

DSCR 1.0+				
TRANSACTION TYPE	MAX LOAN AMOUNT	FICO	LTV/CLTV*	RESERVES
PURCHASE RATE AND TERM	\$1,000,000	720	85% ¹ (Purchase Only)	No reserves ≤70% LTV/CLTV 6 months >70%LTV/CLTV
	\$1,000,000	640	80%	
	\$1,000,000	620	75%	
	\$1,500,000	660	80%	
	\$1,500,000	640	75%	
	\$1,500,000	620	70%	
	\$2,000,000	740	80%	9 months
	\$2,000,000	700	75%	
	\$2,000,000	640	70%	
	\$2,000,000	620	65%	
	\$2,500,000	700	70%	
	\$2,500,000	660	65%	
CASH OUT	\$1,000,000	660	70%	6 months
	\$1,000,000	620	65%	
	\$1,500,000	700	75%	
	\$1,500,000	660	70%	
	\$2,000,000	660	65%	
	\$2,500,000	700	60%	
DSCR .75-.99				
TRANSACTION TYPE	MAX LOAN AMOUNT	FICO	LTV/CLTV	RESERVES
PURCHASE RATE AND TERM	\$1,000,000	660	75%	No reserves ≤70% LTV/CLTV 6 months >70%LTV/CLTV
	\$1,500,000	700	75%	
	\$2,000,000	700	75%	9 months
CASH OUT	\$1,500,000	700	75%	6 months
	\$1,500,000	680	70%	
	\$1,500,000	660	65%	
NO RATIO				
TRANSACTION TYPE	MAX LOAN AMOUNT	FICO	LTV/CLTV	RESERVES
PURCHASE RATE AND TERM	\$1,500,000	700	70%	6 months
	\$2,000,000	700	70%	9 months
CASH OUT	\$1,500,000	720	60%	6 months
* 3-4 Unit Max 75% LTV/CLTV Warrantable Condo & Non -Warrantable Condo – Max 80% LTV/CLTV		¹ LTV/CLTV >80% <ul style="list-style-type: none"> • 1-2 Unit properties only • Borrower must have owned at least 2 properties for 12 months (one must be a rental) in the last 2 years. • Ineligible <ul style="list-style-type: none"> ○ Interest Only ○ First Time Investors ○ First Time Homebuyer ○ Non-Permanent Resident Aliens ○ Warrantable and Non-Warrantable Condos ○ Gift Funds 		
TRANSACTION ELIGIBILITY	Financing of the investment property must be solely for commercial / business purposes and a Certification of Business Purpose/Non-Owner Occupancy form must be signed and notarized			
PRODUCTS	5/6 ARM, 5/6 ARM I/O, 7/6 ARM, 7/6 ARM I/O, 30 Yr Fixed and I/O, 40 year Fixed and ARM I/O			
MIN LOAN AMOUNT	\$100,000			