



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 DTI¹** 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 Reserves²
- **100% Gift funds** allowed for down payment and closing costs (after borrower has documented a 10% min. borrower contribution)

Other Program Highlights

- Purchase & Rate/Term Refinance **up to 75% LTV³**
- 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,⁴ 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*⁵ 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

Eligibility requirements, exclusions & other terms & conditions apply.

¹Debt-To-Income ²Reserve requirements subject to loan amount ³Loan-To-Value ⁴Adjustable-Rate Mortgage ⁵Properties 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.