

LOAN PROGRAM GUIDELINES



RENTAL / DSCR

PROPERTY TYPE	Single Family, Condos, 2-4 Units	Multifamily (5+ Units), Mixed-Use
LOAN TYPE	Purchase, Refinance, Cash-Out, Blanket	Purchase, Refinance, Cash-Out
EXPERIENCE	No Investment Experience Required	Investment Experience Required
CREDIT SCORE	620+	660+ (700+ mixed-use)
LOAN AMOUNT	\$100,000 Minimum	\$250,000 (\$400,000 for mixed-use) Minimum
RENT COVERAGE	0.60x - 0.99x Reduced LTV 1.00x Debt Coverage Required for Max LTV	1.00x Debt Coverage Required
LOAN TERM	30-40 Year Fixed Rate, Flexible Prepayment Penalties, Interest Only Options Available	30 Year Fixed Rate, Flexible Prepayment Penalties, Interest Only Options Available

LEVERAGE GUIDELINES

CREDIT SCORE	700+ LTV	660-699 LTV	620-659 LTV
RENTAL LOAN - PURCHASE	≤ 80%	≤ 80%	≤ 75%
RENTAL LOAN - RATE/TERM	≤ 80%	≤ 80%	≤ 75%
RENTAL LOAN - CASH-OUT	≤ 75%	≤ 70%	≤ 65%