



## Debt Service Coverage Ratio ("DSCR")

Experienced Real Estate Investors may purchase or refinance a business purpose property qualifying off of the income and debts associated with the subject property

Debt Service Coverage Ratios down to 0.75

Loan Amounts up to \$2.5mm

Credit Scores down to 660

Cashout Permitted up to 70% LTV

Interest Only Permitted for credit score 680 and above

Foreign National borrowers permitted up to 70% LTV (not eligible for Interest Only)

Multi Unit and eligible Non Warrantable condominiums permitted

FICO	Maximum LTV Purchase & Rate/Term*	Maximum LTV Cashout	Maximum Loan Amount
680+	70	55	\$ 2,500,000
700+	75	65	\$ 2,000,000
660+	70	65	\$ 2,000,000
700+	75	70	\$ 1,500,000
660-699	70	70	\$ 1,500,000

### ADDITIONAL RESTRICTIONS, AS APPLICABLE

Restrictions	Maximum LTV		Minimum FICO		Minimum DSCR	Maximum Loan Amount
	Purchase & Rate/Term	Cashout	Purchase & Rate/Term	Cashout		
First Time Home Buyer	NA	NA	NA	NA	NA	NA
Primary Residence	NA	NA	NA	NA	NA	NA
Second Home	NA	NA	NA	NA	NA	NA
Investment Property	75	70	660	660	0.750	2,500,000.00
DSCR <0.9 >=0.75	70	70	660	660	0.750	2,500,000.00
DSCR <0.75	NA	NA	NA	NA	NA	NA
Interest Only (Please note, Foreign National Borrowers are not eligible for Interest Only Option)	75	65	680	680	0.750	2,500,000.00
Foreign National Qualifying with US Credit	70	60	660	660	0.750	1,500,000.00
Foreign National Qualifying WITHOUT US Credit (Must meet credit profile set forth in guidelines)	70	60	NA	NA	0.750	1,500,000.00
Non-Permanent Resident Alien	75	65	660	660	0.750	2,500,000.00
>1,500,000 - \$2,000,000	75	65	660	660	0.750	2,000,000.00
>\$2,000,000	70	55	680	680	1.000	2,500,000.00
2-4 Units	70	65	660	660	1.000	2,500,000.00
Condo	70	65	660	660	0.750	2,000,000.00
Non-Warrantable Condo	70	60	660	660	1.000	1,500,000.00
Rural Properties	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted

\*Rate and Term refinance transaction cash to the borrower must not exceed the lesser of 2% of the new loan amount or \$2000.00

\*\*Additional restrictions apply to loans that are secured against properties that are located in the state of New York that fall within Conforming and Conforming High balance limits. Please refer to the guidelines.