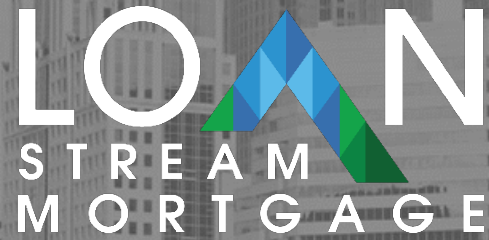


CORRESPONDENT ITIN & FOREIGN NATIONAL



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ITIN & Foreign National

Agenda

- Definition and Purpose of ITIN & Foreign National
- Eligibility and Loan types allowed
- Credit/Income requirements
- Submission, required documentation and contacts

LoanStream purchases and allows loans to be made to non-U.S. citizens who are lawful permanent or non-permanent residents of the United States under the same terms that are available to U.S. citizens. A non-permanent resident alien must document and prove that they are legally present in the country.

SG NanQ 4.4.3

Residency

Eligible:

- U.S. Citizen
- Permanent Resident Alien
- Non-Permanent Resident Alien
- ITIN

Refer to LSM matrix for Program Eligibility

Ineligible:

- Applicants possessing diplomatic immunity
- Borrowers from OFAC sanctioned countries
- Politically exposed borrowers
- Any parties (company or individual) to transaction listed on HUD's Limited Denial of Participation (LDP) list, the federal General Services Administrative (GSA) Excluded Party list or any other exclusionary list.

Non-Permanent Resident

Visa Types Allowed:

- A Series (A-1, A-2, A-3) Foreign governments
- E-1 Treaty Trader and E-2 Treaty Investor
- E-3 (Australian Nationals)
- G Series (G-1, G-2, G-3, G-4, G-5)
- H-1 (Temporary Worker (includes H-1B))
- H-4 (given to dependents)
- L-1/L-2
- O-1A (extraordinary ability – sciences)
- O-1B (extraordinary ability – arts)
- O-2 (individuals who accompany O-1 type)
- TN, NAFTA (Canadian or Mexican professional or business)
- TC, NAFTA (Canadian for professional or business)

Employment Authorization Document (EAD):

In lieu of a Visa, an unexpired EAD issued by the USCIS is acceptable. If expired within 6 months, one of the following is required:

- Documentation of one previous EAD renewal
- If no prior EAD renewals, documentation from USCIS confirming likelihood of renewal.

C-33 Work Permit/DACA:

- Allowed with 5% LTV/CLTV reduction



ITIN Definition

A non-US born individual who lives in the United States but has never been issued a US Social Security number. The ITIN (Individual Taxpayer Identification Number) issued by the IRS, allows taxes to be filed, and credit to be pulled and verified.

WHO NEEDS AN ITIN?	WHO NEEDS AN SSN?
 <p>Department of the Treasury Individual Taxpayer Identification Number 123-45-6789 Sample Taxpayer To Be Used for Tax Purposes Only</p>	 <p>SOCIAL SECURITY 000-00-0000 THIS NUMBER REMAINS PERMANENT FOR MINISTERS SIGNATURE</p>
<ul style="list-style-type: none">• Nonresident aliens who are required to file a tax return.• Dependents or the spouse of a U.S. citizen or resident alien.• Dependents or the spouse of nonresident alien visa holders.	<ul style="list-style-type: none">• Any eligible U.S. citizen (over age 18) who receives income.• Individuals who are not American citizens and are interested in working in the US.• Individuals seeking to receive social security benefits.

Foreign National Definition

A non-resident alien who is not authorized to live or work in the U.S. or hold a work Visa. They may periodically visit the U.S. for a variety of reasons.





ITIN

ITIN & FOREIGN NATIONAL

ITIN Eligibility

- Loan file must contain a copy of the original ITIN letter issued by the IRS.
- Credit report must be pulled utilizing the borrowers ITIN number issued by the IRS
- Vested to natural persons only
- Non-married borrowers must document that they have lived together for the last 2 years
- Cash-Out - Must own Primary Residence for at least 12 months to be eligible
- Rate & Term – Must own Primary Residence for at least 6 months to be eligible
- Non-Occupant Co-Borrowers are not allowed on an ITIN program

SG NanQ 4.4.4



ITIN NanQ Guidelines

ITIN A+ Grade:

- Min FICO 660
- Max LTV 85% with loan amount to \$1.5MM
- Max LTV 80% with loan amount to \$1MM
- Primary, Second Home & Investment Properties

ITIN A Grade:

- Min FICO 700
- Max LTV 80%
- Max Loan Amount \$1.5MM
- Primary, Second Home & Investment Properties

NanQ "Select" and Grades	
e Types Include; Full Doc, 1099, VOE, Asset Utilization, Bank Statements, CPA with 3 mo Bank St	
A+	A
• 660+ FICO • Max 85% LTV • \$1.5M Max • > 80% LTV Max LA \$1M	• 700+ FICO • Max 80% LTV • \$1.5M Max



ITIN DSCR Guidelines – Standard ONLY

ITIN DSCR Standard: 1:1 ratio or greater

- Min FICO 700
- Max LTV 75%
- Max Loan Amount \$1.5MM

NanQ Investor Programs								
DSCR Select Ratio 1.25			DSCR Ratio 1.0			No-Ratio Ratio <1.0		
Loan Amount	Select DSCR		DSCR				No Ratio	
	FICO to Max LT/CLTV		FICO to Max LTV/CLTV				FICO to Max LTV/CLTV	
	740+	700+	740+	720+	680+	640+	620+	640+

DSCR Experienced Investor:

- Owned 2 or more properties greater than 12 mo. OR
- Owned 1 investment property greater than 24 mo. OR
- Ownership in commercial RE within last 12 mo.

DSCR Inexperienced Investor:

- Must have owned a residence for a minimum of 12 mo. within recent 12 months
 - DSCR Select (>1:1 ratio) – Max LTV 75% (R/T) 5% reduction C/O @ 70% Max



ITIN Credit Requirements

Traditional Credit :

- FTHB not allowed if borrower was living rent free or has no Housing History
- Tradelines must be reporting based on ITIN issued by the IRS and can only qualify based on date of issuance or renewal of ITIN
- Married borrowers do not need to individually meet tradeline requirements; their combined credit score will be considered when evaluating acceptable tradelines
- Tradelines required: 3 reporting 12 mo. w/ 12 mo. activity or 2 reporting 24 mo. w/ 12 mo. activity. (Min 2 scores, will allow 1 – all 3 repositories)

Non-Traditional Credit:

Borrower must have a minimum of at least 1 traditional tradeline. If borrower does not have required active tradelines reporting, up to 2 Non-Traditional tradelines can be utilized to meet min. requirements.

Including, but not limited to:

- Auto and Renters Insurance
- Installment loan payments not listed on credit report
- School tuition
- Utilities
- Local store payments (department, furniture, appliances)

ITIN Income Requirements

NanQ Bank Statements:

- 12 Mo full documentation
- 12 Mo Bank Statements
- P&L w/ 3 Mo. Bank Statements
 - All programs require a copy of ITIN issuance or Renewal letter

Along with...

- Personal Tax Returns are required and MUST reflect ITIN on all ITIN loans; unless Self-Employed Bank Statement Loan.
 - LSM will review the returns compared to 1003 and take the lesser of the income; but allowed if sole purpose of amended returns was to add ITIN
- Paystubs or W2's should NOT be submitted unless they show the ITIN; written VOE may be used instead.
- Seasonal Employment Unacceptable; Unemployment income is ineligible
- Photo ID required (must provide a min. of 2 of the following):
 - Consular ID Card, Non-US Drivers License, Passport from Country of Origin (even if expired), State issued ID, US Drivers License, US Visa (even if expired).

ITIN Ineligible Programs:

- W-2 Only
- VOE Only
- 1099 Only





Foreign National

Foreign National Eligibility

Visa Types Allowed (with photo):

- B-1, B-2
- H-2, H-3
- I
- J-1, J-2
- P-1, P-2
- TN, NAFTA (Canadian or Mexican professional or business)
- Laser Visa
 - Exclusion for those participating in States Dept Visa Waiver Program (VWP)

Documentation:

- Passport (with photo) OR I-797 **and** I-94
- Borrowers must be screened through exclusionary lists:
 - OFAC SND 'Specifically Designated Nationals and Blocked Persons' list
- Borrowers from OFAC sanctioned countries are ineligible.
- Individuals with Diplomatic Immunity are ineligible.
- Documentation signed outside the U.S. must be notarized by U.S. Embassy or Consulate.
- POA's are NOT allowed
- Delayed Financing for Foreign National borrowers is NOT allowed



Foreign National NanQ Guidelines

Foreign National:

- Allowed with A+ and A Credit Grades only
- Min FICO 700
- Max LTV 75% Purchase, R/T
- Max LTV 65% Cash-Out
- Max Loan Amount \$2MM
- 2nd Home/Investments ONLY

NanQ "Select" and Grades	
e Types Include; Full Doc, 1099, VOE, Asset Utilization, Bank Statements, CPA with 3 mo Bank St	
A+	A
700+ FICO • Max 75% • C/O 65% • Max LA \$2M	700+ FICO • Max 75% • C/O 65% • Max LA \$2M



Foreign National DSCR Guidelines – Standard ONLY

Foreign National DSCR Standard: 1:1 ratio or greater

- Min FICO 700
- Max LTV 75% Purchase, R/T
- Max LTV 65% C/O
- Max Loan Amount \$2MM

NanQ Investor Programs								
DSCR Select Ratio 1.25			DSCR Ratio 1.0			No-Ratio Ratio <1.0		
Loan Amount	Select DSCR		DSCR					No Ratio
	FICO to Max LT/CLTV		FICO to Max LTV/CLTV					FICO to Max LTV/CLTV
	740+	700+	740+	720+	680+	640+	620+	640+

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- Ownership in commercial RE within last 12 mo.

DSCR Inexperienced Investor:

- Must have owned a residence for a minimum of 12 mo. within recent 12 months
 - DSCR Select (>1:1 ratio) – Max LTV 75% (R/T). Max LTV 65% C/O.



Foreign National Credit

U.S. Credit

- Valid SSN
- Tradelines required: 3 reporting 12 mo. w/ 12 mo. activity or 2 reporting 24 mo. w/ 12 mo. activity. (Min 2 scores, will allow 1 – all 3 repositories)

Foreign Credit:

- Valid SSN and/or ITIN for credit to be ran; 2-year review with NO derogatory history
- Any combination of the following is acceptable to meet requirements:
 - Tradelines via International Credit Report (if U.S. credit cannot be produced)
 - Tradelines via Credit Reference letters

URLA:

- Must reflect 2-year housing history in country of origin or where they are legally residing.



Foreign National Income & Assets

NanQ:

- Full document guidelines – allowed for A and A+ Grades only

Assets:

- Min 12 mo. Reserves required
- Each financed property (in addition to subject) will increase the reserve requirements by 2 months PITIA
- Gift Funds are NOT allowed

Assets held in Foreign Accounts:

- Can be used as a source of funds to close
- 3 days prior to closing (transferred to US domiciled account)
- US Dollar equivalency
- 2 months most recent statement of that account



Resources

Correspondent LSM NanQ One Matrix & Seller Guide:

- [LSM Correspondent Seller Guide](#)

Foreign National VWP – link for participating Countries:

- [Visa Waiver Program \(state.gov\)](#)

OFAC SND List – search for Designated National & Blocked Persons:

- [Sanctions List Search \(treas.gov\)](#)

OFAC sanctioned countries:

- [Sanctions Programs and Country Information | U.S. Department of the Treasury](#)

LSM Webinar Registration and recorded training sessions:

- [Webinars - LoanStream Mortgage Correspondent \(lscorrespondent.com\)](#)

Contact Us

Client Services Team

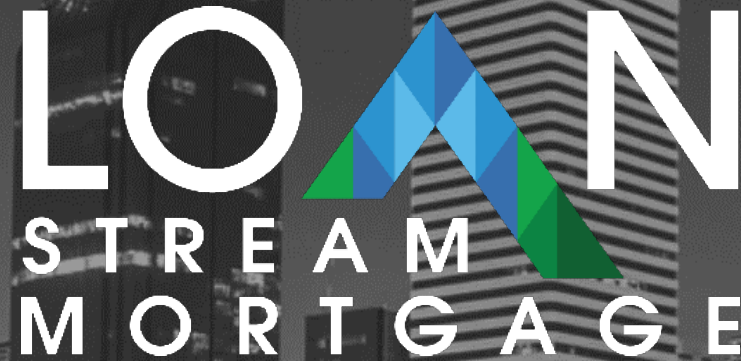
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