

# Debt-Service Coverage Ratio Loan (DSCR)

**Investor**



As a U.S. Treasury certified CDFI, Quontic's mission is to provide non-traditional prime mortgage financing to low-income households, small businesses owners, immigrants, and other diverse borrowers. We understand that tax returns often don't tell the whole story and instead base our underwriting decisions upon character, credit, equity, and the borrower's overall circumstances.

This information is provided for the benefit of Mortgage Professionals and not intended for Consumers or the general public.

## Qualification

- **Qualify** Using Subject Property Income **ONLY**
- Minimum 1.10x or higher DSCR
- **No** DTI<sup>1</sup> or Global Calculated
- No Tax Returns or W2s required. Not a bank statement program
- **No statement/verification** of income or **employment** needed

## Asset Verification

- **1 Month** Bank Statement (covering at least 30 days)
- **Cash-Out Proceeds** May Be Used Towards Reserves<sup>2</sup>
- **100% Gift funds** allowed for down payment and closing costs

## Other Program Highlights

- Purchase & Rate/Term Refinance **up to 75% LTV**<sup>3</sup>
- Cash-out **refinance max \$500,000** cash in hand
- 1-4 Units, Condos, PUDs
- Loan Amounts up to **\$2,000,000**
- **Minimum 680 FICO**
- 5/6 ARM<sup>4</sup>, 7/6 ARM, 15- or 30-Year Fixed
- For subject properties in the following States<sup>\*5</sup> are limited to  
ARM products ONLY: AK, DC, IL  
\*\*, KS, MI, NJ\*\*, NM, RI, PA.  
\*Properties located in HI Lava Zones 1 & 2 are not eligible  
\*\*Fixed rate option available for LI & NJ for loans that are closed in name of Corp or LLC.
- Corporations and LLCs **Accepted**
- First time home buyers **eligible**

Eligibility requirements, exclusions & other terms & conditions apply.

# Call 1-888-738-9016

<sup>1</sup>Debt-To-Income   <sup>2</sup>Reserve requirements subject to loan amount   <sup>3</sup>Loan-To-Value   <sup>4</sup>Adjustable-Rate Mortgage   <sup>5</sup>Properties located in HI lava zones 1 & 2 are not eligible

