



LoanStream NANQ ONE Matrix

Effective 09/1/2021
External

PARAMETERS	Grades →		A+				A				B				B-				C				Select DSCR			DSCR/No Ratio								
	LTV ↓ ~ Fico >	720+	680+	720+	700+	680+	640+	600+	720+	680+	640+	600+	720+	680+	640+	600+	720+	680+	640+	600+	720+	680+	640+	620+	700+	680+	640+	620+						
Full Doc / Alt Doc Purchase & R/T Income Types Include: Full Doc, 1099, VOE, Asset Utilization, Bank Statements, CPA w/ 3 Month BS, Asset as Blended Income	90.01-95%	NA	NA	\$1.5M	NA	NA	NA	NA	\$2.0M	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	\$2.0M	\$2.0M	\$1.5M	\$1.0M	\$1.0M	\$2.0M	\$2.0M	\$1.5M	NA	\$2.0M	\$2.0M	\$1.5M	NA	\$1.0M	\$1.0M	\$0.5M	\$0.5M	NA	NA	NA	NA	\$1.5M	\$1.0M	NA	NA						
	80.01-85%	\$2.0M	\$1.5M	\$2.5M	\$2.5M	\$2.0M	\$1.5M	\$1.0M	\$2.0M	\$2.0M	\$1.5M	\$1.0M	\$2.0M	\$2.0M	\$1.5M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$2.0M	\$1.5M	\$2.0M	\$1.5M						
	75.01-80%	\$2.5M	\$2.5M	\$3.0M	\$3.0M	\$2.5M	\$2.0M	\$1.5M	\$2.5M	\$2.5M	\$2.0M	\$1.5M	\$2.0M	\$2.0M	\$1.5M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$3.0M	\$2.5M	\$3.0M	\$2.5M						
	70.01-75%	\$2.5M	\$2.5M	\$3.0M	\$3.0M	\$2.5M	\$2.0M	\$1.5M	\$2.5M	\$2.5M	\$2.0M	\$1.5M	\$2.0M	\$2.0M	\$1.5M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$3.0M	\$2.5M	\$3.0M	\$2.5M						
	65.01-70%	\$3.0M	\$2.5M	\$3.0M	\$3.0M	\$2.5M	\$2.0M	\$1.5M	\$3.0M	\$3.0M	\$2.5M	\$2.0M	\$1.5M	\$2.0M	\$2.0M	\$1.5M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$3.0M	\$2.5M	\$3.0M	\$2.5M						
60.01-65%	\$3.0M	\$2.5M	\$3.0M	\$3.0M	\$2.5M	\$2.0M	\$1.5M	\$3.0M	\$3.0M	\$2.5M	\$2.0M	\$1.5M	\$2.0M	\$2.0M	\$1.5M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$3.0M	\$2.5M	\$3.0M	\$2.5M							
50.01-60%	\$3.0M	\$2.5M	\$3.0M	\$3.0M	\$2.5M	\$2.0M	\$1.5M	\$3.0M	\$3.0M	\$2.5M	\$2.0M	\$1.5M	\$2.0M	\$2.0M	\$1.5M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$3.0M	\$2.5M	\$3.0M	\$2.5M							
≤50%	\$3.0M	\$2.5M	\$3.0M	\$3.0M	\$2.5M	\$2.0M	\$1.5M	\$3.0M	\$3.0M	\$2.5M	\$2.0M	\$1.5M	\$2.0M	\$2.0M	\$1.5M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$3.0M	\$2.5M	\$3.0M	\$2.5M							
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 (12 on BK 13 w/pay history)				24 Months (Settled on BK 13 w/pay history)				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		≤75% LTV No Reserves / >75% 3 Mons.				≤75% LTV No Reserves / >75% 3 Mons.				3 Months Minimum				3 Months Minimum				3 Months Minimum				6 Months Minimum			≤75% LTV No Reserves / >75% 3 Mons.								
LTV Non Owner Occupied	80%		10% Reduction/Max 85%				85%				Max 80%				NA				NA				Minimum 1.00 Ratio			No Ratio - 5% Reduction/FN 10% Reduction								
LTV Cash out	Max 80%		5% Reduction/Max 85%				5% Reduction/Max 85%				5% Reduction/Max 85%				NA				NA				5% Reduction			5% Reduction								
LTV Second Home	Max 75%		Max 85%				Max 85%				Max 80%				Max 75%				NA				NA			NA								
LTV Condo	Max 80%		Max 85%				Max 85%				Max 80%				Max 80%				Max 65%				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 75%				NA				NA				NA			5% Reduction								
LTV Rural	NA		Max 80%				Max 75%				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. \$5,000,000								
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	Max 80/Cashout & FTHB 70 LTV		Max 80/Cashout & FTHB 70 LTV				620+ FICO/Max 80/Cashout & FTHB 70 LTV				620+ FICO/Max 80/Cashout & FTHB 70 LTV				620+ FICO/Max 80/Cashout & FTHB 70 LTV				620+ FICO/Max 80/Cashout & FTHB 70 LTV				NA			NA								
1099 Only	Max 90; 2 Most Recent BK ST		660+ FICO/Max 90; 2 Most Recent BK ST				660+ FICO/Max 90; 2 Most Recent BK ST				660+ FICO/Max 90; 2 Most Recent BK ST				660+ FICO/Max 90; 2 Most Recent BK ST				660+ FICO/Max 90; 2 Most Recent BK ST				NA			NA								
ITIN	NA		NA				1.5M Max / Max 85% LTV / 620+ FICO				1.5M Max / Max 85% LTV / 620+ FICO				1.5M Max / Max 85% LTV / 620+ FICO				1.5M Max / Max 85% LTV / 620+ FICO				NA			No ITIN on No Ratio								
Non Occupant Co borrower	NA		Purchase / Rate & Term only				Purchase / Rate & Term only				Purchase / Rate & Term only				Purchase / Rate & Term only				Purchase / Rate & Term only				NA			NA								
Asset Utilization Supplemental	NA		640+ FICO/Max LA 2MM / Max 80% LTV				640+ FICO/Max LA 2MM / Max 80% LTV				640+ FICO/Max LA 2MM / Max 80% LTV				640+ FICO/Max LA 2MM / Max 80% LTV				640+ FICO/Max LA 2MM / Max 80% LTV				NA			NA								
Asset Utilization Stand Alone	NA		640+ FICO/Max LA 2MM / Max 80% LTV				640+ FICO/Max LA 2MM / Max 80% LTV				640+ FICO/Max LA 2MM / Max 80% LTV				640+ FICO/Max LA 2MM / Max 80% LTV				640+ FICO/Max LA 2MM / Max 80% LTV				NA			NA								
Asset Utilization No DTI	NA		Max LA 2MM / Max 80% LTV				Max LA 2MM / Max 80% LTV				Max LA 2MM / Max 80% LTV				Max LA 2MM / Max 80% LTV				Max LA 2MM / Max 80% LTV				NA			NA								
Foreign National 2nd Home	NA		Max 75% / Cashout 70% LTV/Max LA 2MM				620+ FICO/Max 75%/C/O 70% / Max LA 2MM				620+ FICO/Max 75%/C/O 70% / Max LA 2MM				620+ FICO/Max 75%/C/O 70% / Max LA 2MM				620+ FICO/Max 75%/C/O 70% / Max LA 2MM				NA			NA								
Foreign National NOO & DSCR	NA		Max 75% / Cashout 70% LTV/Max LA 2MM				620+ FICO/Max 75%/C/O 70% / Max LA 2MM				620+ FICO/Max 75%/C/O 70% / Max LA 2MM				620+ FICO/Max 75%/C/O 70% / Max LA 2MM				620+ FICO/Max 75%/C/O 70% / Max LA 2MM				NA			Max 75% LTV / C/O 70% LTV / \$3M Max LA								
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			Financed Properties								Interested Party Contribution: (IPC)								Cash-Out								<ul style="list-style-type: none"> Gross Income/PITIA or 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, needs to be documented with two months proof of receipt of rent) 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. Inexperienced Investor: Must have owned a residence for a minimum of the most recent 12 months. Max LTV 75%. for DSCR ≥ 1 Max LTV of 70% for No Ratio < 1. *Tradelines for mortgages that reflect on credit report that have been paid off or sold can meet the above requirements. 							
Select Grade			• 20 financed properties incl subject								Owner Occ/Second Home: LTV≤80% Max: 6%								6 Months Min Ownership Seasoning Over 6 Months for a prior C/O Seasoning															
Full Doc			• Exposure - \$5M or 6 properties								Owner Occ/Second Home: LTV>80% Max: 4%								Reserves Cash-out Can be used for Reserves Non-Owner - Add 3 Months to Reserve Requirements Above 2 Months for Each Additional Financed Properties (Max 12 Months Reserves)															
50% Max			Interest Only								Investment Property: All LTVs Max: 3%																							
A+ and A Grade			• 640 Min FICO, 80% Max LTV								Appraisal Review								Interest Only DSCR Qualify on IO Payment Reserves based on IO Pmt															
Full Doc			• IO Period 10 Yrs.; Qual Term minus 10 Yrs.								CU Score Loan Amount Requirement																							
50% Max			• Terms 30 & 40; Reserves based on IO Pmt								≤ 2.5 ≤\$1,500,000 Nothing Additional Needed																							
B / B- Grade			IO Not Eligible in Texas								> 2.5 ≤\$1,500,000 ARR Req. Under 10% Variance																							
Full Doc			Debt Consolidation								NA >\$1,500,000 Second Appraisal Required																							
50% Max			• Follows R/T Refi LTV & FICO (Max 5K Cash)								Loan Amount >\$1,500,000 See below																							
>50% - 55% DTI			Impound Waivers:								2nd Appraisal Required, Click Here Approved AMC List																							
Full / All Doc Types Allowed			Owner / 2nd Home: 90% LTV CA/80% LTV Other states								At least 1 Appraisal must be from the AMC list above																							
6 Months Reserves			HPML not applicable (Non-owner & DSCR Exempt)								Minimum Square Footage																							
Max 80% LTV - 640 Min FICO											SFR 600 sq. ft.																							
How to Qualify											Condo 500 sq. ft.																							
											2-4 Units 400 sq. ft. per individual unit																							
Our Matrix is designed to qualify your borrower by first identifying the credit score and loan amount tier then applying adjustments to achieve the qualifying LTV											State Restrictions - TX C/O Max 65% LTV																							
											Loans > \$3M																							
95% LTV:			*All Adjustment on the ONE Matrix are Cumulative, All LTV Calculations start from the highest LTV allowed from Programs.								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.																							
											See Guides for Appraisal and Credit overlay																							
• Restricted to Purch. & R/T. Refi DTI of 43%																			Quick Email Links EZ Calc Desk EZCalc@LSMortgage Scenario Desk NanQScenario@LSMortgage NanQ Lock Desk NANQLockDesk@LSMortgage Condo Review NanQCondoReview@LSMortgage NanQ Rate sheet - (Click Here) Effective 09/1/2021 External															
• Full Doc Only • Min. loan amount \$250K																																		