

CORRESPONDENT

# Bank Statement



[www.LSCorrespondent.com](http://www.LSCorrespondent.com)

A tropical resort scene featuring a swimming pool in the foreground, palm trees in the middle ground, and a modern building with large windows on the right. The background shows a beach and the ocean under a clear sky.

## **The ONE Lender Makes You the ONE to Call**

Nationwide footprint

Loan Programs to help you stand out from the competition

Competitive Rates and Programs, Exclusive Proprietary Programs

The strength of a lender that's been around for over 30 years!

# Agenda

Bank Statement Types

EZ Qual: Qualifying Income Tool

Eligibility Requirements

Income Calculation per Program Type

12-Month Program

1-Year Self-Employment Option

3-Month Program

Large Deposits and NSF Rules

FAQ and Submission Requirements

Q&A



**Please note:** This webinar and its contents are effective as of the date of this webinar and subject to change. The information contained is not intended to be used as legal, compliance, financial, accounting, or other professional advice and should not be construed as such.

## Personal

Statements that primarily contain a borrower's income deposits and **only** show payments for expenses directly related to the borrower's personal finance and other non-business-related activity.

## Business


Contains credit and debit activity directly related to the business which they are associated with. This may include deposits for the business and business-related expenses like payroll or other capital expenses to run and maintain the business

## Comingled

Both personal and business activity will be found on this statement. A personal bank statement may contain business related expenses. When they are used to qualify income and business-related transactions are identified it is considered 'comingling'. The personal bank statement method of income calculation can NO longer be used, and the business-related method must be used to qualify.

# Bank Statement

EZ Qual Request Form\*: Send to [EZQUAL@LSMortgage.com](mailto:EZQUAL@LSMortgage.com)



**LOANSTREAM MORTGAGE**

LOANSTREAM MORTGAGE  
EZ QUAL REQUEST

Please complete all applicable fields and email this form and supporting documentation to [EZQUAL@LSMORTGAGE.COM](mailto:EZQUAL@LSMORTGAGE.COM).  
Please allow 24 hours for a response.

**I. CORRESPONDENT CONTACT INFORMATION**

Company Name \_\_\_\_\_ Requester Name \_\_\_\_\_  
Requester Email \_\_\_\_\_ Requester Phone \_\_\_\_\_  
LoanStream Sales Executive \_\_\_\_\_

**II. APPLICANT INFORMATION**

APPLICANT 1 FULL NAME \_\_\_\_\_ Last 4 Digits of SSN \_\_\_\_\_  
Business Name \_\_\_\_\_ Business Type \_\_\_\_\_  
Percent Ownership \_\_\_\_\_ Minimum 2 Years Self-employed  Yes  No

**III. INCOME ANALYSIS**

Submit the following documentation for income analysis (self-employed only).  
 12 or  3 Months Bank Statements, which are  Personal or  Business or  Co-mingled  
 Product or  Service business Number of Employees/Contractors \_\_\_\_\_

**IV. LOAN STRUCTURE DESK**

Submit the following additional information if you need assistance with credit grade and loan structuring.  
 2 Years Tax Returns  Credit Report(s)  
 Assets  Lease Agreements (DSCR/No-ratio Loans)  
 Business Narrative

**V. EXCEPTION REQUEST**

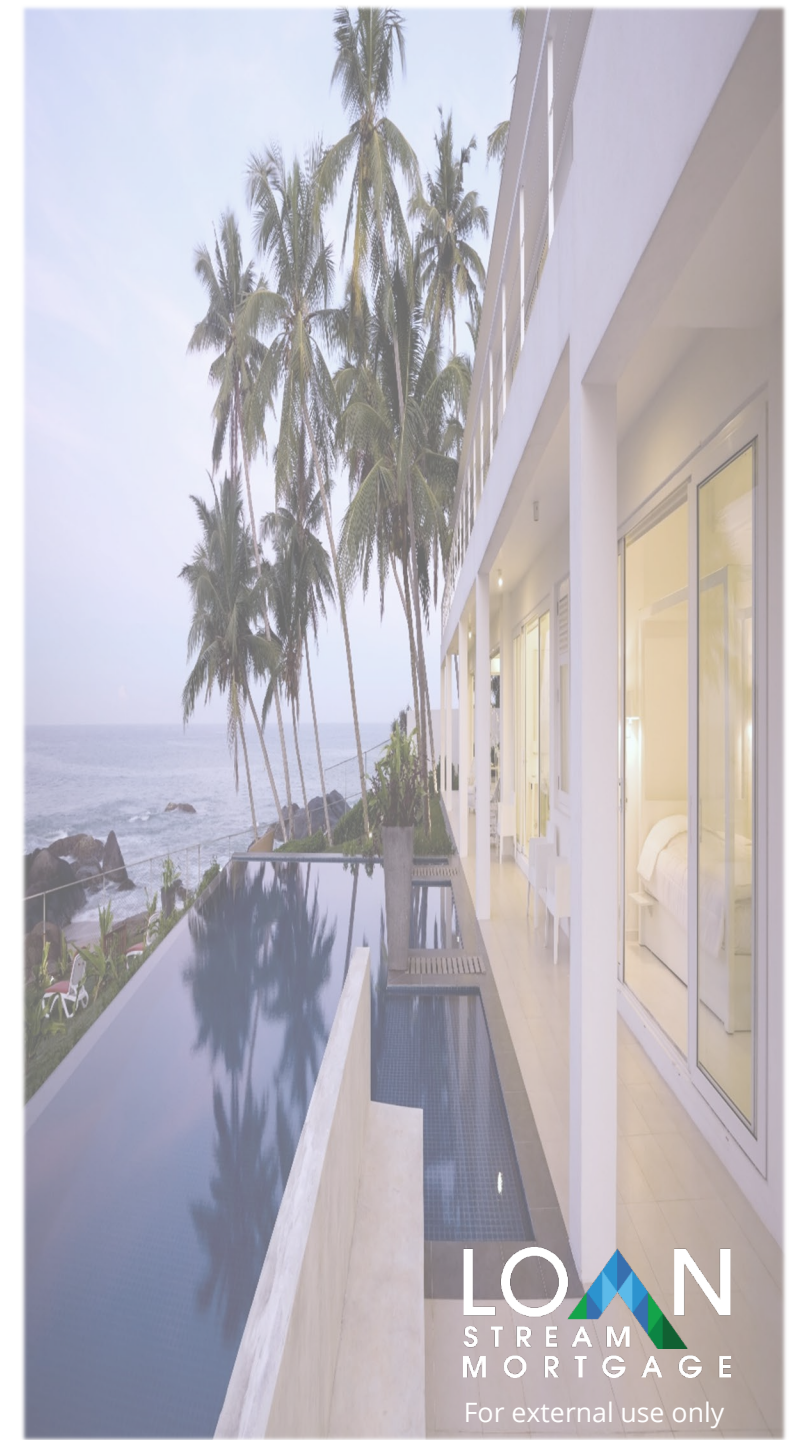
If applicable, let us know if you are requesting a guideline exception and explain those details here.

**VI. CORRESPONDENT COMMENTS**

Please share any information you believe will help us structure your loan, including any compensating factors, credit LOE, etc., so we may better serve you.

**VII. LOANSTREAM MORTGAGE RESPONSE**

LSM-CORR-EZQUALRQST | Rev. 12/15/2021 1/1



\*Located on LSM Client Portal in the Documents tab

# Bank Statement

## General Eligibility Details: 3- and 12- Month Programs\*

- At least 1 borrower must be self-employed
- 2 years self-employment required (unless following 1-year guidelines)
- Borrower must own at least 25% of the business
- Pricing Program: **Alt Doc**
- Purchase, Rate/Term, and Cash-out Refi available
- Non-occupant co-borrowers are allowed
- Couple with **Asset Utilization** for extra income (**SG 8.6.7**)
- Transfers from Business to Personal is allowed
- **Multiple accounts** for the same business are acceptable
- **Business license and most recent company formation documents for LLC, Corp, or S-Corp is required for ALL PROGRAMS.**

## Restrictions\*

- Min **FICO 600** (Primary wage earner)
- **Max DTI up to 50%** (Restrictions apply)
- Non-profit businesses are **ineligible**
- Other names on bank statements used to qualify:
  - 100% access letter required
  - LOE required from individuals on account. Relationship, employment, association with business?, do they contribute to the bank account?
  - Any deposits in the name of the other parties are to be excluded

\*Refer to **LSM NanQ Matrix** to determine FICO, credit grades, Max LTV and Max DTI along with **NanQ Seller Guide** for full guidelines.

# Bank Statement

## Bank Statement Program Types/Income Calculation Methods

### 12-Month Bank Statement Program

Fixed Expense Factor Calculation  
Expense Statement from a 3<sup>rd</sup> party tax preparer/CPA  
P&L from a 3<sup>rd</sup> party tax preparer/CPA

### 3-Month Bank Statement Program

12-month P&L from a 3<sup>rd</sup> party tax preparer/CPA



# 12-Month Bank Statement Program

NanQ Corr SG 8.6.2

**Please Note:** Tax returns and 4506-C are **NOT** required for this program. If tax returns and/or transcripts are provided for the self-employed income, the loan will be ineligible for the Self-Employed Bank Statement Program.



# Bank Statement

## Personal Bank Statements: 12-Month SG 8.6.2.3

When using personal bank statements, up to **100%** of qualified deposits can be used. **Borrower's Qualifying Income** will be calculated from the **qualified deposits** on most recent **12 months** personal bank statements.

To support the personal bank statements, we require **two** months of business bank statements.

- Must evidence activity to support business operations
- May reflect transfers to the personal account

Business license and most recent company formation documents for LLC, Corp, or S-Corp.

If the statements include additional names other than the borrower(s), the following is required:

- 100% access letter from individual(s) included on statements
- LOE from individual(s) included on statements explaining their relationship with the borrower(s), if they are employed or not, if they are associated with the business, and if they contribute income to the bank account.

# Bank Statement

## Business Narrative Letter

**SELF-EMPLOYMENT BUSINESS NARRATIVE,  
QUESTIONNAIRE, AND CERTIFICATION**

1. Describe the business. Please provide as much detail as possible

2. Does the business have a physical location?  Yes  No

a. If Yes, does the business have more than one physical location?  Yes  No

b. What is the address of your physical location?

3. How many people work for you?

a. Full-time: \_\_\_\_\_

b. Contractors: \_\_\_\_\_

4. Does the business manufacture a product that has a cost of goods?  Yes  No

5. Does the business resell a product?  Yes  No

6. If the business address is different than the home address, please explain the use of the business address.

7. What percentage of the business do you own? \_\_\_\_\_

8. Is there anything else about the business that is important to know to analyze the bank statements?

I/We hereby certify that this information is true, accurate, and complete. I/We understand that any misrepresentation made in this questionnaire may result in declination of our loan application.

Borrower Printed Name \_\_\_\_\_ Co-Borrower Printed Name \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

LSM-F-COR\_GENSEQEST | REV. 10/26/2021 1 / 1

\*Located on LSM Client Portal in the Documents tab



# Bank Statement

## Fixed Expense Ratio - Business/Co-Mingled: 12-Month SG 8.6.2.4

Underwriter will evaluate the qualifying income of borrower/business using the **Fixed Expense Ratio Table** shown below for business related deposits. The expense factor used will be determined through the review of the **completed business narrative form**. If the expense factor allows the borrower to qualify then no further expense analysis is required.

FIXED EXPENSE FACTOR TABLE			
Number of Full-Time Employees/Contractors	0-1	2-10	10+
Service Business	20%	40%	60%
Product Business	30%	50%	70%
Real Estate Business*	70%	75%	80%

**Service Business Examples:** Consulting, Accounting, Legal, Therapy, Counseling, Financial Planning, Insurance, IT, etc.

**Product Business Examples:** Retail, Food Service/Restaurants, Manufacturing, Contracting/Construction, etc.

**Real Estate Business Examples:** Real Estate Investors(Without a schedule of current real estate\*\*), Developers, Flippers, etc.

\*CPA letter will not be accepted to provide a lower expense ratio when business is real estate.

\*\*See SG 8.6.2.4 for additional details.

# Bank Statement

## Borrower's Monthly Qualifying Income Calculation - Business/Co-Mingled: 12-Month SG 8.6.2.4

1. First, determine the **Business Gross Monthly Qualifying Income** :

Average Allowable Monthly Deposits – Total Expenses from Bank Statements divided by 12:

Total Allowable Deposits – Total Expenses

12

2. Next, determine the **Business Net Income**:

Business Gross Monthly Qualifying Income X Fixed Expense Ratio (table previous page) = **Business Fixed Expense**

Business Gross Monthly Qualifying Income – Business Fixed Expense = **Business Net Income**.

3. Then, determine the **Borrower's Monthly Qualifying Income**:

Business Net Income X Borrowers Percentage of Ownership of the Business = **Borrower's Monthly Qualifying Income**

## Fixed Expense Income Calculation - Business/Co-Mingled: 12-Month Program

### **Borrower's Monthly Qualifying Income:**

The average allowable monthly deposits multiplied by expense ratio for type of business and number of employees found on the business narrative. Subtract that number from the business qualifying income and multiply by the borrower's percentage of business owned also found on the business narrative.

### **Example:**

Average Allowable Monthly Deposits = \$10,000

Borrower has 9 employees and is in a Service Business = 40% Expense Factor

Borrower owns 80% of the business

**Borrower's Qualifying Income = \$4,800**

\$10,000 (Average Allowable monthly deposits) x 40% (expense factor for a service business with 9 employees) = \$4,000 (Expense Factor)

\$10,000 (Business Qualifying Income - \$4,000 (Expense Factor) = \$6,000 (Business Net Income)

\$6,000 x 80% (percent of business owned) = \$4,800

Refer to LSM NanQ Matrix and Seller Guide for additional details.

FIXED EXPENSE FACTOR TABLE			
Number of FTE*/Contractors	0-1	2-10	10+
Service Business	20%	40%	60%
Product Business	30%	50%	70%
Real Estate Business**	70%	75%	80%

**Service Business Examples:** Consulting, Accounting, Legal, Therapy, Counseling, Financial Planning, Insurance, IT, etc.

**Product Business Examples:** Retail, Food Service/Restaurants, Manufacturing, Contracting/Construction, etc.

**Real Estate Business Examples:** Real Estate Investors (without a schedule of current real estate), Developers, Flippers, etc.

**\*FTE=Full-Time Employees**

**\*\*CPA letter will not be accepted to provide a lower expense ratio when business is real estate.**

# Bank Statement

## Rebuttals: Business/Co-Mingled SG 8.6.2.4

### Table not enough?

If the type of business has a materially different expense factor, two rebuttal options are listed below. Should the underwriter uncover any red flags which require further review, the underwriter may request additional documentation.

#### Rebuttal Option 1: Business Expense Statement Letter

**Business Expense Statement Letter** from tax professional or a Properly Licensed Accounting/Bookkeeping Firm supervised by a certified accountant with 12 Months Bank Statements (24 Months Bank Statements if required by underwriter)

**Note:** This option is not allowed to lower expense ratio when business is real estate.

#### Rebuttal Option 2: 12-month P&L Statement

Tax Professional/CPA's/Properly Licensed Accounting/Bookkeeping Firm supervised by a certified accountant can provide **12 Month profit and loss (P&L) statement.**  
(24 months if required by underwriter)

# Bank Statement

## Rebuttal 1 - Business Expense Statement: Business/Co-Mingled

**Provide a Business Expense Statement Letter from a Tax Professional or a Properly Licensed Accounting/Bookkeeping Firm supervised by a Certified Accountant along with 12 Months Bank Statements.**

Provide on company letterhead showing company name

Include individual's license number

Ensure it includes the borrower's percentage of business owned and the expense factor ratio

Expense factor lower than 15%?

- Understanding of the business by a tax professional

- Borrower business narrative

Signed by certified professional

Not allowed to lower expense ratio if business is real estate

# Bank Statement

## Business Expense Statement from Tax Preparer - Sample

Cyndi Jensen, CPA, CrFA  
Jensen Tax & Accounting  
29887 Thornton Drive  
Kingston IL 60145

Phone/Fax [REDACTED]

June 16, 2021

To whom it concerns,

[REDACTED] has been 100% owner of Phoenix Capital

Consulting Group LLC since the business was established on March 15, 2017.

The use of business funds to pay for down payment, closing costs and all other expenses on this property will have no negative effect on his business.

Taylor's expense factor ratio is 34% which includes all expenses and debts related to his business.

*Cyndi Jensen, CPA, CrFA*  
Cyndi Jensen, CPA, CrFA  
PTIN P00350626





# Bank Statement

## Business Expense Letter From Tax Preparer – Calculation Example

### To Find Borrower's Monthly Qualifying Income:

Take the average allowable monthly deposits multiplied by the expense ratio provided by CPA. Subtract that number from the business qualifying income and multiply by the borrower's percentage of business owned found on the expense letter.

#### Example:

Average Allowable Monthly Deposits = \$10,000

Expense factor provided by CPA = 34%

Borrower owns 100% of the business

**Qualifying Income = \$6,600**

$\$10,000$  (Average Allowable monthly deposits)  $\times$  34% (expense ratio provided by CPA) =  $\$3,400$  (expense factor)

$\$10,000$  (business qualifying income)  $-$   $\$3,400$  (expense factor) =  $\$6,600$

$\$6,600$  (business net income)  $\times$  100% (percent of business owned) =  $\$6,600$

# Bank Statement

## Rebuttal #2 – Profit and Loss

### Documentation:




- 12 Month Profit and Loss (P&L) Statement from CPA/Licensed Accountant
  - Proof of the preparer's current state license is required
- Minimum 12 Months Bank Statements required to verify monthly income on P&L
- Business license and most recent company formation documents for LLC, Corp, or S-Corp.

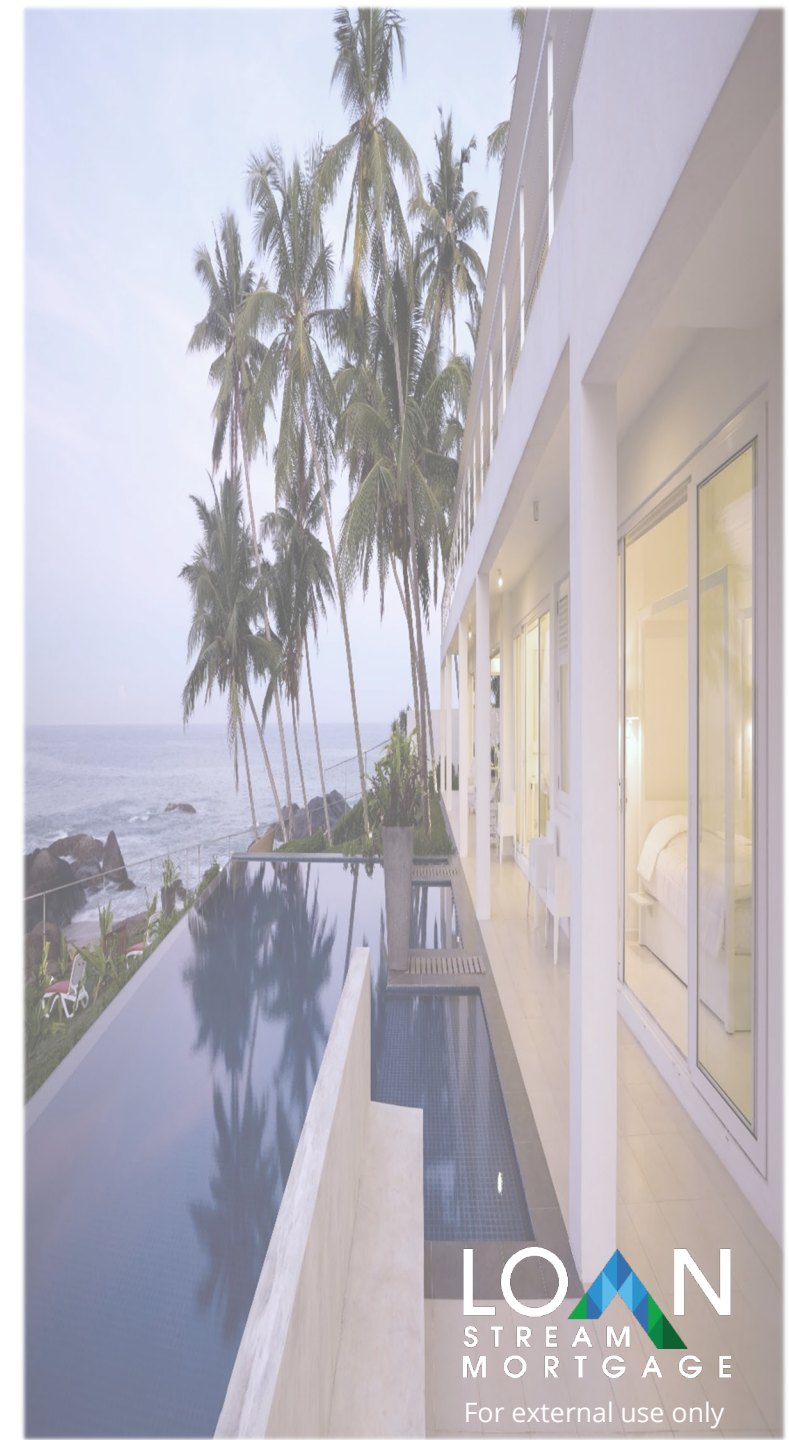
### Qualifying Income Requirements:

- P&L Sales/Revenue must be supported by the provided bank statements. (10% variance).
  - More statements may be requested to support the income on P&L.
  - If not able to meet 10% tolerance than must revert Expense Factor calculation for qualifying income.
- Bank statements and P&L must cover the same period

# Bank Statement

## Rebuttal #2: Profit and Loss

	
INCOME	
COMMISSIONS:	\$316,717
TOTAL INCOME:	\$316,717
EXPENSES:	
ADVERTISING:	\$32,762
CAR AND TRUCK EXPENSES:	\$5,853
RENT:	\$3,450
DEDUCTIBLE MEALS:	\$3,773
UTILITIES:	\$819
PHONE:	\$1,489
OFFICE EXPENSE:	\$1,879
LEGAL FEE'S:	\$750
TOTAL EXPENSES:	\$50,775
<b>NET INCOME:</b>	<b><u>\$265,942</u></b>
	



# Bank Statement

## Rebuttal #2: Profit and Loss

Calculation allowed as a rebuttal to expense factor method for 12-month bank statement program.

1. Determine the **Business Net Monthly Qualifying Income** =

$$\begin{aligned} &\text{Gross income from the P\&L minus expenses divided by 12} \\ &\frac{\text{P\&L Gross Income} - \text{Expenses}}{12} \end{aligned}$$

2. Determine the **Borrower's Monthly Qualifying Income** =

$$\text{Business Net Monthly Qualifying Income} \times \text{Borrower's Percentage of Ownership of the Business} =$$

**Borrower's Monthly Qualifying Income**

Refer to LSM NanQ Matrix and Seller Guide for additional details.

# Bank Statement

## Rebuttal #2: Profit and Loss

### Example:

P&L indicates \$264,000 Business Net Annual Income (\$22,000 per month)

Bank statement review results in \$21,000 monthly income

Borrower owns 60% of the business (found on business narrative)

**Qualifying Monthly Income = \$13,200**

\$22,000 (P&L within the 10% tolerance of bank statement income) multiply by 60 (percent of business owned)  
= **\$13,200**



# 12-Month Bank Statement Program 1-Year SE

NanQ Corr SG 8.6.4

**Please Note:** Tax returns and 4506-C are **NOT** required for this program. If tax returns and/or transcripts are provided for the self-employed income, the loan will be ineligible for the Self-Employed Bank Statement Program.

# Bank Statement

## One Year Self-Employed: 12-Month Program

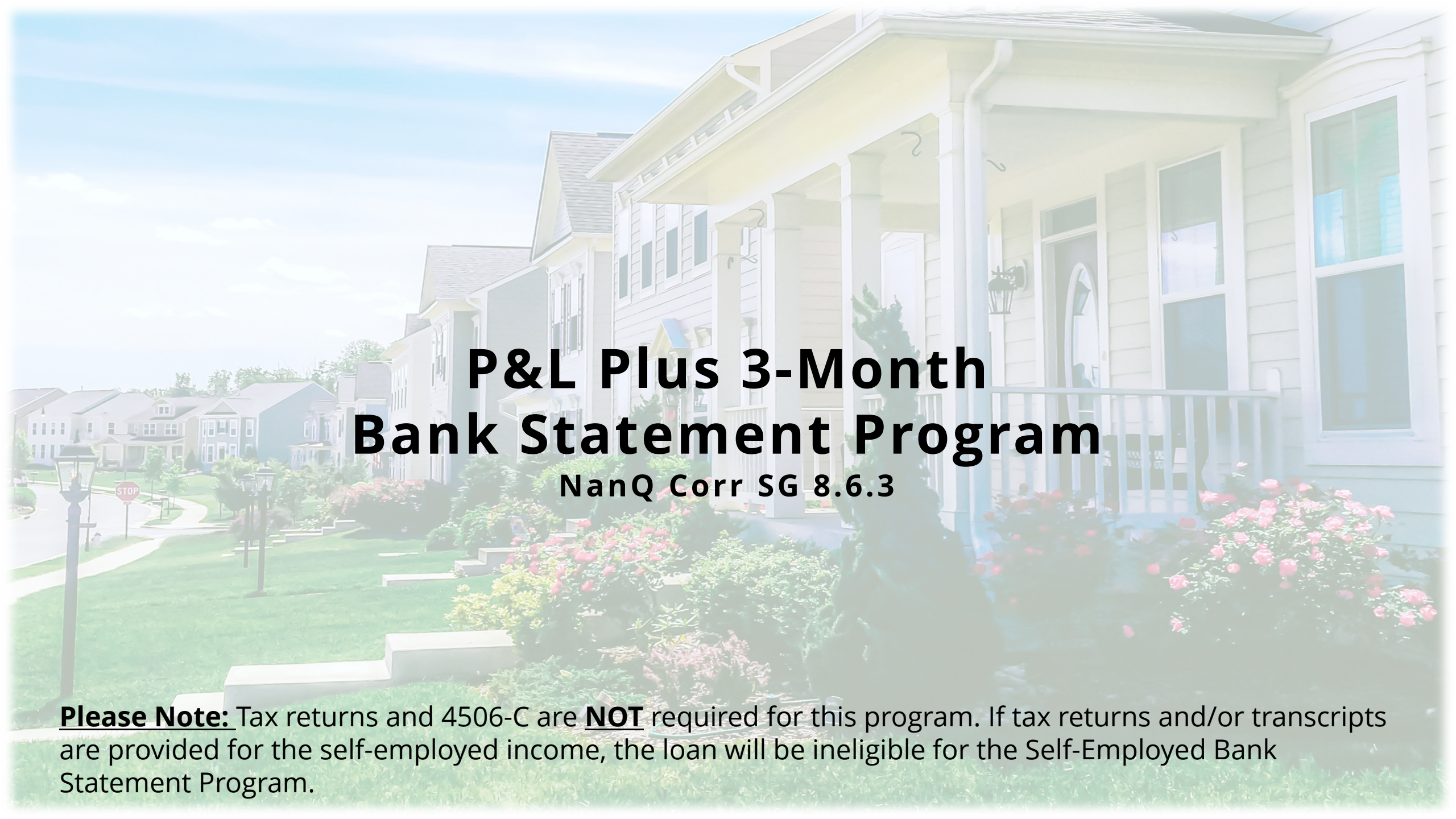
### Requirements:

- ONLY allowed with 12-month bank statement program.
- Proof of at least ONE Year Self-Employment required!!
- Borrower must be 100% owner
- Most recent 12 months bank statement income must be greater than previous year's W-2 earnings (10% variance)
- Previous full year W-2 employment, same profession required
- Income Calculations follow LSM Alt-Doc guidelines

### Program Parameters:

- Allowed with A+ grade, Min 660 Fico, Max LTV up to 80%.
- DTI max 45%
- Up to \$4MM loan amount (Min \$125,000)
- Purchase, Rate/Term Refinance, and Cash Out available

Refer to LSM NanQ Matrix and Seller Guide for additional details.



# P&L Plus 3-Month Bank Statement Program

NanQ Corr SG 8.6.3

**Please Note:** Tax returns and 4506-C are **NOT** required for this program. If tax returns and/or transcripts are provided for the self-employed income, the loan will be ineligible for the Self-Employed Bank Statement Program.



# Bank Statement

## Profit and Loss: 3-Month Program

### Documentation:

- 12 Month Profit and Loss (P&L) Statement from CPA/Licensed Accountant
  - Proof of the preparer's current state license is required
- Minimum 3 Months Bank Statements required to verify monthly income on P&L
- Business license and most recent company formation documents for LLC, Corp, or S-Corp.

### Qualifying Income Requirements:

- P&L Sales/Revenue must be supported by the provided bank statements. (10% variance).
  - More statements may be requested to support the income on P&L.
  - If not able to meet 10% tolerance than must revert to 12-month program with Expense Factor calculation for qualifying income.
- Pattern of deposits and payments should be consistent with type of business.
- ATM/PayPal/Square/Venmo deposits may be considered and analyzed for consistency.
- Income documented separately but comingled must be backed out.
- NSF/Overdrafts not allowed.

# Bank Statement

## Profit and Loss: 3-Month Program

INCOME	
COMMISSIONS:	\$316,717
TOTAL INCOME:	\$316,717
EXPENSES:	
ADVERTISING:	\$32,762
CAR AND TRUCK EXPENSES:	\$5,853
RENT:	\$3,450
DEDUCTIBLE MEALS:	\$3,773
UTILITIES:	\$819
PHONE:	\$1,489
OFFICE EXPENSE:	\$1,879
LEGAL FEE'S:	\$750
TOTAL EXPENSES:	\$50,775
<b>NET INCOME:</b>	<b>\$265,942</b>



# Bank Statement

## Profit and Loss: 3-Month Program

Only calculation for income on 3-month bank statement program.

1. Determine the **Business Net Monthly Qualifying Income** =

$$\begin{aligned} &\text{Gross income from the P\&L minus expenses divided by 12:} \\ &\frac{\text{P\&L Gross Income} - \text{Expenses}}{12} \end{aligned}$$

2. Determine the **Borrower's Monthly Qualifying Income** =

$$\begin{aligned} &\text{Business Net Monthly Qualifying Income} \times \text{Borrowers Percentage of Ownership of the Business} = \\ &\quad \text{Borrower's Monthly Qualifying Income} \end{aligned}$$

Refer to LSM NanQ Matrix and Seller Guide for additional details.

# Bank Statement

## Profit and Loss: 3-Month Program

### **Example:**

P&L indicates \$264,000 Business Net Annual Income (\$22,000 per month)

Bank statement review results in \$21,000 monthly income

Borrower owns 60% of the business (found on business narrative)

**Qualifying Monthly Income = \$13,200**

\$22,000 (P&L **within** the 10% tolerance of bank statement income) multiply by 60 (percent of business owned)  
= **\$13,200**



# **Large Deposits and NSF Rules Bank Statement Program**

**NanQ Corr SG 7.5.1 and 8.6.2.5**

# Bank Statement

## Large Deposits (SG 7.5.1)

**Large Deposits** are defined as single deposits that represent more than 75% of the monthly average deposit balance. These deposits must be sourced & verified.

### Example:

#### Month 1 deposits

- \$1,000
- \$1,500

#### Month 2 deposits

- \$2,500
- \$5,000

- Total deposits equal \$10,000 or a monthly average of \$5,000
- 75% of the monthly average is \$3,750
- The \$5,000 deposit from month 2 needs to be sourced



# Bank Statement

## Non/In-Sufficient Funds/Overdrafts Requirements: 12-Month Bank Statement ONLY (SG 8.6.2.5)

### **Non-Sufficient Funds (NSF):**

NSF activity within the last 12 months, or 24 months if required by uw, requires a satisfactory explanation by the borrower. Excessive amounts of NSFs will be highly scrutinized and may cause the loan to be deemed ineligible.

NSF occurrences included in the analysis are subject to the following tolerances:

- Up to **six** (6) occurrences in the most recent twelve (12) months period is acceptable if there are **zero** (0) occurrences in the most recent three (3) month period.
- Occurrences on the same day are counted as a one-time occurrence.

### **Overdraft Protection Occurrence:**

These may be excluded if statements for the linked account confirm that:

- The linked account balance/limit at the time of the transfer exceeded the amount of the overdraft transfer **and**
- There were no fees charged for the overdraft.

### **Returned Checks:**

Allowed and not considered NSFs if they do not result in a negative balance on the account.



# **Frequently Asked Questions Bank Statement Program**



### **What are the minimum self-employment verification requirements?**

- Verification of SE is required for 2 years and at least 25% ownership interest for at least 1 borrower. (SG section 8.6)
- However, if using 1 year SE option with the 12-month program only 1 year of SE verification is required as long as there is proof of an additional year of W2 employment in same line of work. The borrower must also be sole owner of the business. (SG 8.6.4)

### **Can the SE Bank Statement program be combined with other full doc income sources?**

- Yes. When wage income is combined with SE bank statements a tax return is not required for full income documentation. A 4506-C is still required with box 8 checked to obtain a transcript of W2 earnings only. (SG 8.6.2)

### **Does LSM allow gift funds?**

- Yes! Up to 100% with LTV restrictions (SG 7.4 and NanQ Matrix)

### **Does LSM allow I/O loans?**

- Yes! 30 and 40-year Fixed IO and 5/6 and 7/6 ARMs are allowed for the Bank Statement loan programs except for Select Credit Grade. Min FICO 640, Max LTV 80% (SG 1.2 and NanQ Matrix)

### **Can ADU income be used to qualify on Alt Doc loans?**

- Depends. (SG 8.6.2.2)
  - Purchase: Not available **except** when assignable via the purchase contact and verified.
  - Refinance: Only with executed lease and 2 months verifiable rent received.

**Are non-occupant co-borrowers allowed?**

- Yes. They are allowed on Purchase and Rate/Term transactions on primary residence with credit grades A+, A, and B only. (SG 4.2)

**Are non-warrantable condos & condotels allowed?**

- Yes! Allowed on A+, A & B Credit Grades with LTV restrictions. (SG 2.12.3-4 & NanQ Matrix)

**Can Asset Utilization be combined with Bank Statement programs?**

- Yes. Allowed on A+, A & B Credit Grades with LTV restrictions. (SG 8.6.7 & NanQ Matrix)

**What is the max amount of cash in hand?**

- Up to \$1.5M based on LTV and property status. Not allowed on C Credit Grades. (NanQ Matrix)

**Are non-profit enterprises eligible for self-employed bank statement program?**

- No. Non-profit enterprises are currently ineligible to be used as SE income. (SG 8.6.2.2)

**Does LoanStream require a preliminary income review for the Bank Statement program?**

- It is not required but strongly recommended to use our EZQual for income review. Fully completed form is sent to EZQual@LSMortgage.com along with 12 months of bank statements. Results to be included in credit package when delivered to LoanStream.



# **Submission Requirements Bank Statement Program**

# BANK STATEMENT Submission Requirements

## **Credit Documents (not complete list)**

- Submit through EZQual to determine income (include results in credit pkg)
- LSM Correspondent UW Submission Form
- Business license or most recent company formation documents
- NanQ S/E or Business Narrative
  - Include name/type of business as well as number of employees/contractors
- 1003
- Credit Report
- Full Exterior/Interior Appraisal
- Title
- Insurance

## **12-Month Program: 12 Mo. Bank Statements\***

- Proof of 2 years self-employment
- Fixed Expense Ratio Table doesn't work?
  - Submit Business Expense Statement letter from CPA/Tax Professional **OR**
  - 12 Mo P&L (CPA/Tax Professional)

## **12-Month Program with only 1-Year Self-Employment: 12 Mo. Bank Statements\***

- Previous full year W-2 with 4506-C verification (W-2 Transcript Only)

## **3-Month Program: 3 Mo. Bank Statements\***

- Proof of 2 years self-employment
- Submit 12 Mo. P&L (CPA/Tax Professional)

\*Additional Bank Statements may be required per uw.  
Refer to LSM NanQ Matrix and Seller Guide for additional detail.

TRADES	CORRESPONDENT RESOURCES ▾	DOCUMENTS
		Correspondent Bank Statement EZQual Request
		Forms
		Appraisal Exclusionary List 12.12.2023
		Correspondent Underwriting Submission Summary Form
		Correspondent Lock Request Form
		NanQ Foreign National - S/E Narrative
		NanQ (primary & second home) - S/E Narrative
		NanQ (primary & second home) - Contact Consent
		NanQ Business Purpose - Occupancy Affidavit
		NanQ Foreign National - ACH Form
		NanQ Business Purpose - Contact Consent
		NanQ Business Purpose - LLC Certification
		NanQ Business Purpose - S/E Narrative

# Contact Us



Client Service Team  
[LSMCorrespondent@lsmortgage.com](mailto:LSMCorrespondent@lsmortgage.com)



Client Service Team  
833-311-0126



Your dedicated Regional Sales  
team is available for questions

A large, stylized number '1' composed of a mosaic of blue and green triangles, set against a light blue background with a subtle gradient.

Stand out with  
**The ONE Lender**  
FOR Correspondent

**LOAN**  
STREAM  
MORTGAGE  
[LSCorrespondent.com](http://LSCorrespondent.com)

# Thank You

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