



Rate Sheet - (Click Here)
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Effective Date: 1/30/23 | Revised: 2/14/23

LendingPros NON-QM Matrix

| NanQ "Select" and Grades | | | | | | | | | | | | | | | | | | | | | |
|---|---|------|------|------|------|--|------|------|------|---|------|------|------|---|------|------|------|--|--|--|--|
| Full Doc / Alt Doc Purchase & R/T Income Types Include: Full Doc, 1099, VOE, Asset Utilization, Bank Statements, CPA with 3 mo Bank Stmt, Assets as blended income. | | | | | | | | | | | | | | | | | | | | | |
| Loan Amount | SELECT NQM | | | | | A+ | | | | A | | | | B | | | | C | | | |
| | FICO to Max LTV/CLTV | | | | | FICO to Max LTV/CLTV (Min 660 FICO) | | | | FICO to Max LTV/CLTV (Min 600 FICO) | | | | FICO to Max LTV/CLTV (Min 600 FICO) | | | | (Min 600 FICO) | | | |
| | 740+ | 720+ | 700+ | 680+ | 660+ | 740+ | 720+ | 700+ | 660+ | 720+ | 680+ | 640+ | 600+ | 720+ | 680+ | 640+ | 600+ | 600+ | | | |
| \$ 1,000,000.00 | 90% | 90% | 85% | 80% | 75% | 90% | 90% | 90% | 80% | 85% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 70% | | | |
| \$ 1,500,000.00 | 90% | 85% | 80% | | | 90% | 90% | 90% | 80% | 80% | 80% | 80% | 75% | 80% | 75% | 75% | 75% | | | | |
| \$ 2,000,000.00 | 85% | 80% | 75% | | | 90% | 90% | 85% | 75% | 75% | 75% | 75% | | 70% | 65% | 50% | | | | | |
| \$ 2,500,000.00 | | | | | | 80% | 80% | 80% | 70% | 70% | 70% | | | 60% | 50% | | | | | | |
| \$ 3,000,000.00 | | | | | | 80% | 80% | 75% | 60% | 65% | 60% | | | 50% | | | | | | | |
| \$ 3,500,000.00 | | | | | | 65% | 65% | 60% | 50% | 50% | | | | | | | | | | | |
| \$ 4,000,000.00 | | | | | | 65% | 60% | 50% | | | | | | | | | | | | | |
| \$ 5,000,000.00 | | | | | | | | | | | | | | | | | | | | | |
| Purchase | Max 90% | | | | | Max 90% | | | | Max 85% | | | | Max 80% | | | | Max 70% | | | |
| Rate & Term | Max 90% | | | | | Max 85% | | | | Max 80% | | | | Max 80% | | | | Max 70% | | | |
| Cash Out | 10% Reduction Max 80% Max \$1M 700 Min FICO | | | | | 5% Reduction Max 80% | | | | 5% Reduction Max 75% | | | | 5% Reduction Max 70% | | | | Not allowed | | | |
| Housing History | 0 x 30 x 24 | | | | | 0 x 30 x 12 | | | | 1 x 30 x 12 | | | | 1 x 60 x 12 | | | | 1 x 120 x 12 | | | |
| Credit Event (BK,SS,FC,DIL) | 48 Months | | | | | 36 Months (12 on BK 13 w/pay history) | | | | 24 Months (Settled on BK 13 w/pay history) | | | | 18 Months (Settled on BK 13 & SS/DIL) | | | | Settled | | | |
| Min Loan Amount | <ul style="list-style-type: none"> Full Doc Min. 150K Alt Doc Min. 150K | | | | | <ul style="list-style-type: none"> Full Doc Min. 125K Alt Doc Min. 125K | | | | <ul style="list-style-type: none"> Full Doc Min. 125K Alt Doc Min. 125K | | | | <ul style="list-style-type: none"> Full Doc Min. 125K Alt Doc Min. 125K | | | | <ul style="list-style-type: none"> Full Doc Min. 125K Alt Doc: Not Allowed | | | |
| Max LTV | Non-Owner Occupied - NA 2nd Home - NA Condo - 90% Condo Non-Warrantable - NA 2 Unit - 85% 3-4 Unit - 80% Rural - NA | | | | | Non-Owner Occupied - 85% 2nd Home - 85% Condo - 85% Condo Non-Warrantable - 75% 2 Unit - 85% 3-4 Unit - 80% Rural - 70% | | | | Non-Owner Occupied - 80% 2nd Home - 80% Condo - 80% Condo Non-Warrantable - 75% 2-4 Unit - 80% Rural - 70% | | | | Non-Owner Occupied - 75% 2nd Home - 75% Condo - 75% Condo Non-Warrantable - 70% 2-4 Unit - 75% Rural - 65% | | | | NOO - no 2nd Home - no Condo NW - no 2-4 Unit - no Rural - no | | | |
| DTI <i>50-55% DTI see below¹</i> | <ul style="list-style-type: none"> Full Doc: Max 50% Alt Doc: Max 50% | | | | | <ul style="list-style-type: none"> Full Doc: Max 50%, Max 45% if ≥ 85% LTV Alt Doc: Max 50%, Max 45% if ≥ 85% LTV | | | | <ul style="list-style-type: none"> Full Doc: Max 50%, Max 45% if ≥ 85% LTV Alt Doc: Max 50%, Max 45% if ≥ 85% LTV | | | | <ul style="list-style-type: none"> Full Doc: Max 50% Alt Doc: Max 43% | | | | <ul style="list-style-type: none"> Full Doc: Max 50% Alt Doc: Not allowed | | | |
| One Year Self-Employed | Not allowed | | | | | Max 80% LTV • Min 660 FICO • Bank Stmt. Only | | | | Not allowed | | | | Not allowed | | | | Not allowed | | | |
| Asset Utilization | Not allowed | | | | | Max 80% LTV Max \$2m | | | | Max 80% LTV Max \$2m | | | | Max 80% LTV Max \$2m | | | | Not allowed | | | |
| 1099 Only | Not allowed | | | | | Max 80% LTV 2 Most Recent Bank Stmt | | | | Max 80% LTV 2 Most Recent Bank Stmt | | | | Max 80% LTV 2 Most Recent Bank Stmt | | | | Not allowed | | | |
| VOE Only | Not allowed | | | | | <ul style="list-style-type: none"> Max 80% LTV Max 70% LTV - Cash Out & 1st-Time Buyer | | | | <ul style="list-style-type: none"> Max 80% LTV • Min 620 FICO Max 70% LTV - Cash Out & 1st-Time Buyer | | | | <ul style="list-style-type: none"> Max 80% LTV • Min 620 FICO Max 70% LTV - Cash Out & 1st-Time Buyer | | | | Not allowed | | | |
| ITIN | Not allowed | | | | | <ul style="list-style-type: none"> 660+ FICO • Max 85% LTV • \$1.5M Max > 80% LTV Max LA \$1M | | | | <ul style="list-style-type: none"> 700+ FICO • Max 80% LTV • \$1.5M Max | | | | Not allowed | | | | Not allowed | | | |
| Foreign National 2nd Home/NOO | Not allowed | | | | | <ul style="list-style-type: none"> 700+ FICO • Max 75% • C/O 65% Max LA \$2M | | | | <ul style="list-style-type: none"> 700+ FICO • Max 75% • C/O 65% Max LA \$2M | | | | Not allowed | | | | Not allowed | | | |
| Reserves | 6 Months Min. | | | | | ≤ 75% LTV No Reserves > 75% 3 Mons., > 80% 6 Mons. | | | | ≤ 65% LTV No Reserves > 65% 3 Mons. | | | | 3 Months Min. | | | | | | | |
| | Add'l Financed Properties - See Guidelines | | | | | Non-Owner Occ., ≤ 70% LTV No Reserves > 70% 3 Mon. All Products <i>cash-out can be utilized</i> Loan Amt > \$3m, 12 mon reserves; > \$2m, 6 mon reserves, <i>cash out cannot be utilized</i> | | | | | | | | | | | | | | | |

| NanQ Investor Programs | | | | | | | | | |
|--|--|------|--|------|------|-------|-------------------------|-------------|--|
| DSCR Select Ratio 1.25 DSCR Ratio 1.0 No-Ratio Ratio < 1.0 | | | | | | | | | |
| Loan Amount | SELECT DSCR | | DSCR | | | | NO RATIO | | |
| | FICO to Max LTV/CLTV | | FICO to Max LTV/CLTV | | | | FICO to Max LTV/CLTV | | |
| | 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 | | | | | | | | | |
| Purchase | Max 75% | | Max 85% | | | | Max 70% | | |
| Rate and Term | Max 75% | | Max 85% | | | | Max 70% | | |
| Cash Out | 5% Reduction Max 80% | | | | | | | | |
| Ratio | Min 1.25 Ratio | | Min 1.00 Ratio >80% LTV Min 1.20 Ratio | | | | Min 0.75 Ratio | | |
| Housing History | 0 x 30 x 12 | | 1 x 30 x 12 | | | | 0 x 30 x 12 | | |
| Credit Event | 48 Months | | 36 Months (12 BK 13 & 24 SS/DIL, Ch. 7 BK) | | | | 36 Months | | |
| Reserves | 3 Months | | > 65% LTV, 3 Mon.; <i>cash-out can be utilized</i> ; 12 Months on Foreign Nationals; Loan Amt > \$3m, 12 mon reserves; > \$2m, 6 mon | | | | 6 Months | | |
| Min Loan Amount | Min. \$250,000 | | Min. \$125,000 | | | | Min. \$125,000 | | |
| Max LTV | Condo - 75% Condo NW - no 2-4 Unit - no Rural - no | | Condo - 80% Condo Non-Warrantable (Max \$3m) - 75% 2-4 Unit - 80% Rural - 65% | | | | 60% 60% 60% No | | |
| Short Term Rentals | Not allowed | | 5% Reduction Max 80% | | | | Not allowed | | |
| Declining Mkt Rent | ≥ 1:1 DSCR Max LTV 65% OR Program Max LTV ≥ 1.25 DSCR | | | | | | | Not allowed | |
| Recently Listed w/C/O | Available w/minimum 1 year PPP, Vacant Max 70% LTV | | | | | | | Not allowed | |
| 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 | | |
| Interest Only | <ul style="list-style-type: none"> Qualify on IO Payment ALL States Reserves based on IO Pmt | | | | | | | | |

| Loan Programs | | |
|---|---|--|
| ARM Fully Amortized | Fixed Fully Amortized | Interest-Only (IO) |
| <ul style="list-style-type: none"> 5/6 SOFR: (2/1/5 Cap Structure) 7/6 SOFR: (5/1/5 Cap Structure) Not Available on Select NQM | <ul style="list-style-type: none"> 15-Year Fixed (180 Months) 30-Year Fixed (360 Months) 40-Year Fixed (480 Months) 40-Yr Not Avail on Select NQM | <ul style="list-style-type: none"> 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) IO Not Available on Select NQM |



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LendingPros **NON-QM** Matrix

| Additional Product Details: ALL Products & DSCR | |
|---|---|
| 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% | Appraisal <ul style="list-style-type: none"> • 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 <p style="text-align: center;">Approved AMC List Link</p> |
| Interested Party Contribution IPC | Owner Occ/2nd Home: LTV ≤ 80% Max: 6% Owner Occ/2nd Home: LTV > 80% Max: 4% Investment Property: All LTV's Max: 3% |
| Gift funds | 100% with 10% LTV reduction OR Min 5% buyer own funds |
| 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. |
| Residual Income | \$1250/mo. + 250 1st + 125 others |
| Min sq. footage | (SFR: 600sq.ft.) (Condo: 500sq.ft.) (2-4 Units: 400sq.ft. ea.) |
| Financed Property Limits | 20 financed properties incl subject (non DSCR). • LS Exposure - \$5m or 6 Properties |
| 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. Refer to Rate Sheet |
| Debt Consolidation | Follows R/T Refi FICO, 80% Max LTV, OO Only (Max 5K Cash) |
| State Restrictions | Texas Cash-Out: Max 80% LTV (Owner-Occ, per TX 50(a)(6)). |
| Private Party VOR's | LTV ≤ 80% & ≥ 660 FICO LTV ≤ 70% & ≥ 600 FICO |
| Foreign National | 1.) Asset Utilization only for 2nd Home & NOO when not DSCR 2.) 12 Mo Res. all Occupancy types |
| Non-Occupant Co-Borr | Purchase / Rate & Term Only (Grades A, A+, B only) |
| Declining Markets | Areas designated declining value on the appraisal will take a 5% reduction in LTV from qual. program max, when > 70% LTV |
| 50.01% - 55% DTI | Full / All Doc Types Allowed 3 Months Reserves Max 80% LTV Min 660 FICO Primary Only Purchase Only Grades A+" |
| Tradelines 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) |

| Additional DSCR Guides | |
|---|--|
| Debt Service Coverage Ratio Requirements <ul style="list-style-type: none"> • 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: <ol style="list-style-type: none"> 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 mo, for a min of 12 mo. Max 75% LTV for DSCR ≥ 1.00 Max 60% LTV for No-Ratio < 1.00 C/O NA for No-Ratio Inexperienced Investor. | |
| Tradelines 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). | |
| Limited Tradelines | Max 70% LTV see guidelines, not available on Select DSCR and No Ratio. |
| Additional Reserves | Add'l Financed Properties - Not Applicable |
| Occupancy | Non-Owner Occupied Only, Investment Properties Only. |
| Short Term Rentals Purchase or Refi (R/T & C/O) <ul style="list-style-type: none"> • Apply 20% Management Fee Reduction to Income • Document Income with 1007/1025 supported by 12 M. History of payments OR AirDNA/Overview Report (purch. only) see guidelines. | Vacant / Unleased Properties <ul style="list-style-type: none"> • Purchase Transaction Program Max • Refinance (Rate/Term and Cash-Out) <ul style="list-style-type: none"> • Loan Balance ≤ \$1,000,000 – 70%/70% • Loan Balance > \$1,000,000 – 65%/65%. |

| Select NQM Restrictions (Not Permitted) |
|--|
| <ul style="list-style-type: none"> • Residency other than US Citizens and Nationals, Permanent Resident Alien, Non-Permanent Resident Aliens • More than 4 financed properties • Less than year-round occupancy • ADU income • Gifts of Equity • Non-Arm's Length transactions involving unrelated tenant/landlord relationships only. |

| Links | |
|--|--|
| Scenario@golendingpros.com | LockDesk@golendingpros.com |
| EZCalc@golendingpros.com | CondoReview@golendingpros.com |

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

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