

DSCR PRODUCT SUMMARY



DESCRIPTION	PLATINUM	GOLD	SILVER	
Min Loan Amt	\$125K	\$125K	\$125K	
Max Loan Amt	\$2.5MM	\$3.0MM	\$2.0MM	
Credit Event	3+ Years	3+ Years	3+ Years	
Mtg History	0 x 30 x 12	0 x 30 x 12	0 x 30 x 12	
Loan Terms	5/6 ARM, 30 Year, 40 Year (IO)	5/6 ARM, 30 Year, 40 Year (IO)	5/6 ARM, 30 Year	
Occupancy	NOO Only	NOO Only	NOO Only	
Max LTV	80%	75%	80%	
Min FICO	620	660	660	
Interest Only	Eligible	Eligible	Eligible	
Interest Only Restrictions	Minimum DSCR ≥ 1.0	Min 700 FICO. (DSCR ≥ 1.00, Max 75% LTV, DSCR ≥ .75x, Max 70% LTV, No Ratio Not Permissible)	Max 75% LTV, Minimum DSCR 1.00+	
Min DSCR	.85x - .99x (Max 70% Purchase, 65% R&T)	.75x or No Ratio	.75x	
PROPERTY TYPE	2-4 Units	Max 75% LTV	Max 80% LTV	
	Warrantable Condos	Max 75% LTV	Max 80% LTV	
BORROWER ELIGIBILITY	First Time Investor (FTI)	Eligible w/ DSCR ≥ 1.0 Only	Professional Investors Only	
	Permanent Residential Alien	Eligible, No Restrictions	Eligible, No Restrictions	
	Non-Permanent Resident Alien	1 - 2 Units Only, Max 75% LTV	"Max 75% LTV/CLTV, No Cash-Out"	
	Foreign National	N/A	N/A	
INCOME QUALIFICATION	DSCR Calculation	Gross Rent/PITIA or Gross Rent/ITIA (Interest Only)	Gross Rent/PITIA or Gross Rent/ITIA (Interest Only)	
CASH-OUT REQUIREMENTS	LTV > 60%	\$300K (Max Cash Out)	\$500k (Max Cash Out)	
	LTV ≤ 60%	\$750K (Max Cash Out)	Unlimited Cash Out	
RESERVE REQUIREMENTS	\$125,000 – \$500,000	No reserves ≤ 70% LTV, 6 months reserves >70%, L/A > \$1.5MM requires 9 months	3 Months (Purchase, R&T), C/O 6 Months PITI	
	\$500,001 – \$1,000,000		3 Months (Purchase, R&T), C/O 6 Months PITI	
	\$1,000,001 – \$2,000,000		3 Months (Purchase, R&T), C/O 6 Months PITI	
	\$2,000,001 – \$3,000,000	N/A	12 Months	
	Additional Financed Properties	None	None	"(2) Months Incremental PITIA/ITIA Per Financed Property"
	Cash-Out Used as Reserves	Allowable	Allowable	Allowable

