



# COMMUNITY DSCR

Effective Date:  
9/22/25

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%	60%
	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			\$100,000
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, 2-4 Units, Condos. Non-Warrantable Condos: Max LTV 75% Rural Properties: Max 65% LTV / Purchase Only (Long Term Rent only & DSCR > 1.0x)
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	<b>Ownership Seasoning</b>
	<b>0-6 Months</b>
	Rate/Term
	Lesser of Purchase Price + Improvements (or) Appraisal
Refinance Ownership Seasoning / Valuation	Cash Out
	Lesser of Purchase Price + Improvements (or) Appraisal
	Appraised Value
Refinance Ownership Seasoning / Valuation	RTL / Renovation Cash Out
	If purchased & renovated per appraisal w/ SSR of 2.5 and below; can use appraised value under (6) months ownership. See Guidelines for details.
<b>Interest Only</b>	<b>Max LTV 80%; Min DSCR 1.00x</b>
Subordinate Financing	Not Allowed
DSCR	DSCR = Gross Rents / PITIA (fully amortizing) or Gross Rents / ITIA (interest only loans)
DSCR < 1.00	<b>Minimum DSCR 0.75x</b> Vacant / Unleased properties ineligible for rate/term 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: <a href="https://www.consumerfinance.gov/rural-or-underserved-tool/">https://www.consumerfinance.gov/rural-or-underserved-tool/</a>
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: Max LTV 70% on Refinances; no LTV reduction for Purchase transactions Unleased Properties (2+ unit): Max 1 vacant unit on Refinances
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 Requirements	One (1) full appraisal and a CDA is required on all properties; If CDA variance is > 10%, a second full appraisal is required; Properties with a condition rating of C5 or C6 are not acceptable
First-Time Investor	Min DSCR 1.00, Min FICO 700, Long-Term Rental Only.
First-Time Homebuyers	Not 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.
	<b>Tradeline requirement is waived if the borrower's credit report reflects scores from all (3) bureaus &amp; qualifying FICO score is 700+</b>
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): 5-year penalty with 5%, 4%, 3%, 2%, 1% stepdown fee structure; OR 4-year penalty with 5%, 4%, 3%, 2% stepdown fee structure; OR 3-year penalty with 5%, 4%, 3% stepdown fee structure; OR 2-year penalty with 3% stepdown fee structure (year 1 and year 2 = 3%); OR 1-year penalty with 3% fee. Please see Operational Prepayment Penalty Matrices for State restrictions.
Seller Concessions	Up to 6% towards closing
Ineligible States	HI - lava zones 1 & 2