

Residential DSCR Program



Up to \$1,000,000 on Residential Investment Properties!

Investor Financing based on Debt Service Coverage Ratio of the property for your savvy investor clients. No income documentation required!

Minimum FICO	Max Loan-to-Value (LTV)	Minimum DSCR*
700 - 739	65%	1.125
740+	70%	1.100

*DSCR = NOI / PITIA
(Net Operating Income / Principal, Interest, Taxes, Insurance and Association Dues)

Loan Parameters:

- Loan amounts up to \$1,000,000. For larger requests, call to discuss exceptions.
- Standard portfolio 1/1/30, 2/1/30, 3/1/30, 5/1/30 and 10/1/30 ARM loans only.
- Investor and DSCR LLPA's apply as well as all other applicable LLPA's.
- Resort-zoned properties: Reduce LTV 15%. Not eligible for 10/1/30 ARM product.
- U.S. Investors only, no foreign borrowers.
- 700 Minimum FICO.
- Full appraisals required.

Special Guidelines:

- Borrower must own their primary residence.
- Minimum 6 months PITIA reserves required.
- Available for properties in the state of Hawaii only.
- Properties must be in good condition and readily marketable with no structural deficiencies, non-permitted structures, or construction or remodeling in progress.
- Ineligible Properties: Ag-zoned, lava-zoned, condotels and properties in poor condition.
- DSCR will be calculated as follows:
NOI (Net Operating Income) from the Appraisal / PITIA (Principal, Interest, Taxes, Insurance and Association Dues)



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