

Investor

The Solution for Borrowers with
Positive Cash Flow Properties

PROGRAM HIGHLIGHTS

- Qualify based on cash flow of the subject property
- DSCR calculated using the interest only payment for interest only loans
- No DTI calculated
 - DSCR = 1.00 for Purchase | Rate/Term Refi | Cash-Out Refi
 - No Minimum DSCR = LTV \leq 70%
- No income | No employment verification | No tax returns | No 4506C
- Loan amounts up to \$2.5M for purchase and rate & term refinance
- Business funds allowed for down payment, closing costs, & reserves
- Borrower can own unlimited financed properties
- FICO as low as 600
- LTV \leq 65% = Unlimited cash-out
- Cash-out allowed for reserves
- Multiple term options: 5/6 & 7/6 SOFR ARM* | 30YR Fixed* | 40YR Fixed/10YR I/O

*Interest only option available. No I/O in Illinois.

HOW TO QUALIFY

- Calculate DSCR by dividing the lesser of the market rent from appraisal Form 1007 or the lease agreement (when refinancing) by the proposed PITIA of the subject transaction
- For refinances, when the lease agreement \geq market rent from appraisal Form 1007, the higher lease amount can be used in the DSCR calculated if within 10% variance of the market rent (or up to 25% variance when proof of the most recent 3 months of rent receipts to support the lease amount is provided)



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