

InvestGen DSCR Product Matrix

Effective 1.6.2022

Single Investment Property				
Maximum LTV/CLTVs		>= 1.00		
Credit Score	Loan Amount	Purchase	R/T Refinance	Cash-Out Refinance
700+	<=1,000,000	80	80	75
	1,000,001 – 1,500,000	80	80	70
	1,500,001 – 2,000,000	75	75	65
	2,000,001 – 3,500,000	70	70	60
660 - 699	<=1,000,000	80	80	75
	1,000,001 – 1,500,000	75	75	70
	1,500,001 – 2,000,000	70	70	65
	2,000,001 – 3,000,000	65	65	NA
600 - 659	<=1,000,000	75	70	65
	1,000,001 – 1,500,000	65	65	NA
	1,500,001 – 2,000,000	65	65	NA
	2,000,001 – 3,000,000	60	60	NA
Maximum LTV/CLTVs		< 1.00 (No Ratio)		
700+	<=1,000,000	75	70	70
	1,000,001 – 1,500,000	75	70	65
	1,500,001 – 2,000,000	70	70	65
	2,000,001 – 3,000,000	70	65	60
660 - 699	<=1,000,000	75	70	65
	1,000,001 – 1,500,000	70	70	65
	1,500,001 – 2,000,000	70	70	60
	2,000,001 – 3,000,000	65	65	NA
640 - 659	<=1,000,000	70	65	60
Housing History Restrictions				
Housing History	1x30x12		0x60x12	
Max LTV/CLTV Purchase	No Restriction		70	
Max LTV Refinance			65	
Housing Event Seasoning Restrictions				
BK/FC/SS/DIL/Mod	>=36 Mo		>= 24 Mo	
Max LTV/CLTV	No Restriction		75	
Max LTV Cash-out			70	

InvestGen DSCR Credit Matrix

Product Information		Credit Guidelines	
Product Types	30-Yr Fixed, (40-year term available when combined with interest only feature)	Credit Score	Middle of 3 scores or lower of 2
Interest Only	<ul style="list-style-type: none"> Min Credit Score: 660 Max LTV: 80% 	Document Age	30-days
Loan Amounts	<ul style="list-style-type: none"> Min: 100,000 Max: 3,500,000 	Tradelines	Minimum: 2 reporting 24-months w/activity in last 12- months or 3 reporting 12-months w/recent activity.
Loan Purpose	Purchase, Rate/Term, and Cash Out	Housing History	See Matrix
Occupancy	Investment		
Property Type	Single Family, Attached, Detached: No restrictions 2-4 Units, Condominium: Max LTV/CLTV 85%	Housing Event	See Matrix
	Rural Properties – Not eligible		
Acreage	Property up to 2-acres, not meeting the rural definition, eligible.	Appraisals	FNMA Form 1004, 1025, 1073 with interior/exterior inspection. Appraisal review product required unless 2 nd appraisal obtained. 2 nd Appraisal required for loans > \$2,000,000
Cash--In-Hand	<ul style="list-style-type: none"> LTV ≥ 65% - \$500,000 LTV < 65% - \$1,000,000 Total equity withdrawn cannot exceed above limits		
Prepayment Penalty (PPP) - Investment Property Only	<ul style="list-style-type: none"> PPP periods up to 5-Years eligible, see rate sheet PPP not allowed in KS, MI, MN, NM, OH, and RI PPP not allowed on loans vested to individuals in IL and NJ PPP not allowed on loans < \$278,204 in PA Only declining PPP structures allowed in MS 		
State Restrictions	CT and IL Max LTV/CLTV 75% - All Refinances 70% LTV/CLTV		
Income Guidelines		Asset Guidelines	
Investor Experience	<p>Experienced Investor: Borrower must have a history of owning and managing commercial or residential real estate for at least 1 year in last 3 years.</p> <p>First Time Investor: A borrower not meeting the experienced investor criteria. First Time investors eligible subject to the following restrictions:</p> <ul style="list-style-type: none"> Min FICO: 680 Max LTV: 75% No mortgage late payments during the past 36 Mo ≥36 Mo from any credit event Cash-out not eligible 	Assets	Min of 30-days asset verification required; any large deposit must be sourced
		Reserves	<ul style="list-style-type: none"> 2-months of PITIA Loan Amount > \$1.5M: 6-months of PITIA Loan Amount > \$2.5M: 12-months of PITIA Cash out may be used to satisfy requirement
		Gift Funds	Min contribution: 10%
Income (DSCR)	<ul style="list-style-type: none"> Use lower of Estimated market rent from 1007 or lease agreement if provided. All refinance transactions require a 5% LTV reduction if appraisal reflects any unit is vacant. Short term rental income permitted with use of a 12-month look back period to determine average monthly rents. Annual or monthly statements from Airbnb or similar service required. 5% LTV reduction required when using short term rental income to qualify. 		