



Correspondent LoanStream Jumbo ONE Matrix

Eligibility Matrix											Loan Programs	
Occupancy	Property	Loan Amount	Purchase, Rate/Term Refi					Cash-out Refi				
			Max LTV/CLTV to FICO					Max LTV/CLTV to FICO				
			740+	720+	700+	680+	660+	740+	720+	700+	680+	660+
Primary Residence	SFR/ 2-4 Unit/PUD/Condo	\$ 1,500,000	90% ¹	90% ¹	90% ¹			80%	80%	80%	80%	
		\$ 1,000,000	85%	85%	85%	85%	80%	80%	80%	80%		
		\$ 1,500,000	85%	85%	85%	85%	80%	75%	75%	75%		
		\$ 2,000,000	85%	85%	85%			70%	70%	70%		
		\$ 2,500,000	80%	80%								
		\$ 3,000,000	75%									
Second Home	SFR/PUD/Condo	\$ 1,000,000	80%	80%	80%	80%		75% ²	75% ²	75% ²		
		\$ 1,500,000	80%	80%	80%	80%		70% ²	70% ²			
		\$ 2,000,000	75%	75%	75%							
Investment	SFR/2-4 Unit/PUD/Condo	\$ 1,500,000	75%	75%	75%		60%	60%	60% ³			
		\$ 2,000,000	70%	70%	70%							
¹ Purchase transaction only, rate/term refi ineligible												
² Condos restricted to 720 min FICO and 65% LTV/CLTV on Second Home cash-refis												
³ Condos restricted to 720 min FICO on Investment Property cash-out refis												
Details												
Appraisal		≤ \$1.5MM: 1 appsl & secondary valuation > \$1.5MM: 2 appsls Secondary Valuation: CU ≤ 2.5, no secondary valuation required CU > 2.5 or indeterminate: CCA/CDA/CCA within -10% or field review, 2nd full appsl										
Cash out Proceeds		No max cash out limitations										
Compliance		• Must be QM, Safe Harbor and Rebuttable Presumption permitted • Higher Priced Mortgage Loans (HPML) allowed, must comply with all applicable regulatory requirements • State and Federal High-Cost loans ineligible										
Credit Event (BK,SS,FC,DIL)		Follow AUS										
Credit Event (Forbearance)		Follow AUS										
Credit Scores		• At least 1 score required • Lowest middle is decision score										
Credit Tradelines		Follow AUS										
DTI		Determined by AUS up to 50% max										
Eligible Borrowers		US Citizens Permanent Resident Aliens Non-Permanent Resident Aliens First time Homebuyers Non-occ co-borrowers Refer to guidelines for eligibility requirements										
First Time Homebuyer		Follow AUS										
Geographic Restrictions		US Territories and Texas 50(a)(6) Transactions ineligible										
Housing History		Follow AUS										
Income and Employment		• Follow AUS, additional documentation may be required • Tax transcripts required • Other income: Follow AUS										
Interested Party Contributions		Follow AUS										
Max Financed Properties		Follow AUS										
Minimum Loan Amount		\$1 above conforming loan limit										
Property Type		SFR, 2-4 Units, PUD, Condo										
Recently Listed Properties		Properties listed for sale ≤ 6 mos ineligible										
Refinance - Cash-out		Follow AUS										
Refinance - Delayed Financing		Follow respective Agency requirements										
Refinance - Rate/Term		Follow AUS										
Reserves		≤ \$1.0MM follow AUS > \$1.0MM - ≤ \$2.0MM: > 3 mos or AUS > \$2.0MM - ≤ \$3.0MM: > 12 mos or AUS LTV/CLTV > 80%: > 6 mos or AUS *Cash out proceeds ineligible*										
Secondary Financing		Follow AUS										
Temporary Buydowns		Ineligible										
Underwriting		• DU Approve or LPA Accept recommendation required • Must meet all requirements of DU/LPA approval & applicable FNMA/FHLMC underwriting guidelines, only one guideline series allowed • Where silent, defer respective Agency guidelines for requirements										

Fixed Fully Amortized	• 30-Year Fixed (360 Months) • 10/6 ARM (360 Months)	
	ARM Information	
	Fixed Rate Period Index Lookback Period Floor Margin Caps Fully Indexed Rate Qualifying Rate	10 years 30 day average SOFR 45 days Subject to minimum margin and caps 2.75% 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 loan) Sum of the index & margin rounded to the nearest (.125) Greater of fully indexed rate or Note rate
Product Restrictions (Not Permitted)		
Borrowers		
• Blind Trusts • DACA borrower w/out Category 33 status • Foreign Nationals • Guardianships • Irrevocable Trusts • ITIN	• Land Trusts • Less than 18 years old • LLCs, LLPs, Corporations • Life estates	• Party to a lawsuit • Qualified Personal Trusts • Real Estate Trusts • With diplomatic immunity • Without a social security number
Transactions		
• Attorney Title Opinion Letters • Bridge loans • Builder/Seller bailouts • Escrow holdbacks • Foreclosure bailout • Illinois Land Trusts • Interest only loans • Income produced, or in relation to, cannabis, hemp	• Income produced, or in relation to, adult entertainment industry • Model home leaseback • Multiple property payment skimming • Non-QM loans • Refi of a subsidized loan	• Reverse 1031 exchange • Section 32/High-Cost loan • Single closing construction to perm financing • Straw borrowers • Temp buydowns
Property Types		
• Assisted living facilities • Bed and Breakfast • Boarding houses • Container homes • Commercial • Condo hotels and condotels • Condos conversions • Co-Ops • Domes or geodesic domes • Dwelling w/more than 4 units • Earth/Berm homes • Hawaii properties in lava zones 1 or 2 • Homes on Native American lands • Hotel/motel conversions	• Houseboats • Hobby farms, ranches and orchards • Income producing properties • Leasehold properties • Log homes • Manufactured or mobile homes • Mixed use • Non-warrantable Condos • Projects that offer unit rentals daily, weekly or monthly	• Properties > 25 acres • Property not accessible by roads • Properties not suitable for year-round occupancy • Properties with UCC filings • Properties with PACE obligations • Properties with resale restrictions • Unique properties • Vacant land or land development properties