



DSCR - DSCR

MATRIX

INVESTMENT PROPERTY ONLY

Max LTV / CLTV		≥ 1.00		
Min FICO	Max Loan Amount	Purchase	R & T *	Cash-Out *
700	\$1,000,000	80	75	75
	\$1,500,000	75	75	75
	\$2,000,000	70	65	N/A
	\$2,500,000	70	65	N/A
	\$3,000,000	65	N/A	N/A
660	\$1,000,000	75	75	70
	\$1,500,000	75	75	70
	\$2,000,000	70	65	N/A
	\$2,500,000	70	65	N/A
	\$3,000,000	65	N/A	N/A
640	\$1,000,000	65	N/A	N/A
	\$1,500,000	65	N/A	N/A
	\$2,000,000	65	N/A	N/A
	\$3,000,000	60	N/A	N/A

* If the lease has converted to month-to-month : Most 2 months proof of receipt of rent required. If unable to provide evidence, MAX LTV : purchase 75%, refinance 70%

Max LTV / CLTV		< 1.00 **		
Min FICO	Max Loan Amount	Purchase	R & T	Cash-Out
700	\$1,000,000	75	70	70
	\$1,500,000	75	70	70
	\$2,000,000	70	65	65
	\$2,500,000	65	N/A	N/A
	\$3,000,000	60	N/A	N/A
680	\$1,000,000	70	65	N/A
	\$1,500,000	70	65	N/A
	\$2,000,000	65	60	N/A
	\$3,000,000	60	N/A	N/A
660	\$1,000,000	65	N/A	N/A

* SFR/PUD Max LTV 80% and 2-4 Units/Condo Max LTV 75%

General Guideline

BK / FC / SS / DIL	- 36 months		
Experienced Investor	- Must have a history of owning and managing for at least 1 year in last 3 years		
First Time Investor Requirements	<ul style="list-style-type: none"> - Min FICO : 680 - No mortgage lates in most recent 36 month - Own a primary residence for at least 1 year - Cash-Out is NOT allowed - FIRST TIME HOME BUYERS ARE NOT ALLOWED 		
Vacant properties **	<ul style="list-style-type: none"> - Purchase : Max LTV 75% - Refinance : Max LTV 70% 		
Max Acreage	- 2 acres		
Max Cash-back	LTV ≥ 65% : \$500,000		LTV < 65% : \$1,000,000
Appraisal	<ul style="list-style-type: none"> - One full appraisal report with desk review - 2nd appraisal required for loan amount over \$2,000,000 		
Asset	- Min of 30 days asset verification required		
Gift funds	- Allowed after min 10% borrower contribution		
Reserves	Loan Amt. ≤ \$1.5 & LTV ≤ 75% No Reserves		
	Loan Amt. ≤ \$1.5 mil. & LTV > 75%		2 month PI
	Loan Amt. > \$1.5 mil.		4 month PI
	Loan Amt. > \$2.5 mil.		6 month PI

* Short-Term Rentals (Airbnb, VRBO, FlipKey etc.) are NOT allowed.