			5% Reduction							
LTV Rural	NA	Max 80%				Max 80%				Max 75%				NA				NA				NA			NA							
CLTV	90%	95%				90%				85%				80%				70%				NA			NA							
Loan Amount	Full Doc Min. 150K / Alt Min. 250K	Full Doc Min. 100K / Alt Doc Min. 150K				Full Doc Min. 100K / Alt Doc Min. 150K				Full Doc Min. 100K / Alt Doc Min. 150K				Full Doc Min. 100K / Alt Doc Min. 150K				Full Doc Min. 100K				Min. \$250,000 / Max. \$3,000,000			Min. \$100,000 / Max. \$3,500,000							
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				\$1250/mo. + 250 1st + 125 others				NA			NA							
VOE Only	NA	NA				NA				NA				NA				NA				NA			NA							
1099 Only	NA	NA				NA				NA				NA				NA				NA			NA							
ITIN	NA	NA				NA				NA				NA				NA				NA			No ITIN on No Ratio							
Asset Utilization	NA	NA				NA				NA				NA				NA				NA			NA							
Full Doc & Alternative Income - Requirements			Cash in Hand Limit (% Prop Value)				Interested Party Contribution: (IPC)				Cash-Out				Debt Service Coverage Ratio (DSCR) - Requirements																	
Debt-To-Income Ratio			Cash in Hand Limit (% Prop Value)				Interested Party Contribution: (IPC)				Cash-Out				Debt Service Coverage Ratio (DSCR) - Requirements																	
Select Grade			• Program Max: 70%				Owner Occ/Second Home: LTV≤80% Max: 6%				6 Months Min Ownership Seasoning Over 6 Months for a prior C/O Seasoning				• Gross Income/PITIA or ITIA; Qualified on cash flow of subject property.																	
Full Doc			• LA > 1M/Condo/3-4 Units/ITIN: 60%				Owner Occ/Second Home: LTV>80% Max: 4%				Reserves				• Gross Income: Lower of estimated market rent from Form 1007 and monthly rent from existing lease (if lease amount is higher, needs to be documented with two months proof of receipt of rent)																	
50% Max			• Loan Amount > 3M: 50%				Investment Property: All LTVs Max: 3%				Cash-out Can be used for Reserves after 2 months from borrower's own funds				• Experienced Investor: 1) Owned 2 or more properties greater than most recent 12 mos; or 2) Owned 1 investment property for greater than 24 months; or 3) Ownership in commercial RE or Investment in RE Investment Trust within the last 12 mths.																	
A+ and A Grade			Financed Properties				Appraisal Review				Non-Owner - Add 3 Months to Reserve Requirements Above				• Inexperienced Investor: Must have owned a residence for a minimum of the most recent 12 months. Max LTV 70%.																	
Full Doc			• 20 financed properties incl subject				CU Score Loan Amount Requirement				2 Months for Each Additional Financed Properties (Max 12 Months Reserves)				*Tradelines for mortgages that reflect on credit report that have been paid off or sold can meet the above requirements.																	
50% Max			• Exposure - \$5M or 6 properties				< 2.5 ≤\$1,500,000 Nothing Additional Needed				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 the name of a Corp.				• Unlimited Financed Properties																	
B / B - Grade			Interest Only				> 2.5 ≤\$1,500,000 ARR Req. Under 10% Variance				Prepayment Penalty For Bus. Purp Only				• Exposure - \$5M or 6 properties																	
Full Doc			• 640 Min FICO, 80% Max LTV				NA >\$1,500,000 Second Appraisal Required				Reserves based on IO Pmt				• Interest Only																	
50% Max			• IO Period 10 Yrs.; Qual Term minus 10 Yrs.				Loan Amount >\$1,500,000 See below				Reserves based on IO Pmt				40 yr. & TX Ineligible																	
>50% - 55% DTI			• Terms 30 & 40; Reserves based on IO Pmt				2nd Appraisal Required, Click Here Approved AMC List				Reserves based on IO Pmt				Reserves based on IO Pmt																	
Full / All Doc Types Allowed			IO Not Eligible in Texas				At least 1 Appraisal must be from the AMC list above				Quick Email Links				EZ Calc Desk																	
6 Months Reserves			Debt Consolidation				Minimum Square Footage				Loans > \$3M				EZCalc@LSMortgage																	
Max 80% LTV - 640 Min FICO			• Follows R/T Refi LTV & FICO (Max 5K Cash)				SFR 600 sq. ft.				See Guides for Appraisal and Credit overlay				Scenario Desk																	
Impound Waivers:			95% LTV:				Condo 600 sq. ft.				NANQLockDesk@LSMortgage				Condo Review																	
Owner / Second Home:			• Restricted to Purch. & R/T. Refi DTI of 43%				2-4 Units 600 sq. ft. per individual unit				NANQCondoReview@LSMortgage				NANQScenario@LSMortgage																	
To waive Impounds Loan cannot be HPML (Non-owner Exempt)			• Minimum loan amount \$250K				State Restrictions - TX C/O Max 65% LTV				Effective 02/15/2021 Internal				NANQRatesheet - (Click Here)																	
*All Adjustment on the ONE Matrix are Cumulative, All LTV Calculations start from the highest LTV allowed from Programs.																																