

NanQ "Select" and Grades																			
Full Doc / Alt Doc Purchase & R/T Income Types Include: Full Doc, 1099, VOE, Asset Utilization, Bank Statements, P&L with 3 mos. Bank Stmt, Assets as blended income.																			
Loan Amount	Select NQM					A+					A				B			C	
	FICO to Max LTV/CLTV					FICO to Max LTV/CLTV (Min 660 FICO)					FICO to Max LTV/CLTV (Min 600 FICO)				FICO to Max LTV/CLTV (Min 600 FICO)			(Min 600 FICO)	
	740+	720+	700+	680+	660+	740+	720+	700+	680+	660+	720+	680+	640+	600+	720+	680+	640+	600+	600+
\$ 1,000,000	85%	85%	85%	80%		90%	90%	90%	85%	80%	85%	80%	80%	80%	80%	80%	80%	80%	70%
\$ 1,500,000	85%	85%	80%	75%		90%	90%	90%	85%	80%	80%	80%	75%	80%	75%	75%	75%		
\$ 2,000,000	85%	80%	75%	75%		90%	90%	85%	80%	75%	75%	75%		70%	65%	50%			
\$ 2,500,000	80%	75%	75%	65%		80%	80%	80%	75%	70%	70%	70%		60%	50%				
\$ 3,000,000	75%	75%	65%	60%		80%	80%	75%	70%	60%	65%	60%		50%					
\$ 3,500,000						65%	65%	60%	60%	50%	50%								
\$ 4,000,000						65%	60%	50%											
Purchase	Max 85%					Max 90%					Max 85%				Max 80%			Max 70%	
Rate & Term	Max 80%					Max 85%					Max 80%				Max 80%			Max 70%	
Cash Out	5% Reduction Max 75%					5% Reduction Max 80%					5% Reduction Max 75%				5% Reduction Max 70%			Not allowed	
Housing History	0 x 30 x 24 Rent free not allowed					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, CCC)	48 Months Multiple unrelated credit events not allowed					36 Months (12 on BK 13/CCC w/pay history)					24 Months (Settled on BK 13/CCC w/pay history)				18 Months (Settled on BK 13 & SS/DIL/CCC)			Settled	
Min Loan Amount	<ul style="list-style-type: none"> Full Doc Min. 150K Alt Doc Min. 150K 					<ul style="list-style-type: none"> Full Doc Min. 125K Alt Doc Min. 125K 					<ul style="list-style-type: none"> Full Doc Min. 125K Alt Doc Min. 125K 				<ul style="list-style-type: none"> Full Doc Min. 125K Alt Doc Min. 125K 			<ul style="list-style-type: none"> Full Doc Min. 125K Alt Doc: Not Allowed 	
Max LTV	Non-Owner Occupied - 75% 2nd Home - 75% Condo - 85% Condo Non-Warrantable - NA Condotel - NA 2 Unit - 80% 3-4 Unit - 75% Rural - NA					Non-Owner Occupied - 85% 2nd Home - 85% Condo - 85% Condo Non-Warrantable - 75% Condotel - 75% 2 Unit - 85% 3-4 Unit - 80% Rural - 70%					Non-Owner Occupied - 80% 2nd Home - 80% Condo - 80% Condo Non-Warrantable - 75% Condotel - 75% 2-4 Unit - 80% Rural - 70%				Non-Owner Occupied - 75% 2nd Home - 75% Condo - 75% Condo Non-Warrantable - 70% Condotel - 65% 2-4 Unit - 75% Rural - 65%			NOO - NA 2nd Home - NA Condo - 65% Condo NW - NA Condotel - NA 2-4 Unit - NA Rural - NA	
DTI <small>50-55% DTI see below¹</small>	<ul style="list-style-type: none"> Full Doc: Max 45% Alt Doc: Max 45% 					<ul style="list-style-type: none"> Full Doc: Max 50%, Max 45% if ≥ 85% LTV Alt Doc: Max 50%, Max 45% if ≥ 85% LTV 					<ul style="list-style-type: none"> Full Doc: Max 50%, Max 45% if ≥ 85% LTV Alt Doc: Max 50%, Max 45% if ≥ 85% LTV 				<ul style="list-style-type: none"> Full Doc: Max 50% Alt Doc: Max 43% 			<ul style="list-style-type: none"> Full Doc: Max 50% Alt Doc: Not allowed 	
One Year Self-Employed	Not allowed					Max 80% LTV • Min 660 FICO • Bank Stmt. Only					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	
VOE Only	Not allowed					<ul style="list-style-type: none"> Max 80% LTV Max 70% LTV - Cash Out & 1st-Time Buyer 					<ul style="list-style-type: none"> Max 80% LTV • Min 620 FICO Max 70% LTV - Cash Out & 1st-Time Buyer 				<ul style="list-style-type: none"> Max 80% LTV • Min 620 FICO Max 70% LTV - Cash Out & 1st-Time Buyer 			Not allowed	
1099 Only	Not allowed					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	
Condotel	Not allowed					<ul style="list-style-type: none"> 75% LTV Max • R/T & CO 65% LTV Max \$1.5M Max LA • \$250,000 Min LA Foreign National, ITIN ineligible 					<ul style="list-style-type: none"> 75% LTV Max • R/T & CO 65% LTV Max \$1.5M Max LA • \$250,000 Min LA Foreign National, ITIN ineligible 				<ul style="list-style-type: none"> 65% LTV Max \$1.5M Max LA • \$250,000 Min LA Foreign National, ITIN ineligible 			Not allowed	
ITIN	Not allowed					<ul style="list-style-type: none"> 660+ FICO • Max 85% LTV • \$1.5M Max LA > 80% LTV \$1M Max LA • NOO Max 80% LTV Full Doc & 12 mos Bank Stmt only 					<ul style="list-style-type: none"> 700+ FICO • Max 80% LTV • \$1.5M Max LA Full Doc & 12 mos Bank Stmt only 				Not allowed			Not allowed	
DACA	Not allowed					Max 85% LTV					Max 80% LTV				Max 75% LTV			Not allowed	
Foreign National 2nd Home/NOO	Not allowed					<ul style="list-style-type: none"> 700+ FICO • Max 75% • C/O 65% \$2M Max LA 					<ul style="list-style-type: none"> 700+ FICO • Max 75% • C/O 65% \$2M Max LA 				Not allowed			Not allowed	
Reserves	6 Months min., <i>cash-out cannot be utilized</i>					≤ 75% LTV No Reserves > 75% 3 Mos., > 80% 6 Mos.					≤ 65% LTV No Reserves > 65% 3 Mos.				3 Months min.				
	Add'l Financed Properties - Contact AE					Non-Owner Occ., ≤ 70% LTV No Reserves > 70% 3 mos. All Products <i>cash-out can be utilized</i> Loan Amt > \$3m, 12 mos. reserves; > \$2m, 6 mos. reserves, <i>cash out cannot be utilized</i> 2 mos for each additional financed property													

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+	
\$ 1,000,000	75%	75%	85%	85%	80%	75%	70%	70%	
\$ 1,500,000	75%	75%	85%	85%	80%	70%	65%	65%	
\$ 2,000,000	75%	70%	80%	80%	75%	70%	60%	60%	
\$ 2,500,000	70%	65%	75%	75%	70%	65%	55%	55%	
\$ 3,000,000	65%	60%	70%	70%	65%	≤ 60%	≤ 50%	50%	
\$ 3,500,000			65%	65%					
\$ 4,000,000									
Purchase	Max 75%		Max 85%					Max 70%	
Rate and Term	Max 75%		Max 85%					Max 70%	
Cash Out	5% Reduction		5% Reduction Max 75%					5% Reduction	
Ratio	Min 1.25 Ratio		Min 1.00 Ratio >80% LTV Min 1.20 Ratio					Min 0.75 Ratio	
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, <i>cash-out cannot be utilized</i>		> 65% LTV, 3 Mos.; <i>cash-out can be utilized</i> ; 12 Mos. on Foreign Nationals; 3 Mos. for Inexperienced Investors, cash out cannot be utilized					6 Months	
	Loan Amt > \$3m, 12 mos. reserves; > \$2m, 6 mos. reserves, cash out cannot be utilized								
Min Loan Amount	Min. \$250,000		Min. \$100,000					Min. \$100,000	
Max LTV	Condo - 75% Condo NW - NA Condotel - NA 2-4 Unit - NA Rural - NA		Condo - 80% Condo Non-Warrantable (Max \$3.0M) - 75% Condotel - 75% 2-4 Unit - 80% Rural - 65%					60% 60% NA 60% NA	
Short Term Rentals	Not allowed		5% Reduction Max 80%					Not allowed	
Declining Mkt Rent	≥ 1:1 DSCR Max LTV 65% OR Program Max LTV ≥ 1.25 DSCR							Not allowed	
Recently Listed w/C/O (<6Mos. Off Mkt)	≥ 3 mos. Off Mkt., ≥ 3 mos. Leased, 3 mos. Reserves (not from C/O), 1 yr. min. PPP required, 70% Max LTV							Not allowed	
Condotel	Not allowed		<ul style="list-style-type: none"> 75% LTV Max • R/T & CO 65% LTV \$1.5M Max • \$250,000 Min 					Not allowed	
ITIN	Not allowed		<ul style="list-style-type: none"> 700+ FICO • Max 75% LTV • \$1.5M Max Condotels ineligible 					Temporary Suspension	
Foreign National	Not allowed		<ul style="list-style-type: none"> 700+ FICO • Max 75% • C/O 65% • Max LA \$2M Condotels Ineligible 					Temporary Suspension	
DACA	Not allowed		Max 80% LTV					Not allowed	
Interest Only	<ul style="list-style-type: none"> Qualify on IO Payment ALL States Reserves based on IO Pmt 								

Loan Programs		
ARM Fully Amortized	Fixed Fully Amortized	Interest-Only (IO)
<ul style="list-style-type: none"> 5/6 SOFR: (2/1/5 Cap Structure) 7/6 SOFR: (5/1/5 Cap Structure) Not Available on Select NQM 	<ul style="list-style-type: none"> 15-Year Fixed (180 Months) 30-Year Fixed (360 Months) 40-Year Fixed (480 Months) 	<ul style="list-style-type: none"> Min 640 FICO • Max 80% LTV Reserves based on IO payment 30-Year Fixed IO (120 mos. IO + 240 mos. Amort.) 40-Year Fixed IO (120 mos. IO + 360 mos. Amort.) 5/6 IO SOFR: (2/1/5 Cap Structure) 7/6 IO SOFR: (5/1/5 Cap Structure) IO Not Available on Select NQM

Additional Product Details: ALL Products & DSCR		Additional DSCR Guides	
<p>Cash In Hand Limit (Based on LTV) LTV ≤ 65%: \$1.5M max cash in hand LTV > 65% ≤ 70% \$1M max cash in hand LTV > 70% \$500K max cash in hand Free & Clear: \$1.5M max cash in hand and max LTV 65% Vacant Properties: \$750K max cash in hand</p>	<p>Appraisal</p> <ul style="list-style-type: none"> • Loan Amount > \$1,500,000: 2 appraisals, both must be ordered through AIR compliant AMC • ≤ \$1,500,000 LA & CU ≤ 2.5 = No Add'l Requirements • ≤ \$1,500,000 LA & CU > 2.5 = ARR, CDA or CCA Required, 10% variance allowed 	<p>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%</p>	<p>Debt Service Coverage Ratio Requirements</p> <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 or if brand new lease see guidelines). • Experienced Investor: Must have at least ONE of the following: <ol style="list-style-type: none"> 1) Owned 2 or more properties greater than the most recent 12 months. 2) Owned 1 investment property for greater than the most recent 24 months. 3) Ownership in commercial RE within the last 12 months. • Inexperienced Investor: Must have owned a residence (primary or investment) in the most recent 12 mos., for a min of 12 mos. 80% Max LTV \$1,500,000 Max LA 60% Max LTV for No-Ratio < 1.00 C/O NA for No-Ratio Inexperienced Investor 3 Mos. reserves, cash out cannot be utilized
Gift funds	100% with 10% LTV reduction OR Min 5% buyer own funds Gift of Equity not allowed for all Select		
Over \$3,000,000+ Loan Amount	See Guides for Appraisal & Credit Overlay		
Impound Waivers	Owner / 2nd Home: only if NOT HPML loan; Non-Owner is allowed (see rate sheet)		
Seasoning	Cash-Out: ≥ 6 months ownership, > 6 months since a prior Cash-Out ITIN: ≥ 12 months ownership for Cash-Out, ≥ 6 months ownership for Rate/Term		
Residual Income	\$1250/mo. + 250 1st + 125 others (not applicable to DSCR)		
Min sq. footage	(SFR: 600sq.ft.) (Condo: 500sq.ft.) (2-4 Units: 400sq.ft. ea.)		
Financed Property Limits	20 financed properties incl subject (non DSCR). • LS Exposure - \$5m or 6 Properties		
Pre-Payment Penalty	6 months interest on 80% of the original balance. Not allowed in: MI, MN, NJ*, NM. *Allowed to close in the name of a Corp. Refer to Rate Sheet or PPP Chart.		
Debt Consolidation	Follows R/T Refi FICO, 80% Max LTV, OO Only (Max 5K Cash)		
State Restrictions	Texas Cash-Out: Max 80% LTV (Owner-Occ, per TX 50(a)(6)) Georgia DSCR \$2,000,000 Max LA		
Private Party VOR's	LTV ≤ 80% & ≥ 660 FICO LTV ≤ 70% & ≥ 600 FICO		
Foreign National	1.) Asset Utilization only for 2nd Home & NOO when not DSCR 2.) 12 Mo Res. all Occupancy types		
Non-Occupant Co-Borr	Purchase / Rate & Term Only (Grades A, A+, B only)		
Declining Markets	Areas designated declining value on the appraisal will take a 5% reduction in LTV from qual. program max, only when > 70% LTV		
50.01% - 55% DTI	Full Doc 6 Months Reserves Max 80% LTV 660 Min FICO Primary Only Purchase Only Grades A+" \$1,500,000 Max LA		
Tradelines Requirements	3 tradelines reporting 12 months with activity in last 12 months, OR 2 tradelines reporting for 24 months with activity in last 12 months. See guides for other options when borrower(s) do not meet min criteria. (ITIN see ITIN Guides)		
Delayed Financing	≤ \$1.5M LA program max LTV/CLTV, > \$1.5M LA 70% max LTV/CLTV DSCR only - unleased/vacant > 3 mos must follow unleased property LTV/CLTV restrictions and Cash in Hand Limit - Vacant Properties		
Temporary Buydowns	2:1 and 1:0 30 year fixed, Purchase transactions only Primary, Second Homes and Investment Properties eligible, non-TRID and DSCR loans ineligible		
Links			
Client Services: (833) 311-0126		CorrLocks@LSMortgage.com	EZCalc@LSMortgage.com
		LSMCorrespondent@LSMortgage.com	

Limited Tradelines	Max 70% LTV see guidelines, not available on Select DSCR and No Ratio.
Additional Reserves	Add'l Financed Properties - Not Applicable
Occupancy	Non-Owner Occupied Only, Investment Properties Only.
<p>Short Term Rentals</p> <ul style="list-style-type: none"> • Purchase or Refi (R/T & C/O) • 1 Unit SFR, 2-4 Unit (Refi only), PUD and Condo eligible Condotel min 1.20 DSCR • No first-time investors & no inexperienced investors • Apply 20% Management Fee Reduction to Income • Document Income with 1007/1025 supported by 12 mos history of payments OR AirDNA/Overview Report (purch. only) contact AE • Rural not available • Vacant ok 	<p>Vacant / Unleased Properties</p> <ul style="list-style-type: none"> • Purchase Transaction Program Max • Refinance Rate/Term <ul style="list-style-type: none"> • Loan Balance ≤ \$1,000,000 – 70% LTV Max • Loan Balance ≤ \$2,000,000 – 65% LTV Max • Refinance Cash-Out <ul style="list-style-type: none"> • Loan Balance ≤ \$1,500,000 – 60% LTV Max • LOE for cause of vacancy

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

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