DSCR SILVER

Eligibility Matrix		DSCR ≥ 1.00		DSCR < 1.00	
Loan Amount	**FICO**	**Purchase & R/T**	**Cash Out**	**Purchase & R/T**	**Cash Out**
≤ $1,500,000	700	80%	75%	N/A	N/A
	680	75%	70%	N/A	N/A
	660	70%	70%	N/A	N/A
≤ $2,000,000	700	75%	70%	N/A	N/A
	680	70%	65%	N/A	N/A
	660	65%	65%	N/A	N/A
≤ $2,500,000	700	70%	65%	N/A	N/A
	680	65%	60%	N/A	N/A

Property Listed for Sale		
3 Months	**6 Months**	**12 Months**
Cashout: 10% max LTV reduction		No restrictions

Program Overview			
Housing History	0x30x12		
Credit Event Seasoning	BK/FC/SS/DIL/NOD/Mod: 36+ Months		
Refinance Ownership Seasoning / Valuation	**Ownership Seasoning**	**0–6 Months**	**> 6 Months**
	Rate/Term	Lesser of Purchase Price + Improvements or Appraisal	Appraised Value
	Cash Out	Lesser of Purchase Price + Improvements or Appraisal	Appraised Value
	RTL / Renovation Cash Out	If purchased & renovated per appraisal w/ SSR of 2.5 and below, can use appraised value under (6) months ownership.	
Occupancy	Investment		

Investor Experience	• First time investor permitted:
	   o Max LTV/CLTV 75%
	   o Min. 700 FICO
	   o Long-term rental only
	• FTHB not permitted		

Unleased Properties	• Refinance only • Max LTV/CLTV 70%		
Product Types	• 5/6 ARM, 30-Yr. Fixed		
Interest Only	• 30yr term available (Fixed or ARM); 10yr IO period • Max LTV/CLTV 75%		
Loan Amounts	• Min: $125K • Max: $2.5M		
Loan Purpose	Purchase, Rate/Term, and Cash Out		
Property Type	SFR, PUD, Townhome, 2-4 Units, Condos		

Cash Out	• Max ≤ 65% LTV/CLTV $1.0MM • Max > 65% LTV/CLTV $500K

Appraisals	• Full appraisal & CDA required.
	• 2nd appraisal required for:
	   o HPML property flips
	   o CDA Variance > 10%

Rural Property	Not permitted

Income	• Lower of a) executed lease agreement or b) market rent from 1007 appraisal
	• Short-Term Rentals:
	   o Property Guard report required on all STR transactions
	   o Minimum DSCR: 1.15x
	   o 5% LTV reduction vs. matrix (75% max)
	   o Minimum FICO: 720
	   o No first-time investors, 2+ unit properties, rural properties, or unique properties
	   o Refinance: Eligible with documented 12-month history of short-term rental income
	   o Purchase: AirDNA to be used for monthly rental income. Minimum 60% occupancy rate. Qualifying income calculated as 80% of annual revenue divided by 12. Must document short-term rental operator experience within the last 12 months

Credit Score	• Middle of 3 or lower of 2 across all borrowers

Tradelines	• One of the following:
	  1. Two tradelines with activity in the last 12 months that show a 24-month history
	  2. Three tradelines with activity in the last 12 months that show a 12-month history
	• Eligible tradelines cannot have any 60-day lates in previous 12 months
	• Current housing not reporting on credit can be considered an open trade if supported by bank records (canceled checks/debits)
	• Authorized user accounts cannot satisfy tradeline requirements
	• Tradeline requirement waived if credit report reflects three scores and qualifying FICO is 700+

Document Age	120 days
Reserves	• Loan amount ≤ $1M: 3 months • Loan amount >$1M: 6 months • Cash out may be used for reserves
Gift Funds	• Not permitted
Prepayment Penalty – Investment Property Only	• Permitted up to 5 years, subject to applicable laws/regulations • Penalty is 5% of the amount prepaid
Declining Markets	If property is located in a declining market as indicated by the appraisal, Max LTV is reduced by 5%
Max Seller Concessions	Up to 6% towards closing