



DSCR LLC Borrowing Entity Program

A limited liability company (LLC) is allowed under Deephaven's DSCR Borrowing Entity Program.

Program Highlights

- DSCR less than 1.00x allowed on purchase only
- LLC borrower¹ permitted on DSCR loans²
- LLC limited to max of 4 members/owners
- LLC business purpose and activities limited to ownership and management of real estate
- LLC must be authorized to do business and in good standing in the state of organization and the subject property state
- Personal guarantor required (must have 25% or more ownership in the LLC)
- Eligible personal guarantor: U.S. citizens, permanent resident aliens, and non-permanent resident aliens
- First-time investors allowed up to 75% LTV
- Required documentation:
 - Articles of organization/certificate of formation
 - Operating agreement
 - Evidence of signing authority for personal guarantor signing on behalf of LLC
 - Certificate(s) of good standing
 - Credit report for personal guarantor

¹LLC must be U.S. Domestic LLC. Foreign LLC not permitted.

²See DSCR Eligibility Matrix for details, including eligible states