



## Diamond Series – DSCR

<b>DSCR ≥ 1.00</b>			
<b>Investment/Business Purpose</b>			
<b>1-4 Unit/Condo Purchase/Rate Term</b>			
<i>Credit Score</i>	<b>\$750,000</b>	<b>\$1,000,000</b>	<b>\$1,500,000</b>
<b>760+</b>	80%	80%	80%
<b>740 - 759</b>	80%	80%	80%
<b>720 - 739</b>	80%	80%	80%
<b>700 - 719</b>	75%	75%	70%
<b>680 - 699</b>	75%	75%	70%
<b>1-4 Unit/Condo Cash Out</b>			
<i>Credit Score</i>	<b>\$750,000</b>	<b>\$1,000,000</b>	<b>\$1,500,000</b>
<b>760+</b>	75%	75%	75%
<b>740 - 759</b>	75%	75%	75%
<b>720 - 739</b>	75%	75%	75%
<b>700 - 719</b>	70%	70%	65%
<b>680 - 699</b>	70%	70%	65%
<b>DSCR Low Ratio (0.80 – 0.99)</b>			
<b>1-4 Unit/Condo Purchase/Rate Term</b>			
<b>760+</b>	70%	70%	70%
<b>740 - 759</b>	70%	70%	70%
<b>720 - 739</b>	70%	70%	70%
<b>700 - 719</b>	70%	70%	70%
<b>1-4 Unit/Condo Cash Out</b>			
<b>760+</b>	65%	65%	65%
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<b>Reserves</b>	
≤ \$1,000,000	3 Months
\$1,000,001 - \$1,500,000	6 Months
Derogatory Credit Event ≤ 4 Years	Additional 6 Months
DTI > 43%	Additional 3 Months
Other Mortgages on the Borrower's Credit Report	Additional 3 Months*
Max Reserves Required Per Transaction	18 Months   24 Months (Low Ratio)
Cash Out Loan	18 Months   24 Months (Low Ratio)

\* Based on the PITIA of the Subject Property

<b>Overlays</b>	
<b>Products</b>	30 YR Fixed Rate, 30 YR IO (20 YR amort.), 40 YR IO (30 YR amort.)
<b>Min   Max Loan Amt</b>	\$125,000   \$1.5M
<b>DSCR / LTV</b>	DSCR ≥ 1.00: Min. DSCR 100% & Max 75% LTV IO   DSCR Low Ratio: Min. DSCR 80%
<b>Property Type</b>	Rural properties <u>ineligible</u>
<b>Gifts of Equity</b>	Not Permitted