

PRIME JUMBO FIXED & ARM ELIGIBILITY MATRIX					
PROPERTY TYPE	OCCUPANCY	TRANSACTION	MAX LOAN AMOUNT	MAX LTV/CLTV	MIN FICO
Primary Residence	SFR/2-4 Unit/PUD	Purchase	\$1,500,000	90%	700
	SFR/2-4 Unit/PUD/ Condo	Purchase/Rate & Term Refinance	\$1,500,000	85%	680
			\$1,500,000	80%	660
			\$2,000,000	85%	700
			\$2,500,000	80%	720
			\$3,000,000	75%	740
			\$3,500,000	70%	740
			\$1,000,000	80%	680
	Cash-out Refinance	\$1,500,000	75%	700	
		\$2,000,000	70%	700	
\$1,500,000		80%	680		
Second Home	SFR/PUD/Condo	Purchase/Rate & Term Refinance	\$1,500,000	80%	680
			\$2,000,000	75%	700
	SFR/PUD	Cash-out Refinance	\$1,000,000	75%	700
			\$1,500,000	70%	720
	Condo	Cash-out Refinance	\$1,500,000	65%	720
	Investment	SFR/2-4 Unit/PUD/ Condo	Purchase/Rate & Term Refinance	\$1,500,000	75%
\$2,000,000				70%	700
SFR/2-4 Unit/PUD		Cash-out Refinance	\$1,500,000	60%	700
			Condo	Cash-out Refinance	\$1,500,000
PRODUCT OFFERINGS					
Fixed Rate Products		30 Year Term			
Adjustable Rate Products		10/6 ARM, 30 Year Amortization			

ARM INFORMATION	
CATEGORY	VALUES
Fixed Rate Period	10 Years
Index	<a href="#">30-Day Average SOFR</a>
Lookback Period	45 Days
Floor	Subject to Minimum Margin and Caps
Margin	2.75%
Caps	5% Initial Cap (Max Increase or Decrease) 1% Subsequent Cap (Max Periodic Increase or Decrease) 5% Lifetime Cap (Max Increase in Interest Rate Over the Life of the Loan)
Fully Indexed Rate	Sum of the index and margin rounded to the nearest one-eighth (.125) of one percentage point
Qualifying Rate	Greater of Fully Indexed Rate or Note Rate

## KEY PROGRAM PARAMETERS

Approve or Accept AUS recommendation (DU or LPA) is required. Ineligible recommendation is allowed for loan structure only, such as loan amount, LTV/CLTV, etc.

All loans must comply with respective Agency’s published requirements, Fannie Mae Single Family Selling Guide for DU and Freddie Mac Single-Family Seller/Servicer Guide for LPA, and meet all additional requirements outlined in this matrix. Loans must be fully underwritten to either Fannie Mae or Freddie Mac; guidelines may not be combined.

Qualifying criteria in this matrix are subject to change without notice.

TOPIC	UNDERWRITING AND DOCUMENTATION REQUIREMENTS
<p><b>1. Appraisal Requirements</b></p>	<ul style="list-style-type: none"> <li>• Appraisal must meet all requirements of respective AUS               <ul style="list-style-type: none"> <li>○ <b>Loan Amounts ≤ \$1,500,000</b> require a full appraisal supported with the Collateral Underwriter (CU) or Loan Collateral Advisor (LCA) score of 2.5 or below (based on SSR data)</li> <li>○ If the CU or LCA score is above 2.5 one of the following is required:                   <ul style="list-style-type: none"> <li>▪ Enhanced desk review reflecting a value no more than 10% below appraised value; OR</li> <li>▪ Second Full Appraisal</li> </ul> </li> <li>○ <b>Loan Amounts &gt; \$1,500,000</b> require two appraisals                   <ul style="list-style-type: none"> <li>▪ Appraisals must be completed by two different AMCs and appraisers</li> <li>▪ LTV determined by the lower value of 2 appraisals or sales price, whichever is lower</li> <li>▪ CDA/ARR evaluation not required with 2 appraisals unless required by the underwriter</li> </ul> </li> </ul> </li> <li>• Appraisal Waivers (PIW, ACE, ACE + PDR) are not allowed even if present on DU/LPA</li> <li>• Transferred Appraisals permitted when the following requirements are met:               <ul style="list-style-type: none"> <li>○ The appraisal was ordered through an AIR-compliant AMC; and</li> <li>○ Appraisal Transfer Letter is provided and includes, at a minimum, the following:                   <ul style="list-style-type: none"> <li>▪ Clearly identify the subject loan transaction (i.e., property address, borrower names, etc.)</li> <li>▪ Clearly identify the original institution that ordered the appraisal</li> <li>▪ Clearly identify the lender the appraisal is being transferred to</li> <li>▪ Certification from the original institution transferring the appraisal that the appraisal was ordered/prepared in accordance with and is fully compliant with Appraisal Independence Requirements (AIR), Truth-in-Lending Act (TILA), and all applicable laws and regulations</li> </ul> </li> </ul> </li> <li>• Ineligible attributes for an appraisal transfer:               <ul style="list-style-type: none"> <li>○ Appraiser, appraisal company, and/or Appraisal Management Company (AMC) that is on the LoanStream Mortgage exclusionary list</li> <li>○ Exterior-only Inspection or Desktop Appraisal</li> <li>○ Appraisals that were previously transferred (2+ transfers of the same appraisal)</li> <li>○ Appraisals that are “Subject to” or “Recertification of Value” assignments</li> </ul> </li> </ul>
<p><b>2. Asset Requirements</b></p>	<ul style="list-style-type: none"> <li>• Follow respective AUS</li> <li>• Virtual currency/cryptocurrency is not allowed as a source of funds or reserves unless it is liquidated into U.S. currency and seasoned for at least 60 days</li> </ul>

TOPIC	UNDERWRITING AND DOCUMENTATION REQUIREMENTS
3. Compliance Requirements	<ul style="list-style-type: none"> <li>• LoanStream Mortgage follows the General QM Final Rule (price-based). These standards apply to both safe harbor and rebuttable presumption designations or QM</li> <li>• LoanStream Mortgage allows loans that fall under safe harbor, rebuttable presumption, and general ATR</li> </ul>
4. Credit	<ul style="list-style-type: none"> <li>• All borrowers must have at least one credit score</li> <li>• Representative credit score is used to determine eligibility</li> <li>• Refer to Eligibility Matrix for additional details</li> </ul>
5. Debt-to-Income Ratio (DTI)	<ul style="list-style-type: none"> <li>• DTI determined by AUS</li> <li>• Maximum DTI is 50%</li> </ul>
6. Derogatory Credit	<ul style="list-style-type: none"> <li>• Follow respective AUS/Agency's published requirements</li> </ul>
7. Eligible Borrowers	<ul style="list-style-type: none"> <li>• Follow respective AUS/Agency's published requirements <ul style="list-style-type: none"> <li>○ First-time Homebuyers</li> <li>○ Non-occupying Co-borrowers</li> <li>○ Non-permanent Resident Aliens <ul style="list-style-type: none"> <li>▪ Acceptable VISA evidence required</li> <li>▪ Must be eligible to work in the U.S. as evidenced by EAD issued by the USCIS</li> <li>▪ DACA with Category C33 work status under deferred action</li> <li>▪ Borrower satisfies the same requirements, terms, and conditions as those for a U.S. Citizen</li> </ul> </li> <li>○ Permanent Resident Aliens</li> <li>○ Trust Estates</li> <li>○ U.S. Citizens</li> </ul> </li> <li>• All borrowers must have a valid SSN</li> </ul>
8. Eligible Properties	<ul style="list-style-type: none"> <li>• Single Family Residence (SFR)</li> <li>• Warrantable Condominium (attached or detached)</li> <li>• Planned Unit Development (PUD, attached or detached)</li> <li>• 2-4 Units</li> <li>• Rural Properties <ul style="list-style-type: none"> <li>○ Primary use must be residential and used in highest and best capacity</li> <li>○ Must not be agricultural or otherwise provide a source of income to the borrower</li> <li>○ Lot size must be typical for the area</li> <li>○ Maximum 10 acres, including road frontage and subject property</li> </ul> </li> </ul>
9. General Property Requirements	<ul style="list-style-type: none"> <li>• <b>2-4 Unit</b> – Minimum 400 Square Feet of Gross Living Area per individual unit</li> <li>• <b>Condo</b> – Minimum 500 Square Feet of Gross Living Area</li> <li>• <b>SFR</b> – Minimum 600 Square Feet of Gross Living Area</li> <li>• Maximum of 10 Acres</li> </ul>
10. Income/Employment	<ul style="list-style-type: none"> <li>• Follow respective AUS/Agency's published requirements</li> </ul>
11. Ineligible Borrowers	<ul style="list-style-type: none"> <li>• Borrowers party to a lawsuit</li> <li>• Corporations, Limited Partnerships, and LLCs</li> <li>• DACA borrowers without Category 33 work status</li> <li>• Foreign Nationals</li> <li>• Guardianships</li> <li>• Irrevocable Trusts</li> <li>• ITIN</li> <li>• Land Trusts</li> <li>• Life Estates</li> </ul>

TOPIC	UNDERWRITING AND DOCUMENTATION REQUIREMENTS
<b>12. Ineligible Property Types</b>	<ul style="list-style-type: none"> <li>• Agricultural properties, including hobby farms, ranches, and orchards</li> <li>• Assisted living facilities with medical services or other types of assisted care facilities</li> <li>• Bed and Breakfast</li> <li>• Boarding House</li> <li>• Commercial Properties</li> <li>• Condo-hotels, including projects with registration services that offer rental units on a daily, weekly, or monthly basis</li> <li>• Condominium Conversion</li> <li>• Co-ops, including Co-op Timeshares</li> <li>• Domes or Geodesic Domes</li> <li>• Dwellings with &gt; 4 Units</li> <li>• Earth Home, Berm Home, or Basement Home</li> <li>• Factory Built Housing</li> <li>• Hawaii properties located in Lava Zone 1 or 2</li> <li>• Homes on Native American Lands</li> <li>• Houseboats</li> <li>• Loa Homes</li> <li>• Manufactured Homes</li> <li>• Mobile Homes</li> <li>• Properties exceeding 10 acres</li> <li>• Properties not readily accessible by roads that meet local standards</li> <li>• Properties not suitable for year round occupancy, regardless of location</li> <li>• Properties with resale restrictions</li> <li>• Properties with zoning violations</li> <li>• Vacant Land</li> </ul>
<b>13. Ineligible Transactions</b>	<ul style="list-style-type: none"> <li>• Blanket Loan</li> <li>• Borrower less than 18 years old</li> <li>• Bridge Loan</li> <li>• Builder/Seller Bailout</li> <li>• Interest-only Loan</li> <li>• Model Home Leaseback</li> <li>• Multiple property payment skimming</li> <li>• Non-QM Loan</li> <li>• Prepayment Penalty</li> <li>• Property listed for sale within the last 6 months, measured from listing expiration date to new loan application date</li> <li>• Property Flip</li> <li>• Refinancing of a Subsidized Loan</li> <li>• Section 32 and/or High-Cost Loan</li> <li>• Straw Borrower or Straw Buyer</li> <li>• Temporary Buydown</li> <li>• Texas Refinance 50(a)(6) Transaction</li> </ul>
<b>14. Interested Party Contributions (IPCs)</b>	<ul style="list-style-type: none"> <li>• Follow respective AUS/Agency's published requirements</li> </ul>

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15. LTV/CLTV/HCLTV	<ul style="list-style-type: none"> <li>• <b>Purchase</b> <ul style="list-style-type: none"> <li>○ LTV/CLTV is based upon the lesser of the sales price or appraised value</li> </ul> </li> <li>• <b>Rate and Term Refinance</b> <ul style="list-style-type: none"> <li>○ LTV/CLTV is based upon the current appraised value</li> </ul> </li> <li>• <b>Cash-out Refinance</b> <ul style="list-style-type: none"> <li>○ Twelve (12) months since the most recent mortgage transaction (timeframe is Note date of previous transaction to Note date of current transaction) is required</li> <li>○ LTV/CLTV is based upon the current appraised value</li> </ul> </li> </ul>
16. Minimum Loan Amount	<ul style="list-style-type: none"> <li>• \$400,000</li> </ul>
17. Mortgage Insurance/PMI	<ul style="list-style-type: none"> <li>• Private Mortgage Insurance (PMI) is not allowed</li> </ul>
18. Multiple Financed Properties	<ul style="list-style-type: none"> <li>• Follow respective AUS/Agency's published requirements</li> <li>• OCMBC, Inc.'s exposure to a single borrower shall not exceed \$5,000,000 (not to exceed \$10,000,000 in high-cost areas) in current unpaid principal balance or six (6) properties</li> </ul>
19. Non-Arm's-Length Transaction	<ul style="list-style-type: none"> <li>• Follow respective AUS/Agency's published requirements</li> <li>• Loans made to principals or employees of LoanStream Mortgage or the originating lender or the service provider cannot provide services on their own transactions (closing agent, title agent, appraiser, etc.)</li> <li>• Purchase transactions where the seller is a corporation, partnership, or any other business entity, the lender must ensure that the borrower is not one of the owners of the business entity selling the subject property</li> </ul>
20. Refinance Transactions	<ul style="list-style-type: none"> <li>• Eligibility determined by the respective AUS/Agency's published requirements</li> </ul>
21. Reserves Requirements	<ul style="list-style-type: none"> <li>• <b>Loan Amounts ≤ \$1,000,000</b> must meet respective AUS/Agency's published requirements</li> <li>• <b>Loan Amounts &gt; \$1,000,000</b> require the greater of 3 months reserves or reserves determined by respective AUS</li> <li>• <b>Loan Amounts &gt; \$2,000,000</b> require the greater of 6 months reserves or reserves determined by respective AUS</li> <li>• <b>Loan Amounts &gt; \$3,000,000</b> require the greater of 12 months reserves or reserves as determined by respective AUS</li> <li>• <b>LTV/CLTV &gt; 80%</b> requires the greater of 6 months reserves or reserves determined by respective AUS</li> <li>• <b>Multiple Financed Properties</b> – Additional reserves are required for each additional financed property. Follow respective AUS/Agency published requirements to determine additional required reserves</li> <li>• <b>Reserves</b> are represented as a number of equal to PITIA for the relevant property; PITIA is the monthly payment obligation for all of the following: <ul style="list-style-type: none"> <li>○ Principal</li> <li>○ Interest</li> <li>○ Taxes – Real Estate Taxes</li> <li>○ Insurance (hazard, flood, mortgage insurance, as applicable)</li> <li>○ Assessments/Association Dues (including ground rent, HOA Dues, special assessments, etc.)</li> <li>○ Plus any subordinate financing payments on mortgages secured by the subject property</li> </ul> </li> </ul>

*(Continued)*

TOPIC	UNDERWRITING AND DOCUMENTATION REQUIREMENTS
Reserves Requirements (Continued)	<ul style="list-style-type: none"> <li>• <b>Unacceptable Reserves:</b> <ul style="list-style-type: none"> <li>○ Assets that are not vested (such as non-vested stock options and non-vested restricted stock)</li> <li>○ Cash on hand</li> <li>○ Cash-out proceeds</li> <li>○ Non-vested funds</li> <li>○ Stock held in an unlisted corporation</li> <li>○ UGMA or UTMA accounts</li> <li>○ Unsecured Loans</li> </ul> </li> </ul>
22. Subordinate Financing	<ul style="list-style-type: none"> <li>• Must meet respective AUS/Agency’s published requirements</li> </ul>
23. Tax Transcripts	<ul style="list-style-type: none"> <li>• Required when tax returns are used to determine borrower qualifying income</li> </ul>