AD Mortgage
The power of yes.

DSCR PRODUCT MATRIX

Updated: 08/28/2026

Occupancy	Transaction Type	Property Type	Credit Score	Maximum HCLTV[1]	Maximum Loan Amount
Investment	Purchase Limited Cash Out Refinance	1 Unit SFR, PUD, 2-4 Unit, Condo	700+	80%	$1,500,000
				75%	$2,000,000
				70%	$2,500,000
				65%	$3,000,000
			680-699	80%	$1,500,000
				70%	$2,000,000
				65%	$2,500,000
			660-679	75%	$1,000,000
				70%	$2,000,000
				55%	$2,500,000
			640	70%	$1,000,000
			620	65%	$1,000,000
		SFR Rural	700+	80%	$1,500,000
				75%	$20,000,000
				70%	$2,500,000
				65%	$3,000,000
			680-699	80%	$1,500,000
				70%	$2,000,000
				65%	$2,500,000
	Purchase	Condotel	680+	75%	$1,500,000
			660-679	75%	$1,000,000
				70%	$1,500,000
	Limited Cash Out Refinance	Condotel	660	65%	$1,500,000
	Cash Out Refinance	1 Unit SFR, PUD, 2-4 Unit, Condo	720+	75%	$1,500,000
				70%	$2,000,000
				60%	$2,500,000
				55%	$3,000,000
			700-719	75%	$1,500,000
				65%	$2,000,000
				60%	$2,500,000
				55%	$3,000,000
			680-699	70%	$1,500,000
				65%	$2,000,000
				55%	$2,500,000

Occupancy	Transaction Type	Property Type	Credit Score	Maximum HCLTV[1]	Maximum Loan Amount
Investment cont.	Cash Out Refinance cont.	1 Unit SFR, PUD, 2-4 Unit, Condo cont.	660-679	65%	$2,000,000
				55%	$2,500,000
		SFR Rural	720+	75%	$1,500,000
				70%	$2,000,000
				60%	$2,500,000
				55%	$3,000,000
			700-719	75%	$1,500,000
				70%	$2,000,000
				60%	$2,500,000
				55%	$3,000,000
			680-699	70%	$1,500,000
				65%	$2,000,000
				55%	$2,500,000
		Condotel	660+	65%	$1,000,000

[1] HCLTV may be reduced due to Property Type, Income Type, & First Time Homebuyer

DSCR Guidelines	
Age of Docs	Credit Report: Valid for 60 days at Submission, Max 120 Days Title Commitment: Max 90 Days Appraisal, Assets, Traditional Income: Valid 120 days
Appraisal	Residential (1004), Condominium (1073), Income Property (1025), Appraisal Update (1004D) Appraisal Waiver is NOT allowed Second Appraisal required for Loan Amount over $2M Loans <=$2M require a secondary valuation product.
Assets	Sourced and seasoned for 30 days. Gift Funds allowed with Borrower Minimum Contribution - 10% under 80% CLTV Overseas Assets and 1031 Exchange Eligible

DSCR Guidelines Cont.	
Cash Out	Cash Out : DSCR <0.75 Max CLTV 65%, DSCR 0.75- 0.99 Max 70% CLTV Non-Occupying borrower are not eligible for Cash Out Transactions. Non-Permanent Residents min FICO 700 *Max Cash in Hand:* CLTV < 55% and min FICO 680 - No Limit CLTV ≤ 55 and FICO <680 - $1 Million CLTV from 55%-65% - $1 Million CLTV > 65% & min FICO 700 - $1 Million CLTV >65% & FICO <700 - $500,000
Credit/Tradelines	If 3 scores are not available: 3 active tradelines for the past +12 Months or 2 for the past +24 Months and active within 12 months Middle lowest for multiple borrowers. Lowest if only 2 scores
Credit Events	Bankruptcy, Foreclosure, Short Sale, Deed-in-Lieu, or Modification, 120+ day late are considered events. 48 Months waiting period
DSCR	DSCR < 1 requires a min FICO 680 Condo/Condotel Minimum DSCR: 1 All of ther property types: No Minimum DSCR
Escrow Waiver	NOT available if loan is considered HPML. Flood escrows cannot be waived. Max CLTV 80%
First-Time Homebuyer (FTHB)	Max Loan Amount: $1 M Min FICO: 680 Max CLTV: 70% DSCR ≥ 1 Payment shock +300% are ineligible. Borrower must contribute 5% own funds for OO/2nd or 10% for Inv. Interest Only not allowed Short-term rentals are not allowed
Income	Borrower Income is NOT required DSCR: Gross Rental Income / Proposed PITIA (or ITIA for I/O)
Interest Only	5/6 Arm, 30 Yr Fixed, 40 Yr Fixed 120 Months of I/O, 240/360 Months Amortization Qualified at Amortization ITIA Min FICO 680
Interested Party Contribution	CLTV ≤ 80% - 6% CLTV > 80% - 4% Not allowed if Purchase Price is greater than list price by either 3% or $5,001

DSCR Guidelines Cont.	
Loan Amount	Minimum: $75,000 Max: $3,000,000
Mortgage History	0x30x12 and 0x90x24
New Construction	FL PUD Max CLTV: 75% FL Condo/Condotel Max CLTV: 70% No CLTV limits on 1-4 units without community
Points & Fees	Total Borrower Paid Points and Fees (including Lender fees) must be less than 7%
Prepayment Penalty (PPP)	Only on Investment Transactions. Penalties are based on state limitations. See Guidelines for state specifics.
Property Type	Attached, Dettached, Semi-detached Single Family Residence, 2-4 Unit, Warrantable/Non-Warrantable Condominium, Condotel, Planned Unit Development, SFR Rural
Reserves	Loan Amount: # Months PITIA ≤ $1M: 3 Months $1M-$2M: 6 months +$2M: 12 months
Residency	US Citizen, Permanent Resident, Non-Permanent Resident, ITIN See Guidelines for VISA restrictions
State Exclusions or Restrictions	Excluding HI, MD, VI Inv No License: Excluding AZ, CA, DC, HI, ID, MD (Only Baltimore County or Baltimore City), MI, MN, NV, NM, ND, OR, SD, UT, VA, VI, VT
Title	Individual LLC/Corp (Max 4 owners allowed - all must be borrower & guarantor