

# CORRESPONDENT DONE RIGHT

The ONE Lender for Delegated and  
Non-Delegated Programs



## Who Are We?

LoanStream Mortgage strives to be an investor that provides its clients the products and services that will serve their markets and communities. Initial and ongoing monitoring of Correspondent counterparty's financial stability loan quality are paramount to the sustainability and mutual benefit of our Correspondent relationships.

Our Sales team will contact you and walk you through the process:

- Application package to be completed
- Contracts signed/returned
- Welcoming you to the LoanStream Team

## What Does It Take?

We require our Correspondent Lenders to have experience, processes, and controls in all aspects of mortgage lending. Requirements regarding mortgage banking experience vary by program approval level.

PROGRAM APPROVAL LEVEL	MIN. NET WORTH	AUDITED REQUIRED
Emerging Banker and Emerging Banker Plus	\$100,000	No
Non-Delegated Correspondent	\$500,000	Yes <sup>2</sup>
Delegated Conforming (FNMA/FHLMC)	\$1,000,000	Yes <sup>2</sup>
Delegated Government (FHA/VA/USDA)	\$1,000,000	Yes <sup>2</sup>
Delegated Non-Conforming (Jumbo/NanQ)	\$5,000,000	Yes
TPO (Wholesale) <sup>1</sup>	\$2,500,000	Yes
TPO (Non-Delegated Correspondent) <sup>1</sup>	\$5,000,000	Yes
TPO (Delegated Correspondent) <sup>1</sup>	\$10,000,000,000	Yes

<sup>1</sup> TPO approval level always requires delegated approval.  
<sup>2</sup> CPA-prepared acceptable with management approval on case by case basis.

## What Loan Programs Are Available?

### NanQ / Non-QM (N/A EB)

- DSCR, Full/Alt Doc, Bank Statement
- Fixed ARM & Interest Only
- High LTVs & Lower FICO
- Ideal for Business Owners/Investors
- Foreign National

### Jumbo

- Loans up to \$3.5 MM
- LTVs up to 90%
- Minimum FICO 660
- No PMI Required
- Underwrite Loans to AUS with Minimal Overlays

### Conforming

- Minimal Overlays
- Manufactured Homes Allowed (FNMA)
- Delegated and Non-Delegated Offered
- Delegated Starting at \$1 MM Net Worth

### Government

- FHA/VA – Del and Sponsorship
- USDA Delegated Only
- Manufactured Homes
- FICOs as Low as 550
- 100% VA Cash-Out
- Minimal Overlays
- High Balance

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