



Community DSCR

Effective Date:
08/04/2026

Eligibility Matrix		DSCR ≥ 1.00		DSCR < 1.00	
Loan Amount	FICO	Purchase & R/T	Cash Out	Purchase / Rate Term	Cash Out
≤ \$1,500,000	720	80%	80%	75%	70%
	700	80%	75%	75%	65%
	680	75%	75%	70%	65%
	640	70%	70%	N/A	N/A
	Foreign National	70%	60%	N/A	N/A
≤ \$2,000,000	700	80%	75%	70%	65%
	680	75%	75%	65%	65%
	660	65%	65%	N/A	N/A
≤ \$2,500,000	700	70%	70%	60%	60%
	660	65%	65%	N/A	N/A
Mortgage History		0x30x12			
BK / FC / SS / DIL Seasoning		36 Months			

Program Parameters			
Limits			
Minimum Loan Amount			\$75,000
Minimum Loan Amount (DSCR < 1.00x)			\$200,000
Maximum Loan Amount			\$2,500,000
Maximum Cash Out LTV ≤ 65%			\$1,000,000
Maximum Cash Out LTV > 65%			\$500,000
Foreign National Maximum Loan Amount			\$1,500,000
Products			
5/6 ARM	5/6 ARM-IO	15Y/30Y Fixed	30Y Fixed-IO
Interest Only Features			
Product	IO Period	Amort	Maturity
30Y Fixed-IO	10 Years	20 Years	30 Years
5/6 ARM-IO	10 Years	20 Years	30 Years

Other	
Occupancy	Business Purpose Investment Properties only
Property Types	SFR, PUD, Townhome (Row Homes Ineligible), 2-4 Units, Condos & Non-Warrantable Condos (Max 80% LTV) Rural Properties: Max 65% LTV / Purchase, R/T, and C/O (Long Term Rent only & DSCR > 1.0x) Rural max acreage limited to 10 acres with no agricultural and/or farm use
Short Term Rentals	Property Guard report required on all STR transactions Min DSCR 1.15x 5% LTV reduction vs matrix (75% Max) Min FICO 720 No First Time Investor / 2+ Unit / Rural / Unique Properties. Refinance eligible with documented 12mo history of short term rental income. Purchase - AirDNA to be used for monthly rental income. Min 60% Occupancy Rate. Property income for qualifying: 80% of annual revenue divided by 12. Must be able to document ST rental Operator experience in last 12 months.
Reserves	Standard: 3 Months PITIA (Loan Amount ≤ \$1mm) 6 Months PITIA (Loan Amount > \$1mm) DSCR < 1.00x - 6 Months PITIA Foreign Nationals - 6 Months PITIA
Cash Out Amount	\$1,000,000 Max Cash-Out; Cash-Out may be used towards reserves
Refinance Ownership Seasoning / Valuation	Ownership Seasoning
	0-6 Months
	Rate/Term
	Lesser of Purchase Price + Improvements (or) Appraisal
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 w/ max 75% LTV. See Guidelines for details.
Interest Only	Max LTV 80%; Min DSCR 1.00x
Subordinate Financing	Not Allowed
DSCR	DSCR = Gross Rents / PITIA (fully amortizing) or Gross Rents / ITIA (interest only loans)
DSCR < 1.00	Minimum DSCR 0.75x Vacant / Unleased properties ineligible for rate/terms or cash-out refinances No Rural Properties; Major Markets; No Rural locations - if CFPB Rural/Underserved Designation indicates "yes" then subject property is ineligible Rural / Underserved Website Link: https://www.consumerfinance.gov/rural-or-underserved-tool/
Loan Amounts <\$125,000	Max LTV is reduced to 75%
Lease / Gross Income	Lesser of Estimated Market Rent from Form 1007 or monthly rent from existing lease - higher lease rent allowed with (3) months receipt Unleased Properties: 5% LTV reduction required on refinances; no LTV reduction for purchase transactions Unleased Properties (2+ unit): Max 1 vacant unit on refinances when subject property is 2-unit or 3-unit; Max 2 vacant units on refinances when subject property is 4-unit
Citizenship	US Citizens; Permanent Resident Aliens; Non-Permanent Resident Aliens (w/ US Credit). Foreign Nationals: See guidelines for details. Min DSCR Foreign National 1.00x
Assets	Sourced or seasoned for 30 days; Gift Funds allowed - See Guidelines for details.
Appraisal Review Product	FNMA CU score or FHLMC LCA score of 2.5 or lower; OR Approved AVM with valuation within 10% of appraised value and Confidence Factor ≥ 87% and FSD ≤ .13; OR Clear Capital CDA or like type product with valuation within 10% of appraised value or Field Review Full 2nd Appraisal required for the following: (i) Loan Amount > \$2M, or loan purpose as C/O and loan amount >\$1.5MM. Form 216 can be utilized to obtain rental data if needed on multi-family properties
First-Time Investor	Min DSCR 1.00, Min FICO 700, Long-Term Rental Only.
First-Time Homebuyers	Not Eligible; however, if there are two or more borrowers and at least one is not a first-time homebuyer, the loan is eligible.
Eligible Borrowers	Standard: Defined as borrowers with 12-month history of investment property ownership in the most recent 12 months LLC Borrowing Entities: Domestic LLC required; US Citizen / Perm Resident / Non-Perm / Foreign National guarantors allowed - see guidelines for details
Credit	Standard: 3 tradelines reporting for 12+ months or 2 tradelines reporting for 24+ months all with activity in the last 12 months or one mortgage or installment tradeline for 36+ months with 12 months activity in the last 12 months. Acceptable tradelines must show 0x60 in most recent 12 months from application date. Qualifying FICO: The higher middle score when 3 agency scores are provided or the lower score when only 2 agency scores are provided, of all borrowers / guarantors. Tradeline requirement is waived if the borrower's credit report reflects scores from all (3) bureaus & qualifying FICO score is 700+
Compliance	Compliance with all applicable federal and state regulations
Declining Markets	If property is located in a declining market as indicated by the appraisal, Max LTV is reduced by 5%
Prepayment Penalty	Investment Only; Standard = % of amount prepaid (partial or full prepayment): 3-year penalty with 3%, 2%, 1% stepdown fee structure; OR 2-year penalty with 2% stepdown fee structure (year 1 and year 2 = 1%); OR 1-year penalty with 1% fee. Please see State restrictions in Appendix A of the Community Business Purpose Guidelines.
Seller Concessions	Up to 6% towards closing
Geographic Limitations	Philadelphia, PA: Max LTV is reduced by 10% for all occupancies
Ineligible Geos	HI - lava zones 1 & 2; Baltimore, MD; Baltimore City, MD
This Product Matrix is provided for informational purposes only and does not constitute legal, regulatory, or compliance advice. Lenders should consult their own legal and compliance advisors regarding applicable federal, state, and local laws and regulations. Program terms, eligibility, and pricing are subject to change without notice and may not be available in all states. All loans remain subject to underwriting approval and qualification requirements. Community Wholesale Lending. NMLS ID: 362312	