



# Debt-Service Coverage Ratio Loan (DSCR) Standard

## Qualification

- **Qualify Using Subject Property Income ONLY**
- **Minimum 1.00x or higher DSCR**
- Rents divided by PITI(A). **No vacancy factor, no operating expenses, no management fee, no replacement reserves.**
- **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 (after borrower has documented a 10% min. borrower contribution)

Elegibility requirements, exclusions & other terms & conditions apply.

## Other Program Highlights

- Purchase & Rate/Term Refinance **up to 75% LTV<sup>3</sup>**
- Cash-out **up to 70% LTV**
- Cash-out refinance **max \$500,000 cash in hand**
- 1-4 Units, Condos, PUDs
- Loan Amounts **up to \$2,000,000**
- **Minimum 700 FICO**
- **5/6 ARM<sup>4</sup>, 15- or 30-Year Fixed**
- Corporations and LLCs Accepted
- First time homebuyers and borrowers who do not own a primary residence are eligible; must do the loan in the name of a Corp or LLC
- Subject properties in the following States<sup>5</sup> are limited to ARM3 products ONLY: AK, DC, IL\*, KS, MI, MN, NJ\*, NM, RI, PA.

\*Fixed rate option available for IL & NJ for loans that are closed in the name of Corp or LLC

<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

All lending products are subject to credit & property approval. Rates, program terms & conditions are subject to change without notice. Not all products are available in all states or for all amounts. This does not represent an offer to enter into a loan agreement. Other requirements, restrictions & limitations apply. Information is accurate and effective as of October 31, 2025 & is subject to change without notice.

