

DSCR > 100%

Investment Property	Purchase / Rate & Term Refinance		
	LTV / CLTV	FICO	RESERVES
	75% / 80%	680	12 months
	Cash Out Refinance		
	70% / 70%	680	18 months
	Maximum Loan Amount		
75% LTV	\$100,000 - \$2,000,000		

DSCR ≥75% - < 100%

***Max LTV/CLTV of 65% - refer to grid above for FICO, Loan Amount & Reserve Requirements.**

Credit Seasoning	
Mortgage History	0 x 30 x 12
FC Seasoning	36 months
Short Sale/DIL Seasoning	36 months
BK Seasoning	24 months

Additional Program Information
*Borrower must be an experienced homeowner with property ownership within the last 36 mos.
*Current market rents must be validated on every DSCR transaction (utilizing 1007, 216 or 1025).
*Non-Warrantable Condos are capped at 70% max LTV

ARM Terms	
5/6 Month ARM	Caps: 2/2/5
7/6 Month ARM	Caps: 5/2/5
10/6 Month ARM	Caps: 5/2/5
Margin on all = 6.00	
Index = 30 Day Avg SOFR, Floor = Start Rate	

Products		
5/6m, 7/6m & 10/6m ARM	30 Yr Fixed	
5/6m, 7/6m & 10/6m ARM IO	30 Yr Fixed IO	
IO Period	Amort Term	Final Maturity
10 Years	20 Years	30 Years
Interest Only transactions are capped at 75% LTV max.		

Additional Program Requirements	
Appraisal	Loan amounts over \$1,500,000 automatically require two appraisals. Every appraisal requires a Desk Review. Properties with a condition rating of C5 or C6 or a quality rating of Q6 are not acceptable. *Properties located within a Declining Market as defined by the appraiser require a 5% reduction to the max LTV/CLTV offered (refer to grid above).
Assets	Assets sourced and seasoned for 30 days. Gift funds not allowed.
Cash Out	Max cash out capped at \$500,000 including unseasoned mortgage and non-mortgage debt being paid off.
Citizenship	US Citizen, Permanent Resident Alien & Non-Permanent Resident Alien (with US credit)
Credit	Standard two (2) tradelines reporting for 12+ months or one (1) tradeline reporting for 24+ months, all with activity in the last 90 days. Use decision score amongst all borrowers/guarantors who will be on the Note and Title. Decision Score Definition- Minimum of one borrower with two credit score. Use the lower of the two credit scores or the median, if there are three credit scores.
DSCR	Debt Service Coverage Ratio = Gross rental income/ PITIA; Gross income = lesser of market rent or lease in place. DSCR less than 75% is not eligible.
LLC Loan	Property vested in LLC loan must have Personal Guarantor.
Max Financed Properties	Maximum 20 financed properties including subject property.
Minimum Loan Amount	\$100,000
Mortgage History	0 x 30 x 12. Recent Forbearance: 12 months seasoning required after borrower exits forbearance plan.
Non-Arms Length	See guidelines for details
Occupancy	Investment properties only
Prepayment Penalty	3% of the amount prepaid that exceeds 20% of the original principal balance, unless otherwise limited by applicable law. Not allowed in AK, KS, MN, NC (loan amounts > \$100,000) NM, or PA (loan amounts < \$301,022).
Property Types	Single Family Residences, PUDs, Townhomes, Condominiums, 2-4 Units, and Non-Warrantable Condos. *Manufactured Homes, Log Homes, and Rural Properties not allowed.
Qualifying Rate	Fixed = Note Rate; ARM: 5/6m = Greater of Note Rate or Fully Indexed Rate; 7/6m & 10/6m = Note Rate
Qualifying Payment	All: Use Qualifying Rate (refer to box) for calculating PITIA Interest Only: qualifying using the interest only payment
Reserves	Follow grid above. Other REO : 2 months of each property's PITIA. Cash out can be used as reserves.
Seller Concessions	Up to 3%
Subordinate Financing	Max 80% CLTV - refer to grid above under LTV/CLTV section. Secondary financing must be institutional. Seller carrybacks are not permitted.

