

DSCR PRODUCT MATRIX

Updated: 10/01/2026

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%	\$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
				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
				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
				75%	\$1,500,000
			700-719	70%	\$2,000,000
				60%	\$2,500,000
				55%	\$3,000,000
				70%	\$1,500,000
			680-699	65%	\$2,000,000
				55%	\$2,500,000
				65%	\$1,000,000
		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-Permanent Residents min FICO 700 <i>Max Cash in Hand:</i> 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% 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, PA (Only Philadelphia County), VI Inv No License: Excluding AZ, CA, DC, HI, ID, MD (Only Baltimore County or Baltimore City), MI, MN, NV, NM, ND, OR, PA (Only Philadelphia County), SD, UT, VA, VI, VT
Title	Individual LLC/Corp (Max 4 owners allowed - all must be borrower & guarantor)