



Residential Investor DSCR Program

Do you have investor clients with complicated financials that want to purchase or refinance an investment property? Finance Factors may be able to help! Our residential DSCR program allows borrowers to get up to \$1,000,000 towards the purchase or refinance of an investment property based on the cash flow of the property.

No Income Documentation Required!

- Qualification based on the Debt Service Coverage Ratio (DSCR) of the property.
- DSCR will be calculated as follows:
 - NOI (Net Operating Income) from the Appraisal / PITIA (Principal, Interest, Taxes, Insurance and Association Dues)
- Contact one of our Loan Officers for an estimate of the DSCR for your client's property.

Program Guidelines:

| Minimum FICO | Max LTV | Minimum DSCR |
|--------------|---------|--------------|
| 700 - 739 | 65% | 1.125 |
| 740+ | 70% | 1.100 |

- Loan amounts up to \$1,000,000. Call to discuss larger requests.
- Resort-zoned and/or properties using short-term rents to qualify: Reduce LTV 15%. Not eligible for 10/1/30 ARM product.
- U.S. Investors only. No foreign borrowers.
- Borrower must own their primary residence.
- Standard portfolio ARMs only.
- Available for properties in the state of Hawaii only.
- Properties must be in good condition and readily marketable with no structural deficiencies, non-permitted



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FOR REAL ESTATE PROFESSIONALS ONLY

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