



LoanStream NANQ ONE Matrix

Effective Applications 8/15/2019

PARAMETERS	Grades →		Select				A+				A				B				B-				C				Select DSCR				DSCR																																																																		
	LTV ↓ ~ Fico >		720+	680+	720+	700+	680+	640+	720+	680+	640+	600+	720+	680+	640+	600+	720+	680+	640+	600+	720+	680+	640+	600+	720+	680+	640+	600+	LTV ↓ ~ Fico >	660+	620+	720+	680+	660+	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	\$1.5M	NA	NA	NA	\$1.5M	NA	NA	NA	\$1.5M	NA	NA	NA	NA	\$1.5M	NA	NA	NA	NA	\$1.5M	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA																																																													
	85.01-90%		\$1.5M	\$1.0M	\$2.0M	\$1.5M	\$1.5M	\$1.5M	\$2.0M	\$1.5M	\$1.5M	NA	NA	\$1.5M	\$1.5M	NA	NA	NA	\$1.5M	\$1.5M	\$1.0M	NA	NA	\$1.5M	\$1.5M	\$1.0M	\$1.0M	NA	NA	NA	NA	NA	NA	NA	NA	NA																																																													
	80.01-85%		\$2.0M	\$1.5M	\$3.0M	\$3.0M	\$2.5M	\$2.5M	\$3.0M	\$2.0M	\$2.0M	\$2.0M	\$1.0M	\$1.5M	\$1.5M	\$1.0M	NA	NA	NA	\$1.5M	\$1.5M	\$1.5M	\$1.5M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	NA	NA	NA	NA	NA	NA	NA	NA	NA																																																													
	75.01-80%		\$2.5M	\$2.5M	\$3.0M	\$3.0M	\$2.5M	\$2.5M	\$3.0M	\$2.0M	\$2.0M	\$1.5M	\$1.5M	\$1.5M	\$1.5M	\$1.0M	NA	NA	NA	\$1.5M	\$1.5M	\$1.5M	\$1.5M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	NA	NA	NA	NA	NA	NA	NA	NA	NA																																																													
	70.01-75%		\$2.5M	\$2.5M	\$3.0M	\$3.0M	\$3.0M	\$3.0M	\$2.5M	\$2.0M	\$2.0M	\$1.5M	\$1.5M	\$1.5M	\$1.5M	\$1.0M	NA	NA	NA	\$1.5M	\$1.5M	\$1.5M	\$1.5M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	NA	NA	NA	NA	NA	NA	NA	NA	NA																																																													
	65.01-70%		\$2.5M	\$2.5M	\$5.0M	\$3.0M	\$3.0M	\$3.0M	\$3.0M	\$3.0M	\$2.0M	\$1.5M	\$1.5M	\$1.5M	\$1.5M	\$1.0M	NA	NA	NA	\$1.5M	\$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																																																													
	60.01-65%		\$2.5M	\$2.5M	\$5.0M	\$5.0M	\$5.0M	\$3.0M	\$5.0M	\$5.0M	\$2.0M	\$1.5M	\$1.5M	\$1.5M	\$1.5M	\$1.0M	NA	NA	NA	\$1.5M	\$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																																																													
	50.01-60% ≤50%		\$2.5M	\$2.5M	\$10M	\$7.5M	\$5.0M	\$3.0M	\$10M	\$5.0M	\$2.0M	\$1.5M	\$1.5M	\$1.5M	\$1.5M	\$1.0M	NA	NA	NA	\$1.5M	\$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																																																													
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+	LTV ↓ ~ Fico >		720+	680+	700+	680+	640+	620+																																																													
Alt Doc Purchase & R/T Income Types Include: Bank Statements (No Assumed Expense Factor on Select), CPA w/ 3 mo BS, Asset as Blended Income	90.01-95%		NA	NA	\$1.5M	\$1.5M	\$1.5M	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	NA																																																													
	85.01-90%		NA	NA	\$1.5M	\$1.5M	\$1.5M	NA	\$1.5M	\$1.5M	\$1.5M	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																																																												
	80.01-85%		\$1.5M	\$1.0M	\$1.5M	\$1.5M	\$1.5M	\$1.5M	\$2.0M	\$2.0M	\$2.0M	\$1.0M	\$1.5M	\$1.5M	\$1.0M	NA	NA	NA	NA	\$1.5M	\$1.5M	\$1.5M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA																																																												
	75.01-80%		\$2.5M	\$2.5M	\$2.5M	\$2.5M	\$2.5M	\$2.5M	\$2.0M	\$2.0M	\$2.0M	\$1.0M	\$1.5M	\$1.5M	\$1.5M	\$1.0M	NA	NA	NA	\$1.5M	\$1.5M	\$1.5M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA																																																												
	70.01-75%		\$2.5M	\$2.5M	\$3.0M	\$2.5M	\$2.5M	\$2.5M	\$3.0M	\$2.0M	\$2.0M	\$1.5M	\$1.5M	\$1.5M	\$1.5M	\$1.0M	NA	NA	NA	\$1.5M	\$1.5M	\$1.5M	\$1.5M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA																																																												
	65.01-70%		\$2.5M	\$2.5M	\$3.0M	\$3.0M	\$3.0M	\$2.5M	\$3.0M	\$3.0M	\$2.0M	\$1.5M	\$1.5M	\$1.5M	\$1.5M	\$1.0M	NA	NA	NA	\$1.5M	\$1.5M	\$1.5M	\$1.5M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA																																																												
	60.00-65%		\$2.5M	\$2.5M	\$5.0M	\$3.0M	\$3.0M	\$3.0M	\$3.0M	\$3.0M	\$2.0M	\$1.5M	\$1.5M	\$1.5M	\$1.5M	\$1.0M	NA	NA	NA	\$1.5M	\$1.5M	\$1.5M	\$1.5M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA																																																												
	50.01-60% ≤50%		\$2.5M	\$2.5M	\$5.0M	\$5.0M	\$5.0M	\$3.0M	\$5.0M	\$5.0M	\$2.0M	\$1.5M	\$1.5M	\$1.5M	\$1.5M	\$1.0M	NA	NA	NA	\$1.5M	\$1.5M	\$1.5M	\$1.5M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA																																																												
LTV/CLTV:	Max CLTV - 90%; Adj are Cumulative; LTV Calculations start from highest LTV allowed per the program				Max CLTV - 95%; Adj are Cumulative; LTV Calculations start from highest LTV allowed per the program				Max CLTV - 90%; Adj are Cumulative; LTV Calculations start from highest LTV allowed per the program				Max CLTV - 85%; Adj are Cumulative; LTV Calculations start from highest LTV allowed per the program				Max CLTV - 80%; Adj are Cumulative; LTV Calculations start from highest LTV allowed per the program				Max CLTV - 70%; Adj are Cumulative; LTV Calculations start from highest LTV allowed per the program				Max CLTV = LTV Adj are Cumulative; LTV Calculations start from highest LTV allowed per the program				Max CLTV = LTV Adj are Cumulative; LTV Calculations start from highest LTV allowed per the program																																																																				
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)				24 Months (Settled on BK 13)				12 Months (Settled on BK 13 & SS/DIL)				Settled				48 Months				36 Months (12 BK 13 & 24 SS/DIL, Ch. 7 BK)																																																																				
LTV Non Owner Occupied	5% Reduction/Max 75%				5% Reduction/Max 80%				5% Reduction/Max 80%				5% Reduction/Max 75%				5% Reduction/Max 70%				NA				NA				No Ratio 5% Red./Max 75%																																																																				
LTV Cash out	5% Reduction/Max 80%				5% Reduction/Max 85%				5% Reduction/Max 85%				5% Reduction/Max 80%				5% Reduction/Max 75%				5% Reduction/Max 65%				5% Reduction/Max 75%				5% Reduction/Max 75%																																																																				
LTV Second Home	Max 75%				Max 85%				Max 85%				Max 80%				Max 75%				Max 65%				NA				NA																																																																				
LTV Condo	Max 80%				Max 85%				Max 85%				Max 80%				Max 75%				Max 65%				Max 70%				Max 75%																																																																				
LTV Condo Non-Warrantable	NA				Max 80%				Max 80%				Max 75%				Max 70%				Max 60%				NA				Max 70%																																																																				
LTV 2-4 Unit	2-unit: 80% LTV/3-4 unit: Not Allowed				5% Reduction/Max 85%				5% Reduction/Max 80%				5% Reduction/Max 75%				5% Reduction/Max 70%				5% Reduction/Max 60%				NA				5% Reduction/Max 75%																																																																				
LTV Rural	NA				5% Reduction/Max 80%				5% Reduction/Max 80%				5% Reduction/Max 75%				5% Reduction/Max 70%				5% Reduction/Max 60%				NA				NA																																																																				
Residual Income	NA up to 43% DTI. \$3000/mo + 250 1st + 125 others				\$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																																																																				
Citizenship Restrictions	No ITIN or Foreign National				No ITIN or Foreign National				All Available Programs				All Available Programs				No ITIN or Foreign National				No ITIN or Foreign National				No ITIN or Foreign National				No ITIN - No Foreign National on No Ratio																																																																				
Program Restrictions	No gifts, Non-Occ, CPA w/3 mo BS, VOE, 1099 or Asset Utilization				No VOE, 1099 or Asset Utilization				All Available Doc Types				All Available Doc Types				No VOE or 1099 or Asset Utilization				24 Months Full Doc Only				DSCR Ratio =>1.00 Minimum Minimum 1 Year PPP				NA																																																																				
Debt-To-Income Ratio Based and Asset Utilization - PROGRAM NOTES																												Debt Service Coverage Ratio (DSCR) - PROGRAM NOTES																																																																					
Debt-To-Income Ratio <ul style="list-style-type: none"> Select: DTI 50% 24Mo Full/BS Select: DTI 43% All other doc types > 43% DTI to 50% (All other grades) Max LTV/CLTV 90%-24Mo Full/BS Max LTV/CLTV 85%-12Mo Full/ BS > 50% DTI to 55% Max Full Doc Only 12 Mo Reserves Max LTV/CLTV: 80% Primary Residence Only FTHB not permitted No Cash Out (Debt Consol OK) A+, A and B Grades Only 														Reserves Select Grade: <ul style="list-style-type: none"> < \$1M 6 Mo; Otherwise 12 Months; Cash out can be used for Reserves. All Other Grades: <ul style="list-style-type: none"> Owner Occ Non-Owner Occ < \$1M - 2 Mo's < \$1M - 6 Mo's < \$2M - 6 Mo's \$1+ 12 Mo's \$2+ 12 Mo's 2 Mo's for each add'l financed property not to exceed a maximum of 12 Mo's. Cash out can be used for Reserves. See guides for R/T waiver options. 														Cash in Hand Cash Out Limit (% Prop Value) <ul style="list-style-type: none"> Program Max: 75% Loan Amt > 1M: 70% Loan Amt > 3M: 50% Condo & 2-4 Unit: 70% ITIN and Foreign National: 50% Investment Prop: Reduce by 10% Foreign National <ul style="list-style-type: none"> Max Loan Amt \$5M; Min \$100K; (< 150K Max 70%) Max LTV/CLTV 70%; 75% allowed on Purch & RT with qualifying US credit Minimum 12 months reserves; 2 each add'l property Max 3% Int Party Contributions Must have US Credit for IO Max 50% DTI A and B Grades Only 24 Months Income Documentation Required 														VOE Program <ul style="list-style-type: none"> Grade A & B; Min 620 FICO; Max \$3M Purch/R&T to 80%; CO or FTHB 70% 2 recent bank statement; no gifts 1099 Program <ul style="list-style-type: none"> Grade A & B; Min 660 FICO; Max \$3M 90% Max; 2 recent bank stmts Asset Utilization <ul style="list-style-type: none"> Min 660 Fico - A & B Credit Grades Only ITIN Program <ul style="list-style-type: none"> Max Loan Amt \$1.5M; Min \$150K Reduce LTV by 5% to Max 85% Min 620 FICO Full Doc 24 Mo or Bank Stmt 24 Mo A and B Grades Only Financed Properties <ul style="list-style-type: none"> 20 financed properties incl subject Exposure to a single borrower \$5M or 6 properties (\$10M in High Cost) 														Loans > \$3M (for appraisal overlays see guides) <ul style="list-style-type: none"> FTHB: 24 month income doc options only; no gifts; Max 200% payment shock No Non-Occupants; Housing history must be verifiable Gifts: O/O only, after 10% from own funds; no FTHB. Housing History: Must be verifiable. Limited Tradelines: Not eligible. Income Restrictions: Asset Utilization and 50% Assumed Expense Factor not eligible. No reserve waivers or cash out for reserves. Properties listed in the last 6 months not allowed. Prior cash out transaction within last 6 months not allowed. 95% LTV on A+: <ul style="list-style-type: none"> Restricted to Purch, Primary, SFR, max DTI of 43% Minimum loan amount \$250K Pre Payment Penalty Non-TRID loans only: <ul style="list-style-type: none"> 6 months interest on 80% of the original principal balance; Not allowed in IL*, MD, MI, MN, ND, NJ*, NM, PA *Allowed for loans closed in Corp or LLC only 														<ul style="list-style-type: none"> Gross Income/PITIA; 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, may be utilized with two months proof of receipt). Experienced Investor: has owned 2 or more properties for greater than most recent 12 mos or has tradelines for other mortgage loans that reflect on credit report. May have been sold or paid in full within the last 36 mos (Primary can be included). A borrower that does not meet the Experienced Investor Criteria. First Time Investors must have owned a residence for a minimum of the most recent 12 months. Maximum LTV/CLTV is 70%. Cash in Hand Cash Out Limit (% Property Value) <ul style="list-style-type: none"> Program Max: 65% Loan Amt > 1M: 60% Condo: 60% 2-4 Unit: 60% Loan Amount <ul style="list-style-type: none"> Program Min: \$100K < \$150K 70% Max LTV/CLTV NW Condo Max \$1.5M Pre-Payment Penalty: 6 months interest on 80% of the original principal balance; Not allowed in IL*, MD, MI, MN, ND, NJ*, NM, PA *Allowed for loans closed in Corp or LLC only														Foreign National <ul style="list-style-type: none"> Max Loan Amount \$5M; (< 150K Max 70%) Max LTV/CLTV 70% Purch & RT; Max 65% for Cash Out Minimum 12 months reserves; 2 each add'l property Must have US Credit for IO Interest Only: Min 660 Fico <ul style="list-style-type: none"> 30 yr Term; IO Period first 10 Yrs Qualify on 30 term due to business purpose loan DSCR calc on note rate IO pmt Reserves based on IO O/O IO not allowed in Texas Reserves: <ul style="list-style-type: none"> Select DSCR - 3 Mos required DSCR/No Ratio: <=\$2M - No Reserves Required >\$2M to <=\$3M: 3 Mos Required >\$3M: 12 Mos Required (DSCR Only) 													