



# NonQM Program Overview

## LoanStream Correspondent





# Agenda

- ❑ NonQM Full & Alt Doc
- ❑ Debt Service Coverage Ratio (DSCR)
- ❑ Closed End Seconds
- ❑ LSCorrespondent.com
- ❑ Seller Connect portal
- ❑ Resources & Contact Info



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**LOAN**  
STREAM  
MORTGAGE



# NonQM Full & Alt Doc

- LTV's Up to 90% (Core) and 85% (Select)
- Credit
  - Down to 600 FICO (Core) and 680 (Select)
  - Loan Amounts from \$125k to \$4M
- Terms
  - 5/6, 7/6 ARM
  - 15, 30yr and 40yr Fixed (true 480-month term)
  - Non-Standard (11-29 year)
  - IO Available (not available on 15-year)
  - Temp Buydown available 2:1/1:0 Primary, Second Homes, 30 year fixed only

Select NonQM				
FICO to Max LTV/CLTV				
Loan Amount	Credit Score	Purchase	Rate/Term	Cash-Out
\$ 1,000,000	700+	85%	80%	75%
	680+	80%	80%	75%
	600+			

Core NonQM				
FICO to Max LTV/CLTV				
Loan Amount	Credit Score	Purchase	Rate/Term	Cash-Out
\$ 1,000,000	700+	90%	85%	80%
	680+	85%	85%	80%
	600+	80%	80%	75%

## Select NonQM and Core NonQM

Income Types Include: Full Doc - 12, 24 months

Alt Doc - 1099, WVOE, Asset Utilization, Bank Statements, P&L with 3 mos Bank Stmt, One Yr Self-Employment, Assets as Blended Income

# Full & Alt Doc Product Details



## Correspondent LoanStream NonQM Matrix

### Gift Funds Allowed up to 100%

### Private Party VORs

- LTV  $\leq$  80% &  $\geq$  660 FICO
- LTV  $\leq$  70% &  $\geq$  600 FICO

### Reserves – determined by LTV and Grade

- $\leq$  75% LTV No Reserves (OO and 2nd)
- $\leq$  70% LTV No Reserves (NOO)
- $>$  75% 3 Months (OO and 2nd) /  $>$  70% (NOO)
- $>$  80% 6 Months (OO, 2nd and NOO)
- Higher Loan Amounts and additional properties will require more
  - Loan Amt  $>$  \$3.0M, 12 Mos;  $>$  \$2.0M, 6 Mos, cash-out cannot be utilized
  - 2 Mos for each additional financed property (based on subject property PITIA)

<p>Appraisals</p> <p>≤ \$2,000,000 Loan Amount: CU ≤ 2.5 = No add'l requirements CU &gt; 2.5 or no score = Enhanced desk review (ARR, CCA or CDA) required, 10% variance allowed</p> <p>&gt; \$2,000,000 Loan Amount: 2 appraisals required Enhanced desk review (ARR, CCA or CDA) required on lower valued appraisal</p>	<p>Cash In Hand Limit (Based on LTV &amp; FICO)</p> <p>≤ 70% LTV &amp; ≥ 700 FICO: \$1.5M max cash in hand* ≤ 65% LTV &amp; &lt; 700 FICO: \$1.0M max cash in hand* &gt; 65% - ≤ 70% LTV &amp; &lt; 700 FICO: \$500k max cash in hand* &gt; 70% LTV: \$500k max cash in hand (Free &amp; Clear ineligible) Vacant Properties: \$750k max cash in hand *Free &amp; Clear Properties: Must follow FICO requirements, 70% max LTV</p>
Additional Product Details	
50.01% - 55% DTI	Full doc   6 months reserves   80% max LTV   660 min FICO   Primary only   Purchase only   \$1.5M max LA
Debt Consolidation	Follows R/T Refi LTV w/80% max LTV, Owner Occupied only (5k max cash in hand)
Declining Markets	> 70% LTV: Areas designated declining value on the appraisal will take a 5% LTV reduction from program max LTV
Delayed Financing	≤ \$1.5M LA: follow program max   > \$1.5M LA: 70% max LTV/CLTV
Gift Funds	100% allowed w/10% LTV reduction from max LTV (see above), no LTV reduction required with min 5% buyer own funds Gift of Equity not allowed on Select NonQM



# Alt Doc Program Highlights

- **Bank Statement and P&L – 25% ownership**

- Expense Factor table →
  - Down to 30% with **NO CPA letter** (not market's "flat 50")
- Aggressively priced / Daily price analysis
- Business/Co-mingled or Personal statements can be used
- 12 NSF allowed in 12 months
- P&L + 3-month bank statement
  - 10% tolerance → bank statement deposits vs gross revenue
  - Qualifying income = P&L net income / # months it covers – **NO EXPENSE FACTOR**

FIXED EXPENSE FACTOR TABLE			
Number of Full-time Employees/Contractors	0—1	2—10	11+
Service Business *	30%	50%	60%
Product Business **	40%	60%	70%
Real Estate Business***	70%	75%	80%

- **One Year Self-Employed**

- 12 months bank statements (min 12 months self employed)
- 100% ownership in qualifying entity
- W2 in same line of work for prior 12 months
- Purchase, R/T and C/O

\*\*Non-profit entities are ineligible for NQM Bank Statement or P&L program\*\*

\*\*Business entity due diligence – Business license/Sec of State/Internet search/Corp Documents\*\*

# Alt Doc Program Highlights cont.

- Asset Utilization
  - Help add (“blend”) income to your full doc or alt doc deals to get under DTI Caps!
  - Qualify with just Assets “100%” (qualifying assets / 60 months = income)
  - Qualify with no DTI qualification (AKA “residual asset method”)
    - Verified assets cover loan amount, DP, CC, reserves and 5 yrs. liabilities
- WVOE Only
  - NO W-2, Paystub, tax return, or 4506C requirement!
  - Written VOE and 2 months bank statements to qualify
  - W2/OT/Bonus/K1 (<25% ownership)
- 1099 Only
  - 2 years 1099’s required
  - Transcripts for 1099’s
  - Bank statements required to support 1099 income average
  - **Borrower** prepared P&L or Expense factor letter acceptable



# NonQM Highlights: At-a-Glance

Select NonQM and Core NonQM									
Income Types Include: Full Doc - 12, 24 months Alt Doc - 1099, WVOE, Asset Utilization, Bank Statements, P&L with 3 mos Bank Stmt, One Yr Self-Employment, Assets as Blended Income									
Select NonQM					Core NonQM				
FICO to Max LTV/CLTV					FICO to Max LTV/CLTV				
Loan Amount	Credit Score	Purchase	Rate/Term	Cash-Out	Loan Amount	Credit Score	Purchase	Rate/Term	Cash-Out
\$ 1,000,000	700+	85%	80%	75%	\$ 1,000,000	700+	90%	85%	80%
	680+	80%	80%	75%		680+	85%	85%	80%
	600+					600+	80%	80%	75%
\$ 1,500,000	720+	85%	80%	75%	\$ 1,500,000	720+	90%	85%	80%
	700+	80%	80%	75%		700+	90%	85%	80%
	680+	75%	75%	70%		680+	85%	85%	80%
	640+					640+	80%	80%	75%
	600+					600+	75%	75%	70%
\$ 2,000,000	740+	85%	80%	75%	\$ 2,000,000	740+	85%	85%	80%
	720+	80%	80%	75%		720+	85%	85%	80%
	700+	75%	75%	70%		700+	85%	85%	80%
	680+	75%	75%	70%		680+	80%	80%	75%
	640+					640+	75%	75%	70%
\$ 2,500,000	740+	80%	80%	75%	\$ 2,500,000	740+	80%	80%	75%
	720+	75%	75%	70%		720+	80%	80%	75%
	700+	75%	75%	70%		700+	80%	80%	75%
	680+	65%	65%	60%		680+	75%	75%	70%
	660+					660+	70%	70%	65%
\$ 3,000,000	720+	75%	75%	70%	\$ 3,000,000	720+	80%	80%	75%
	700+	65%	65%	60%		700+	75%	75%	70%
	680+	60%	60%	55%		680+	70%	70%	65%
	660+					660+	60%	60%	55%
> \$3,000,000 See Guides for Appraisal & Credit Overlay					\$ 3,500,000	740+	70%	70%	65%
LOAN PROGRAMS						720+	70%	70%	65%
Fixed	• 15-Year Fixed • 30-Year Fixed • 40-Year Fixed					680+	60%	60%	55%
ARM	• 5/6 SOFR (2/1/5 Cap) • 7/6 SOFR (5/1/5 Cap) • Not Available on Select NonQM					660+	50%	50%	45%
Interest Only (IO) Not Available on Select NonQM	• 30-Year Fixed IO (120 mos, IO + 240 mos Amortization) • 40-Year Fixed IO (120 mos, IO + 360 mos Amortization) • 5/6 IO SOFR (2/1/5 Cap) • 7/6 IO SOFR (5/1/5 Cap)				\$ 4,000,000	740+	65%	65%	60%
						720+	60%	60%	55%
						700+	50%	50%	45%
	Select NonQM				Core NonQM				
Max LTV	Non-Owner Occupied - 75% 2nd Home - 75% Condo - 85% (FL Condo - 75%) Condo Non-Warrantable - NA (FL Condo - NA) 2 Unit - 80%   3-4 Unit - 75% Rural - NA				Non-Owner Occupied - 85% 2nd Home - 85% Condo - 85% (FL Condo - 75%) Condo Non-Warrantable - 75% (FL Condo - 65%) 2 Unit - 85%   3-4 Unit - 80% Rural - 70%				
Min Loan Amount	\$150,000				\$125,000				
Interest Only (IO)	Not Allowed				• 640 min FICO • 80% max LTV • Reserves based on IO payment				
Housing History	0 x 30 x 24 Rent free not allowed				0 x 30 x 12 1 x 30 x 12: 5% LTV reduction, > \$2.5M: 10% LTV reduction, \$3.5M max LA 1 x 60 x 12 (must be 0 x 60 in most recent 6): 10% LTV reduction, > \$2.5M: 15% LTV reduction, \$3.0M max LA 1 x 30 x 6: 10% LTV reduction, > \$2.5M: 20% LTV reduction				
Credit Event (BK/SS/FC/DIL/CCC)	48 Months Multiple unrelated credit events not allowed				36 Months (12 mos seasoning on discharged BK 13 or CCC w/pay history allowed) 24 Months - 10% LTV reduction, \$3.5 max LA (discharged BK 13 or CCC w/pay history allowed) 12 Months - 15% LTV reduction, \$3.0 max LA (discharged BK 13 or CCC allowed)				
DTI	45%				• 50% max, 45% max if ≥ 85% LTV ( 50-55% allowed w/restrictions, see product details below)				

## DSCR Highlights

Business purpose loans for real estate investors who want to qualify based on the cash flow generated by their investment property. This program uses property income ONLY to qualify. No borrower income or employment information required.

Up To 85% LTV Purchase | 85% Rate/Term | 75% LTV Cash Out  
Min FICO 620 | Loan Amounts Up to \$3.5MM | I/O options  
| Close in the name of LLC | Short Term Rentals



# DSCR Highlights

## Determine Borrower's Investor Experience Level:

- Experienced – previous NOO 12 mo. last 3 years
- Inexperienced – Don't meet Experienced
  - No FTHB

## Determine Vesting:

- Individual
- Inter Vivos Revocable Trust
- LLC
- Partnership
- S-Corp
- Corporation

## Determine DSCR RATIO:

- Gross Income divided by PITIA or ITIA
  - Qualify on Cash Flow of Subject; 100% or 125% of Market Rents

## LoanStream Mortgage DSCR Matrix

Experienced / Inexperienced Investor	
<div>Experienced Investor:</div> <ul style="list-style-type: none"><li>• Borrower(s) with history of owning &amp; managing NOO income-producing investment real estate for at least 1 yr within the last 3 yrs<ul style="list-style-type: none"><li>• Only 1 borrower has to meet the Experienced Investor definition</li><li>• Living rent free allowed</li></ul></li><li>• Mortgages Tradelines reflected on credit report that have been paid off or sold in the last 12 mos can be used to meet the above requirements.</li></ul> <p>NOTE: All properties to meet above definitions must be domiciled in the US (Foreign National excluded)</p>	<div>Inexperienced Investor:</div> <ul style="list-style-type: none"><li>• Borrower without history of owning &amp; managing NOO income-producing investment real estate for at least 1 yr within the last 3 yrs</li><li>• 80% Max LTV   \$1,500,000 Max LA   60% Max LTV for Sub1 &lt; 1.00   0x30x12 housing history   (VOM/VOR)   C/O not allowed for Sub1   Min 3 mos reserves, cash out cannot be utilized   No Ratio, STR and 5-8 ineligible</li><li>• All borrowers must meet inexperienced definition, FTHB and/or living rent free not allowed</li></ul> <p>NOTE: All properties to meet above definitions must be domiciled in the US (Foreign National excluded)</p>

# DSCR Highlights

## Available Grade/DSCR Ratio

Select DSCR – **Ratio  $\geq 1.25$**

Core DSCR – **Ratio  $\geq 1.0$**

Sub1 DSCR – **Ratio  $\geq 0.75$**

No Ratio DSCR – **Ratio  $< 0.75$**

## Max Loan Amount:

Select & Sub1 DSCR - \$3MM

Core DSCR – \$3.5MM

No Ratio DSCR – \$2.5MM

## Minimum Loan Amount:

Select DSCR – \$250k

Core, Sub1 & No Ratio DSCR – \$100k

## Max LTV / CLTV:

Select DSCR – 75%

Core DSCR – 85%

Sub1 DSCR – 75% LTV

No Ratio DSCR – 70% LTV

## FICO Minimum:

Select DSCR – 700

Core DSCR – 620

Sub1 DSCR – 640

No Ratio DSCR – 700



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

## Correspondent LoanStream NonQM DSCR Matrix

NonQM Investor Programs																			
Non-Owner Occupied Investment Properties, 1-4 Units only																			
Select DSCR - Ratio 1.25					Core DSCR - Ratio 1.0					Sub1 DSCR - Ratio $\geq .75$ - $< 1.0$					No Ratio DSCR - Ratio $< .75$				
FICO to Max LTV/CLTV					FICO to Max LTV/CLTV					FICO to Max LTV/CLTV					FICO to Max LTV/CLTV				
Loan Amount	Credit Score	Purchase	Rate/Term	Purchase	Loan Amount	Credit Score	Purchase	Rate/Term	Cash-Out	Loan Amount	Credit Score	Purchase	Rate/Term	Cash-Out	Loan Amount	Credit Score	Purchase	Rate/Term	Cash-Out
\$ 1,000,000	720+	75%	75%	75%	\$ 1,000,000	720+	85%	85%	75%	\$ 1,000,000	720+	75%	70%	65%	\$ 1,000,000	720+	70%	65%	60%
	700+	75%	75%	75%		700+	80%	80%	75%		700+	70%	70%	65%		700+	65%	65%	60%
	680+					680+	80%	80%	75%		680+	70%	70%	65%		680+			
	640+					640+	75%	75%	70%		640+	70%	70%	65%		640+			
	620+					620+	70%	70%	65%		620+					620+			
\$ 1,500,000	720+	75%	75%	75%	\$ 1,500,000	720+	85%	85%	75%	\$ 1,500,000	720+	65%	65%	60%	\$ 1,500,000	720+	65%	65%	55%
	700+	75%	75%	75%		700+	80%	80%	75%		700+	65%	65%	60%		700+	60%	60%	55%
	680+					680+	80%	80%	75%		680+	65%	65%	60%		680+			
	640+					640+	70%	70%	65%		640+	65%	65%	60%		640+			
	620+					620+	65%	65%	60%		620+					620+			
\$ 2,000,000	740+	75%	75%	75%	\$ 2,000,000	740+	80%	80%	75%	\$ 2,000,000	740+	60%	60%	55%	\$ 2,000,000	740+	60%	60%	55%
	720+	70%	70%	70%		720+	80%	80%	75%		720+	60%	60%	55%		720+	60%	60%	55%
	700+	70%	70%	70%		700+	75%	75%	70%		700+	60%	60%	55%		700+	55%	55%	50%
	680+					680+	75%	75%	70%		680+	60%	60%	55%		680+			
	640+					640+	70%	70%	65%		640+	60%	60%	55%		640+			
\$ 2,500,000	740+	75%	75%	75%	\$ 2,500,000	740+	80%	80%	75%	\$ 2,500,000	740+	55%	55%	50%	\$ 2,500,000	740+	55%	55%	
	720+	70%	70%	70%		720+	80%	80%	75%		720+	55%	55%	50%		720+	55%	55%	
	700+	70%	70%	70%		700+	75%	75%	70%		700+	55%	55%	50%		700+	55%	55%	
	680+					680+	75%	75%	70%		680+	55%	55%	50%		680+			
	640+					640+	70%	70%	65%		640+	55%	55%	50%		640+			
\$ 3,000,000	740+	85%	85%	85%	\$ 3,000,000	740+	75%	75%	70%	\$ 3,000,000	740+	50%	50%	45%	\$ 3,000,000	740+			
	720+	80%	80%	80%		720+	75%	75%	70%		720+	50%	50%	45%		720+			
	700+	80%	80%	80%		700+	70%	70%	65%		700+	50%	50%	45%		700+			
	680+					680+	70%	70%	65%		680+	50%	50%	45%		680+			
	640+					640+	65%	65%	60%		640+	50%	50%	45%		640+			
\$ 3,500,000	740+				\$ 3,500,000	740+	65%	65%	60%	\$ 3,500,000	740+				\$ 3,500,000	740+			
	720+					720+	65%	65%	60%		720+					720+			
	680+					680+					680+					680+			
	640+					640+					640+					640+			
	620+					620+					620+					620+			

## LoanStream Mortgage DSCR Matrix



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## Closed End Seconds - Concurrent & StandAlone

Closed End Seconds (CES) provide the option to tap into the equity of a home to access cash without affecting the rate of the original loan.

**Available Programs:** Select Full Doc | Core Full Doc | Alt Doc & DSCR

**Max Loan Amount:** \$500k Purchase & R/T | \$750k Primary C/O

**Minimum Loan Amount:** \$75k

**Max LTV / CLTV:** Select Full Doc – 80% | Core Full Doc – 85% | Alt Doc & DSCR – 85%

**FICO Minimum:** Select Full Doc - 680 | Core Full Doc - 660 | Alt Doc & DSCR – 660

# Closed End Second Matrix



Effective Date: 6/25/25 | Revised: 6/25/25

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

Rate Sheet

## Correspondent LoanStream

### Full Doc, Alt Doc & DSCR Closed End Second Matrix

Concurrent Close & Standalone Eligibility Matrix <sup>4</sup>															
Loan Amount	Occupancy	Property <sup>2,3</sup>	Cash-Out Refi		Purchase, Rate/Term & Cash-Out Refi										
			Select Full Doc <sup>4</sup>			Core Full Doc					Alt Doc & DSCR				
			FICO to Max CLTV <sup>1</sup>			FICO to Max CLTV <sup>1</sup>					FICO to Max CLTV <sup>1</sup>				
			720+	700+	680+	740+	720+	700+	680+	660+	740+	720+	700+	680+	660+
\$ 350,000	Primary Residence	SFR/PUD/ 2-4 Unit/Condo	80%	80%	75%	85%	85%	80%	75%	75%	85%	85%	80%	75%	70%
\$ 500,000			75%			80%	80%	80%	75%	70%	75%	70%	70%	65%	60%
\$ 750,000			70%												
\$ 350,000	Investment	SFR/PUD/ 2-4 Unit/Condo				80%	80%	80%	75%	70%	75%	75%	70%	65%	60%
\$ 500,000						75%	75%	70%	65%	60%	65%	65%	60%	55%	50%
\$ 350,000						80%	80%	80%	75%	60%	75%	75%	70%	65%	60%
\$ 500,000	Second Home	SFR/PUD/Condo				70%	70%	70%	65%	60%	65%	65%	60%	55%	50%

<sup>1</sup>5% CLTV reduction for declining market  
<sup>2</sup>75% max CLTV ≤ \$500,000, 65% max CLTV > \$500,000 on 2-4 Unit  
<sup>3</sup>2-4 Unit ineligible on Select Full Doc  
<sup>4</sup>Standalone close transactions only on Select Full Doc, concurrent transaction ineligible

Details	Concurrent Close	Standalone Close
Max LTV/CLTV/HCLTV	More restrictive of 1st lien program or Eligibility Matrix	Refer to Eligibility Matrix
Property Type	2-4 Unit - 75% max CLTV ≤ \$500,000 & 65% max CLTV > \$500,000 (Second Home and Select Full Doc ineligible)	
CLTV Restrictions	Condo (warrantable & non-warrantable) - 75% max CLTV, All FL Condos: Purchase & R/T Refi - 70% max CLTV, C/O Refi - 65% max CLTV	
Income Types	• Full Doc - Select and Core • Alt Doc - Bank Statements, P&L w/3 mos Bank Stmt, One Yr Self-Employment, 1099, WVOE only, Asset Utilization • DSCR	
Alt Doc - One Yr SE, WVOE, 1099	5% CLTV reduction	
ITIN	75% max CLTV (Select ineligible)	
DACA	75% max CLTV (Select ineligible)	
Foreign National	700 min FICO, 70% max CLTV (Select ineligible)	
Eligible 1st liens	Refer to Product Restrictions 1st Liens - Concurrent Close	Refer to Product Restrictions 1st Liens - Standalone Close
Minimum Loan Amount	\$75,000	
Max Combined Liens	\$2.0MM: > 80% - 85% CLTV   \$2.5MM: > 70% - 80% CLTV   \$3.5MM: > 60% - 70% CLTV   \$5.0MM: > 50% - 60% CLTV   No max limit: ≤ 50% CLTV Combined loans amounts over \$2.5MM: Primary Residences only, min 700 FICO required All existing subordinate/junior liens (except solar liens/leases/UCC filings) must be satisfied	
DTI	• ≤ 80%: More restrictive of 1st lien requirement or 50% max DTI • > 80%: More restrictive of 1st lien requirement or 45% max DTI	• ≤ 80%: 50% max DTI • > 80%: 45% max DTI
Full Doc - Select	• Wage Earners: Paystub, 2 yrs W-2s, W-2 transcripts • Self-Employed: 2 yrs personal and business (if applicable) tax returns, tax transcripts	
Full Doc - Core	• Wage Earners: Paystub, 1- 2 yrs W-2s, W-2 transcripts • Self-Employed: 1-2 yrs personal and business (if applicable) tax returns, tax transcripts	
Alt Doc - Bank Statements	• 12 months personal • 12 months business • Self-Employed only	
Alt Doc - P&L + 3 Mos Bank	• P&L + 3 months business statements • Self-Employed only	
Alt Doc - One Year Self-Employed	• 12 months banks statements and prior year W2 • Self-Employed only	
Alt Doc - WVOE	• Written VOE • Wage Earner only	
Alt Doc -1099	• 1099(s) only source of income	
Alt Doc -Asset Utilization	• Amortized liquid assets for income - May be all income or blended w/other income • 100% Utilization (w/out DTI)	
DSCR	• More restrictive of 1st lien requirement or ≥ 1.00 DSCR	• ≥ 1.00 DSCR
Vacant/Unleased (DSCR)	Ineligible (refis only)	
STR (DSCR)	• 5% CLTV reduction • Experienced investors only, must also have ≥ 12 mos STR rental history in last 3 years	

Loan Programs		
Fixed Fully Amortized	• 10-Year Fixed (120 Months) • 20-Year Fixed (240 Months) • 30-Year Fixed (360 Months)	
	Program Codes & Descriptions	
	Select Full Doc & Core Full, Alt Doc NanQ/TRID – 30 Yr Fixed – Concurrent NanQ/TRID – 30 Yr Fixed – Standalone NanQ/TRID – 20 Yr Fixed – Concurrent NanQ/TRID – 20 Yr Fixed – Standalone NanQ/TRID – 10 Yr Fixed – Concurrent NanQ/TRID – 10 Yr Fixed – Standalone	<b>DSCR</b> NanQ/Business – 30 Yr Fixed – Concurrent NanQ/Business – 30 Yr Fixed – Standalone NanQ/Business – 20 Yr Fixed – Concurrent NanQ/Business – 20 Yr Fixed – Standalone NanQ/Business – 10 Yr Fixed – Concurrent NanQ/Business – 10 Yr Fixed – Standalone
Product Features		
Closed End Second (CES)	• Fixed term loan • Fully disbursed at closing, no draw feature • Eligible as 2nd lien only • Must subordinate to OCMB 1st mortgage when concurrent close • Qualifying rate is note rate • Qualifying payment is fully amortized payment	
Product Restrictions (Not Permitted)		
Borrowers		
• Blind Trusts • Foreign Nationals (Select only) • Irrevocable Trusts • ITIN (Select only)	• Land Trusts • Less than 18 years old • Life estates	• Non-Permanent Resident Aliens (Select only) • Party to a lawsuit • With diplomatic immunity
Transactions		
• Assumable loans • Community Seconds • Concurrent close with a lender other than OCMB	• Escrow holdbacks • High Cost Loans • Income produced, or in relation to, cannabis, hemp	• Income produced by short term rentals (excludes DSCR) • Lien free properties • Property listed for sale within the last 6 months(refis only)
1st Liens - Concurrent Close		
• First lien with lender other than OCMB • Agency and Non-Agency fixed	• FHA, VA or USDA mortgages • High-LTV Refinance	• HomePossible • HomeReady with Reduced Mortgage Insurance Option

## LoanStream Mortgage CES Matrix



**LSCorrespondent.com**

**For External Use Only**



The ONE Lender for Correspondent

## Programs

[NonQM Program Matrices](#)  
[Jumbo Program Matrices](#)  
[Closed End Second Matrices](#)

## Resources

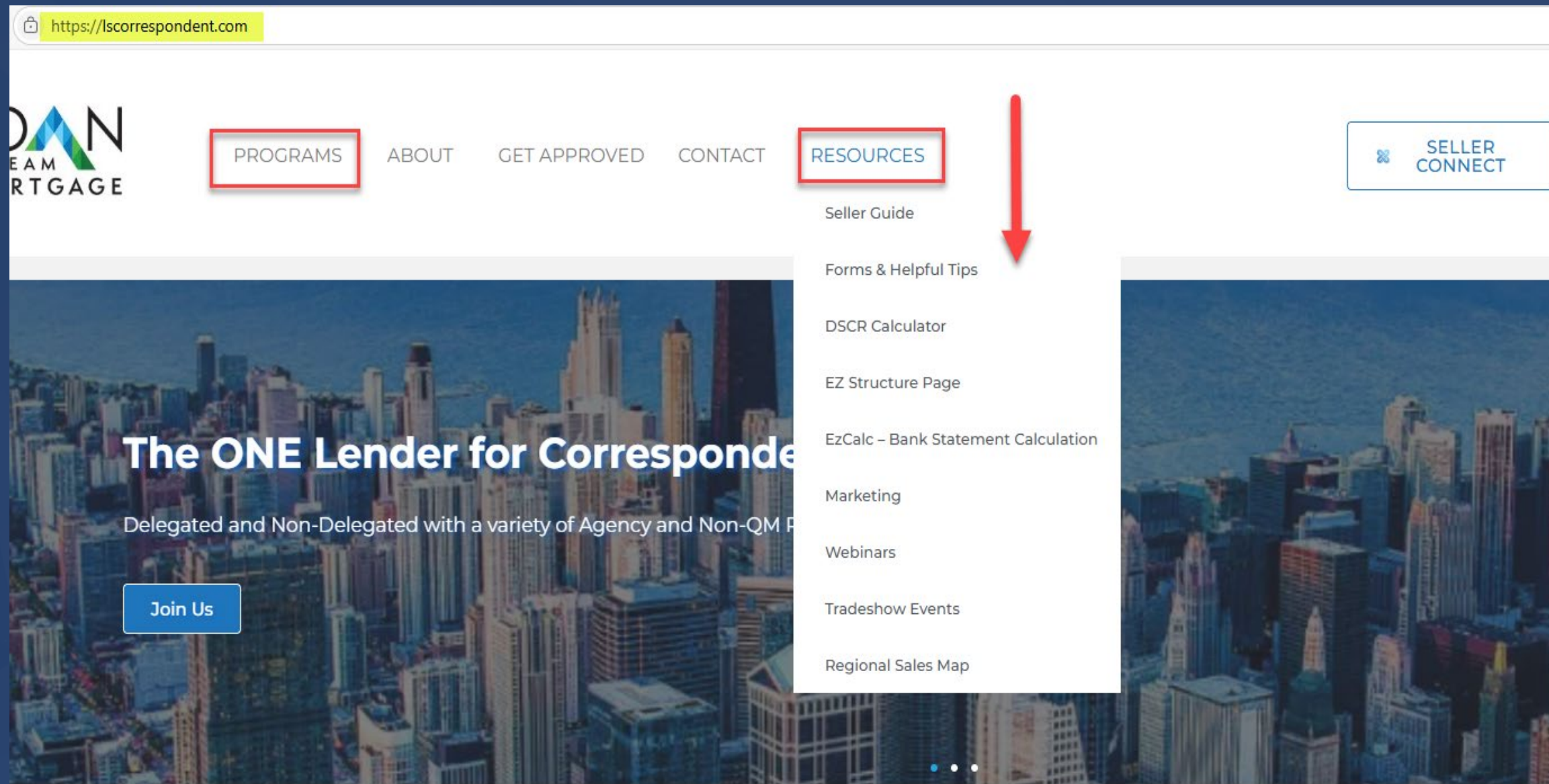
Access the [Seller Guide](#),  
[Forms](#), [Webinars](#), [Marketing Materials](#) and MORE under this important section!

## Seller Connect

Access [Seller Connect](#) for registering, locking loans and keeping up-to-date with your loan status!

# LSCorrespondent.com

Your 'go to' resource...







## Easy Bank Statement Income Calculation

Use the form to the right to get started.

Please complete all fields. Bank statements can be securely uploaded at the end of the form.

All complete requests will receive a response within 24-48 business hours.

Check out our [Bank Statement Webinar](#) to learn more about the program.

**Questions?** Contact your Regional Sales Executive or [Contact Us](#)

Learn more about our [Non-QM programs](#).

[Get approved today](#) as a client with our Correspondent Lending Division

**Note:** *This analysis is offered as an estimated income calculation for Bank Statement programs only. Speak with your RSE for more information.*

### Company & Contact Information

Regional Sales Executive (RSE) \*

- Select -

Correspondent Company Name \*

Contact Name \*

Contact Phone Number

Contact Email \*

Additional Contact Email

Email Address

Loan Underwriting Type \*

☐ Delegated

☐ Non-Delegated

### Borrower Information

Borrower #1: First and Last Name \*

Borrower #2: First and Last Name

Number of Years Self-Employed \*

☐ Less than 2 years

☐ 2 Years or more

Last 4 Digits of the SSN of Borrower1 \*

Borrower's Business Type \*

- Select -

Business Name \*

Percent of Ownership (Minimum Allowed 25%) \*

- Select -

**Need help figuring Bank Statement income?**  
LSM's experts can assist...

- Allow 1-Day Business response
- To get started, complete all required fields
- Click on 'Submit Form' to add required bank statements
- Wait for income details to be emailed to you directly



# EZStructure



PROGRAMS ABOUT GET APPROVED CONTACT **RESOURCES**

### EZ Structure

Accelerate Your Success & Simplify Your Non-QM Loan Process

Submit your loan for review

Non-QM Made EZ

Let's Structure Your Loan

Complete our form and submit your loan for review.

1

2

3

4

5

6

7

Your Information

Borrower Information

Occupancy, Term, LTV

Credit

Property Information

Income Documentation

DTI / Uploads

Let's start with getting your information.

First Name \*

First Name

Last Name \*

Last Name

Email \*

Email Address

Phone/Mobile (Best Contact) \*

Mobile Number

Account Executive's name \*

NMLS ID # \*

Account Executive's Email Address \*

Email Address

Save & Resume



# LSCorrespondent.com


Go to: Resources/EZStructure

- Need help structuring the deal?  
LSM's experts can assist...
- Allow 1-Day Business response
  - Complete all required fields
  - To get started, click on 'submit your loan for review'
  - Wait for EZStructure team to email results



# Seller Connect Client Portal

[Seller Connect](#)



**CORRESPONDENT LENDING**  
streamlined process.consistent approvals.competitive pricing

Seller Connect Log In


Username:

Password:

[Login](#)

[Forgot your Password?](#)  
[Change Your Password](#)

Click here to reset your password

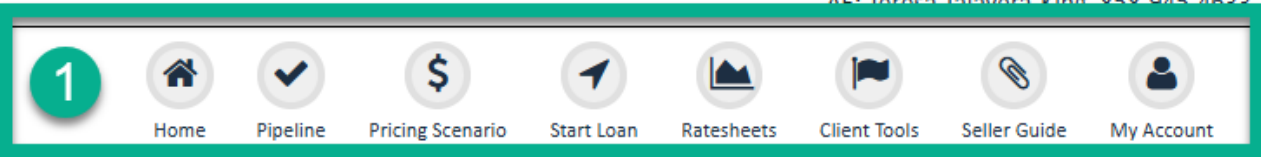


# Seller Connect Landing Page



Welcome [Name] Logout

Check out the MENU BAR across the top of the page



## 2 LoanStream Turn Times as of 02/07/2025

LSM Non-Delegated	File Receipt in Queue	LSM Closed Loan Review	File Receipt in Queue
Conforming initial review	02/06/2025	Conforming/Govt Closed Loan Review	02/06/2025
FHA/VA initial review	02/06/2025	Conforming/Govt Closed Loan Conditions	24 hours
NonQM/CES/Jumbo initial review	01/31/2025	NonQM/CES/Jumbo Closed Loan Review	1/30/2025
All Non-Delegated Conditions	48 Hours	NonQM/CES/Jumbo Closed Loan Conditions	48 hours
EZ Qual (bank statement calc)	48 Hours		

## 2 Most Recent Seller Alerts

Alert	Date	Description
<a href="#">CS25-002</a>	1/21/2025	New Program: ALT Agency – Second Home & Investments
<a href="#">CS25-001</a>	1/13/2025	Closed End Second Guidelines, Jumbo One Select, NonQM Guidelines and Matrix
<a href="#">CS24-038</a>	12/12/2024	2025 FHA Mortgage Loan Limits, VA Mortgage Loan Limits, Jumbo One and Jumbo Premier Guidelines
<a href="#">CS24-037</a>	12/9/2024	New Sub-servicer for Non-QM, Jumbo One Select, and Closed End Seconds
<a href="#">CS24-036</a>	12/3/2024	NonQM Guidelines & Matrix, Closed End Second Guidelines & Matrix, Jumbo One Select Guidelines & 2025 Conforming Limits

To view all current Seller Alert Annoucements [View Here](#)

3 If you need help, click here to reach out portal support team

- 1. Menu Bar
- 2. Turn Times & Seller Alerts
- 3. Portal Support





# Contact Us

Your Regional Sales Executive



[LSMCorrespondent@lsmortgage.com](mailto:LSMCorrespondent@lsmortgage.com)



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

