



Debt-Service Coverage Ratio Loan (DSCR)

Investor

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 States⁵ 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 IL & NJ for loans that are closed and vested in 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