



LoanStream Commercial DSCR Matrix

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Qualifying Matrix	SELECT		DSCR					NO RATIO
	FICO to Max LT/CLTV		FICO to Max LTV/CLTV					FICO to Max LTV/CLTV
Loan Amount	740+	700+	740+	720+	680+	640+	620+	640+
\$ 1,000,000.00	75%	75%	85%*	85%*	80%	75%	70%	70%
\$ 1,500,000.00	75%	75%	85%*	85%*	80%	70%	65%	65%
\$ 2,000,000.00	75%	70%	80%	80%	75%	70%	60%	60%
\$ 2,500,000.00	70%	65%	75%	75%	70%	65%	55%	55%
\$ 3,000,000.00	65%	60%	70%	70%	65%	≤ 60%	≤ 50%	50%
\$ 3,500,000.00			65%	65%				
\$ 4,000,000.00								
\$ 5,000,000.00								
* > 80%	Not allowed		*Purchase only					Not allowed
Max Loan Amount	Max. \$3,000,000 Min. \$150,000		Max. \$3,500,000 Min. \$150,000					Max. \$3,000,000 Min. \$150,000
Credit Event (BK,SS,FC,DIL)	48 Months		36 Months (12 BK 13 & 24 SS/DIL, Ch. 7 BK)					36 Months
Cash Out			5% LTV Reduction					
Min. Ratio	Min 1.25 Ratio		Min 1.00 Ratio >80% LTV Min 1.20 Ratio					Min 0.75 Ratio
Mortgage History	0 x 30 x 12		1 x 30 x 12					0 x 30 x 12
Reserves	3 Months		> 70% LTV, 3 Months 12 Months on Foreign Nationals					3 Months
Currently Listed w/C/O			Available w/minimum 1 year PPP					Not allowed
Max LTV	Condo - 75 % Condo NW - no 3-4 Unit - no Rural - no		Condo - 80 % Condo Non-Warrantable (Max \$3m) - 75 % 3-4 Unit - 80 % Rural - 65 %					Condo - 60 % Condo NW - 60 % 3-4 Unit - 60 % Acc Dwell > 1 - 60 % Rural - no
ITIN	Not allowed		• 700+ FICO • Max 75% LTV • \$1.5M Max					Temporary Suspension
Foreign National	Not allowed		700+ FICO • Max 75% • C/O 65% • Max LA \$2M					Temporary Suspension
Additional Product Details: ALL Products								
Cash In Hand Limit (Based on LTV) LTV ≤ 65%: \$2M max cash in hand (unless owned free & clear) 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%			Gift funds - 100% with 10% LTV reduction OR Min 5% buyer own funds Interested Party Contribution - Inv. Prop.: All LTV's Max: 3% 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). Cash Out Seasoning - 6 Months Min. Ownership Seasoning Over 6 Months for a prior Cash-Out Seasoning. Additional Reserves - Add'l Financed Properties - Not Applicable Occupancy - Non-Owner Occupied Only, Investment Properties Only. Property Types - SFR, PUD, Condo, Non-Warrantable Condo, 2-4 Unit, Rural Min sq. footage - (SFR: 600sq.ft.) (Condo: 500sq.ft.) (2-4 Units: 400sq.ft. ea.) Financed Property Limits - Financed Property Limits: FL Exposure - \$5m or 6 Properties					
Appraisal • If Loan Amount > \$1,500,000 - 2nd Appraisal Required and must be from the Approved AMC List • CU ≤ 2.5 & LA ≤ \$1,500,000 = No Add'l Requirements • CU > 2.5 & LA ≤ \$1,500,000 = ARR Req. Under 10% Variance								
Debt Service Coverage Ratio Requirements • 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: 1) Owned 2 or more properties greater than most recent 12 months. 2) Owned 1 investment property for greater than 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 months, for a minimum of 12 months. Max 75% LTV for DSCR ≥ 1.00 Max 60% LTV for No-Ratio < 1.00 C/O NA for No-Ratio Inexperienced Investor Note: Tradelines for mortgages that reflect on credit report that have been paid off or sold in the last 12 months can meet the above requirements. Inexperienced investor, all borrowers must meet inexperienced definition. No first-time home buyers are allowed with inexperienced. Experienced Investor, only one borrower has to meet the experienced investor definition, all other borrowers can either be inexperienced or first-time home buyer. All properties to meet above definitions must be domiciled in the United States (Foreign National excluded).			Tradeline Requirements: 3 trades reporting 12 months with 12 months activity, OR 2 trades reporting for 24 months with 12 months activity, OR See guides for other options when borrower(s) do not meet min criteria. (ITIN see ITIN Guides) Pre-Payment Penalty: 6 months interest on 80% of the original balance. Not allowed in: IL*, MD, MI, MN, ND, NJ*, NM, OH, PA. *Allowed to close in the name of a Corp.					
			Loan Programs					
			Fully Amortized ARM			• 5/6 SOFR: (2/1/5 Cap Structure) • 7/6 SOFR: (5/1/5 Cap Structure)		
			Fully Amortized Fixed			• 15-Year Fixed (180 Months) • 30-Year Fixed (360 Months) • 40-Year Fixed (480 Months)		
			Interest-Only (IO) • Min 640 FICO • Max 80% LTV • Reserves based on IO payment			• 30-Year Fixed IO (120mo. IO + 240mo. Amor.) • 40-Year Fixed IO (120mo. IO + 360mo. Amor.) • 5/6 IO SOFR: (2/1/5 Cap Structure) • 7/6 IO SOFR: (5/1/5 Cap Structure)		

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