

NanQ "Select" and Grades										
Full Doc / Alt Doc Purchase & R/T Income Types Include; Full Doc, 1099, VOE, Asset Utilization, Bank Statements, CPA with 3 mo Bank Stmt, Assets as blended income.										
Loan Amount	"Select"		A+		A		B		C	
	FICO to Max LTV		FICO to Max LTV (Min 660 FICO)		FICO to Max LTV (Min 600 FICO)		FICO to Max LTV (Min 600 FICO)		FICO to LTV (Min 600)	
\$ 1,000,000	80%	80%	90%*	90%*	90%*	80%	85%*	80%	80%	80%
\$ 1,500,000	80%	80%	90%*	90%*	90%*	80%	80%	80%	80%	80%
\$ 2,000,000	80%	75%	90%*	90%*	90%*	75%	75%	75%	75%	75%
\$ 2,500,000	75%	70%	85%*	85%*	80%	70%	70%	60%	50%	
\$ 3,000,000	65%	60%	80%	80%	75%	60%	65%	60%		
\$ 3,500,000	60%	50%	65%	65%	60%	50%	50%			
\$ 4,000,000	50%	50%	65%	60%	50%					
\$ 5,000,000										
* >80% LTV	Not allowed		*Purchase only		*Purchase, Primary Residence		Not allowed		Not allowed	
CLTV	80%		90%		85%		80%		70%	
Cash Out	Max 80%		5% Reduction Max 80% w/*		5% Reduction Max 75%		5% Reduction Max 70%		Not allowed	
Housing History	0 x 30 x 24		0 x 30 x 12		1 x 30 x 12		1 x 60 x 12		1 x 120 x 12	
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 & SS/DIL)		Settled	
Min Loan Amount	• Full Doc Min. 150K • Alt Doc Min. 250K		• Full Doc Min. 150K • Alt Doc Min. 150K		• Full Doc Min. 150K • Alt Doc Min. 150K		• Full Doc Min. 150K • Alt Doc Min. 150K		• Full Doc Min. 150K • Alt Doc: Not Allowed	
Max LTV	NOO - 80 % 2nd Home - 75 % Condo - 80 % Condo NW - no 3-4 Unit - no Rural - no		Non-Owner Occupied - 85 % 2nd Home - 85 % Condo - 80 % Condo Non-Warrantable - 75 % 3-4 Unit - 80 % Rural - 70 %		Non-Owner Occupied - 80 % 2nd Home - 80 % Condo - 80 % Condo Non-Warrantable - 75 % 3-4 Unit - 80 % Rural - 70 %		Non-Owner Occupied - 75 % 2nd Home - 75 % Condo - 75 % Condo Non-Warrantable - 70 % 3-4 Unit - 75 % Rural - 65 %		NOO - no 2nd Home - no Condo - 65 % Condo NW - no 3-4 Unit - no Rural - no	
DTI 50-55% DTI see below ¹	• Full Doc: Max 50% • Alt Doc: Max 43%		• Full Doc: Max 50% • Alt Doc: Max 50%		• Full Doc: Max 50% • Alt Doc: Max 50%		• Full Doc: Max 50% • Alt Doc: Max 43%		• Full Doc: Max 50% • Alt Doc: Not allowed	
One Year Self-Employed	Not allowed		Max 80% LTV • Min 660 FICO • Bank Stmt.		Not allowed		Not allowed		Not allowed	
Asset Utilization	Not allowed		Max 80% LTV Max \$2m		Max 80% LTV Max \$2m		Max 80% LTV Max \$2m		Not allowed	
1099 Only	Max 80% LTV 2 Most Recent Bank Stmt		Max 80% LTV 2 Most Recent Bank Stmt		Max 80% LTV 2 Most Recent Bank Stmt		Max 80% LTV 2 Most Recent Bank Stmt		Not allowed	
VOE Only	• Max 80% LTV • Max 70% LTV - C/O & FTHB		• Max 80% LTV • Max 70% LTV - Cash Out & 1st-Time Buyer		• Max 80% LTV • Min 620 FICO • Max 70% LTV - Cash Out & 1st-Time Buyer		• Max 80% LTV • Min 620 FICO • Max 70% LTV - Cash Out & 1st-Time Buyer		Not allowed	
ITIN	Not allowed		• 660+ FICO • Max 85% LTV • \$1.5M Max • > 80% LTV Max LA \$1M		• 700+ FICO • Max 80% LTV • \$1.5M Max		Not allowed		Not allowed	
Foreign National 2nd Home/NOO	Not allowed		700+ FICO • Max 75% • C/O 65% • Max LA \$2M		700+ FICO • Max 75% • C/O 65% • Max LA \$2M		Not allowed		Not allowed	
Reserves	6 Months Min.		≤ 80% LTV No Reserves > 80% 3 Mons.		≤ 75% LTV No Reserves > 75% 3 Mons.		≤ 65% LTV No Reserves > 65% 3 Mons.		3 Months Min.	
Non-Owner Occ., Add add'l 3 months; cash out can be utilized Loan Amounts > \$3m, 6 months reserves; cash out cannot be utilized Add'l Financed Properties - See Guidelines										

Additional Product Details: All Products (Select, Grades, DSCR Select, DSCR, No-Ratio)			
Cash Out	6 Months Min. Ownership Seasoning Over 6 Months for a prior Cash-Out Seasoning		
Cash in hand limit (% of Property Value)	> 70% LTV max cash in hand \$500K > 65% LTV max cash in hand \$1M Free & Clear Properties Max Cash in hand \$1.5M Max LTV 65% Max cash in hand not to exceed \$2M on any program		
Gift Funds	100% with 10% LTV reduction OR Min 5% buyer own funds		
Financed Property Limits	20 financed properties incl subject (non DSCR). • LS Exposure - \$5m or 6 Properties		
Debt Consolidation	Follows R/T Refi FICO, 80% Max LTV, OO Only (Max 5K Cash)		
Impound waivers	Owner / 2nd Home: only if NOT HPML loan; Non-Owner is allowed (see rate sheet).		
Residual Income	\$1250/mo. + 250 1st + 125 others		
Over \$3,000,000+ Loan Amount	See Guides for Appraisal and Credit Overlay.		
Interested Party Contribution IPC	Owner Occ/2nd Home: LTV ≤ 80% Max: 6% Owner Occ/2nd Home: LTV > 80% Max: 4% Investment Property: All LTV's Max: 3%		
¹ 50.01% - 55% DTI	Full / All Doc Types Allowed 3 Months Reserves Max 80% LTV Min 660 FICO Primary Only Purchase Only Grades A+		
Pre-Payment Penalty For Bus. Purp. Only	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.		
	Appraisal		<ul style="list-style-type: none"> • If Loan Amount > \$1,500,000 - 2nd Appraisal Required • CU ≤ 2.5 & loan amt ≤ \$1,500,000 = No Add'l Requirements • CU > 2.5 & loan amt ≤ \$1,500,000 = ARR Req. Under 10% Variance
	Min sq. footage	SFR: 600 sq. ft. • Condo: 500 sq. ft. • 2-4 Units: 400 sq. ft. per ind. Unit.	
	State Restrictions	Texas Cash-Out: Max 80% LTV (Owner-Occ. per TX 50(a)(6)).	
	Private Party VO/R's	• LTV ≤ 80% & ≥ 660 FICO • LTV ≤ 70% & ≥ 600 FICO	
	Foreign National	• Asset Utilization only for 2nd Home and NOO when not DSCR • 12 Month Reserves all Occupancy types	
	Non-Occupant Co-Borr	Purchase / Rate & Term Only (Grades A, A+, B only)	
	>80% LTV Restrictions	Areas designated declining value on the appraisal will take a 5% reduction in Valuation for LTV purposes	
	Interest Only	<ul style="list-style-type: none"> • Min 640 FICO 85% Max LTV IO Period 10yrs, Qual Term minus 10yrs • 30 -Year Fixed IO (120mo. IO + 240mo. Amor.) • 40 -Year Fixed IO (120mo. IO + 360mo. Amor.) • 5/6 Arm IO SOFR; (2/1)5 Cap Structure) • 7/6 Arm IO SOFR; (5/1)5 Cap Structure) • Not Eligible in TX unless Business Purpose Only. 	

NanQ Investor Programs							
DSCR Select Ratio 1.25 DSCR Ratio 1.0 No-Ratio Ratio < 1.0							
Loan Amount	Select		DSCR				No-Ratio
	FICO to Max LTV/CLTV		FICO to Max LTV/CLTV				FICO to LTV/CLTV
\$ 1,000,000	75%	75%	75%	75%	75%	75%	70%
\$ 1,500,000	75%	75%	85%*	85%*	80%	70%	65%
\$ 2,000,000	75%	70%	80%	80%	75%	65%	60%
\$ 2,500,000	70%	65%	75%	75%	70%	65%	55%
\$ 3,000,000	65%	60%	70%	70%	65%	60%	50%
\$ 3,500,000			65%	65%			
\$ 4,000,000							
\$ 5,000,000							
* >80% LTV	Not allowed		*Purchase only				Not allowed
Ratio	Min 1.25 Ratio		Min 1.00 Ratio, >80% LTV Min 1.20 Ratio				Min 0.75 Ratio
Cash Out	5% LTV Reduction						
Housing History	0 x 30 x 12		1 x 30 x 12				0 x 30 x 12
Credit Event (BK,SS,FC,DIL)	48 Months		36 Months (12 BK 13 & 24 SS/DIL, Ch. 7 BK)				36 Months
Reserves	3 Months		> 75% LTV, 3 Months 12 Months on Foreign Nationals				3 Months
Min Loan Amount	Min. \$250,000		Min. \$150,000				Min. \$150,000
Max LTV	Condo - 75 % Condo NW - no 3-4 Unit - no Rural - no		Condo - 80 % Condo NW (Max \$3M) - 75 % 3-4 Unit - 80 % Rural - 65 %				60 % 60 % 60 % No
Currently Listed w/C/O	Available w/minimum 1 year PPP						
ITIN	Not allowed		• 700+ FICO • Max 75% LTV • \$1.5M Max				Not allowed
Foreign National	Not allowed		700+ FICO • Max 75% • C/O 65% • Max LA \$2M				Not allowed
Interest Only	• Qualify on IO Payment ALL States • Reserves based on IO Pmt						

DSCR: Debt Service Coverage Ratio Requirements	
Unleased Property LTV/CLTV Restrictions: 1. Purchase Transaction: Program Max. 2. Refinance (Rate/Term & Cash-out): a. Loan Balance ≤ \$1m - 70%/70% b. Loan Balance > \$1m - 65%/65%	
• 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 or if brand new lease see guidelines).	
• Experienced Investor: Must have at least ONE of the following: 1) Owned 2 or more properties greater than most recent 12 months. 2) Owned 1 investment property for greater than 24 months. 3) Ownership in commercial RE in the last 12 months	
• Inexperienced Investor: Must have owned a residence (primary or investment) in the most recent 12 months, for a minimum of 12 months. Max 75% LTV for DSCR ≥ 1.00 Max 60% LTV for No-Ratio < 1.00 C/O NA for No-Ratio Inexperienced Investor	
Note: Tradelines for mortgages that reflect on credit report that have been paid off or sold in the last 12 months can meet the above requirements. Inexperienced investor, all borrowers must meet inexperienced definition. No first-time home buyers are allowed with inexperienced. Experienced investor, only one borrower has to meet the experienced investor definition, all other borrowers can either be inexperienced or first-time home buyer. All properties to meet above definitions must be domiciled in the United States (Foreign National excluded).	
Tradeline Requirements: 3 trades reporting 12 months with 12 months activity, OR 2 trades reporting for 24 months with 12 months activity, OR See guides for other options when borrower(s) do not meet min criteria. (ITIN see ITIN Guides)	

All Adjustments on this matrix are cumulative, begin calculations from the highest LTV allowed per product.

LSMCorrespondent@LSMortgage.com

EZCalc@LSMortgage.com

CorrLocks@LSMortgage.com

[Client Services: \(833\) 311-0126](tel:(833)311-0126)