

DSCR Program for 1-4-Unit Investor Loans



Your solution for Agency fallout is here. Thanks to our DSCR program, your investor deals can get approved based primarily on the income the property generates. More approvals means more closings!

Guidelines

Loan Size	\$100,000 - \$2 million
Loan Terms	30-Year Fixed/ 30-year Amortization
Loan Purpose	Purchase, Cash-Out, R/T Refinance
Max LTV	85%*
Min FICO	620 with >1.0x DSCR
Min DSCR	0.75x DSCR with 660+ FICO
Prepayment Fee Options	5% for 5 years 3 years Declining 3%, 2%, 1% 5 years Declining 5%, 4%, 3%, 2%, 1%
UW Methodology	Qualifying income based on property cash flows - no DTI test
Income Documentation	No tax returns required
Buy Downs	0.375% = 1 point cost
Borrower Profile	Business entity
Eligible Property Types	1-4-unit attached/detached, short-term rentals, PUDs

Broker Compensation

Note: YSP is not disclosed on closing statement

Origination

Up to 3 points

YSP

Up to 2 points (rate & margin increase 0.375% for each point)

Required for Letter of Intent (LOI)

SHF completed & signed application OR

1003/personal financial statement/other application PLUS loan supplement form

Tri-merged credit report

Rent roll (multi-tenant properties)

Purchase contract (if applicable)

Contact your Account Executive today to get pricing information or to learn more about our broker-friendly programs.

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*Must be purchase with 720+ FICO, DSCR \geq 1.0x, and loan amount \leq \$1MM

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