

INVESTOR CONNECT

DSCR and NO RATIO

TRANSACTION TYPE	MAX LOAN AMOUNT	FICO*		LTV/CLTV**			RESERVES
		See below min FICO for No Ratio		See below for max per DSCR Option			
		DSCR .75+	No Ratio	DSCR .75 - 0.99	DSCR 1.0+	No Ratio	
PURCHASE RATE AND TERM	\$1,000,000	700	720	70%	80%	65%	6 months
		680			75%		
		660			70%		
	\$1,500,000	700			75%		9 months
\$2,000,000	700	70%					
CASH OUT	\$1,500,000	720	720	70%	75%	60%	9 months
		700			70%		
2-4 Unit – Max 75% LTV/CLTV Warrantable Condo – Max 75% LTV/CLTV Non-Warrantable Condo – Max 65% LTV/CLTV							
TRANSACTION ELIGIBILITY	Financing of the investment property must be solely for commercial / business purposes and is required to sign a Certification of Business Purpose/Non-Owner Occupancy						
PRODUCTS	5/1 ARM, 5/1 ARM I/O, 7/1 ARM, 7/1 ARM I/O, 30 Yr Fixed, 40 Yr I/O						
MIN LOAN AMOUNT	\$125,000 Minimum loan amount of \$250,000 when loan is Interest Only with DSCR <1.0						
INTEREST ONLY	Max 75% LTV/CLTV Min 700 FICO Interest Only Period – 10-year Interest only period followed by a 20-year amortization period. Payment is based on Note Rate and a term that equals the amortization term						
QUALIFICATION	Fully amortizing fixed and ARM loans are qualified at the Note rate						
DSCR CALCULATION	Lesser of market rent or current lease divided by (P)ITIA. (ARM and IO based on Note Rate)						
DSCR MAX LTV/CLTV MIN FICO (No Ratio)	DSCR .75 – 0.99	DSCR 1.0+	No Ratio				
	Max 70% LTV/CLTV	Max 80% LTV/CLTV	Purchase, Rate/Term - Max 65% LTV/CLTV Cash Out – Max 60% LTV/CLTV Min 720 FICO				
BORROWERS	US Citizen Non-Permanent Resident Aliens Limited Partnerships, General Partnerships, Corporations, Limited Liability Company Inter-vivos Revocable Trust Ineligible: First Time Homebuyer, First Time Investor, Foreign National						