

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 DTI¹** or Global Calculated
- **No Tax Returns or W2s** required. Not a bank statement program
- **No statement/verification** of income or **employment** needed
- Gross Rental Income less vacancy factor, minus operating expense, divided by P&I

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

Eligibility requirements, exclusions & other terms & conditions apply.

Other Program Highlights

- Purchase & Rate/Term Refinance **up to 75% LTV³**
- 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 ARM⁴, 7/6 ARM, 15- or 30-Year Fixed
- For subject properties in the following States*⁵ 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 Options available to properties located in IL & NJ for loans that are closed and vested in the name of a C-Corp or S-Corp

- Corporations and LLCs **Accepted**
- First time home buyers **eligible**

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