# DSCR TRUE BLUE
## PROCESSING SUBMISSION POINTERS

- Provide all Borrowers Financed properties Mortgage Coupons

- Include Subject Mortgage payoff if RT or C/O transaction

- Provide Lease agreements if RT or C/O The lesser of the two from lease and market rents will be used.

  On Purchases we go off market rents only.

- Included Reserves for R/T & Purchases. If cash out DO NOT provide bank statements as

  Cash out can be used to meet reserve requirements

- 1003 Should be dialed in with REO and all liabilities linked/Completed and

  Employment information with NO INCOME

- Order your appraisal through our Connexions portal as soon as you create your loan #

# DSCR LO CHECKLIST *\*\*Reference DSCR Matrix\*\**

- Check Credits Score

- Check LTV

- Check DSCR factor: Market Rents/ Subject PITIA = DCSR
  *(Lookup Zillow or RentOMeter, etc)*

- Check REO: Verify if borrower is experienced investor or single investor
  *(Pull property profile to verify 12 months ownership)*

**Experienced Investor:** A borrower who has owned two (2) or more properties for at least twelve (12) months during the most recent thirty-six (36) month period. One (1) property must be an income producing property (residential or commercial).

**Single Investor:** A borrower that does not meet the Experienced Investor criteria. Single investors must have owned a property for twelve (12) months anytime during the past thirty-six (36) months.
- Min FICO: 680  •  Max LTV: 75%
- No mortgage late payments during the past 36 Mo
- >= 48 Mo from any credit event  •  DSCR >= 1.0