

Accelerator DSCR 5-8 Unit

DSCR		DSCR ≥ 1.00			
Loan Amount	FICO	Purchase	Rate & Term	Cash-Out Refinance	Reserves
≤ \$1,000,000	700 +	75%	70%	65%	6 months PITIA (Cash out cannot be used)
\$1,000,001 - \$1,500,000		75%	70%	65%	
\$1,500,001 - \$2,000,000		70%	65%	65%	
Geographic Restrictions					
Ineligible States:	Refer to State Licensing				
Ineligible Locations:	Hawaii lava zones 1 & 2, Puerto Rico, Guam, The US Virgin Islands				
Product Highlights					
Loan Purpose	Purchase, Rate-Term, and Cash Out				
Exceptions	Considered on a case by case basis				
Prepayment Penalty	5% of the unpaid principal balance. (Other than the monthly payments required herein, if Borrower prepays this Note in whole or in part before the full term of the pre-payment period, Borrower will pay a Prepayment Premium equal to Five Percent (5%) of any amounts prepaid ("Prepayment Premium").) (Standard Term 3 yrs.) Not allowed Alaska, Kansas, Maryland, Michigan, Minnesota, Missouri, New Mexico, Ohio 1-2 Units, Rhode Island and Vermont. Permitted ONLY if closing in the name of an Entity: IL & NJ, Pennsylvania 1-2 Units > \$319,777. Step Down Required: MS, IL - Allow Natural Person 1-4 when APR < 8.00%				
Product Types	30-Yr Fixed, 5/6 ARM, 7/6 ARM, 10/6 ARM (40-year term available when combined with I/O feature)				
Loan Amounts	Minimum \$400,000 to Maximum \$2,000,000				
Occupancy	Investment (N/O/O), Borrower or Family members are not permitted to live in subject.				
Property Type	Residential 5-8 units. Mixed use not allowed				
Max Cash Out	Max cash in hand \$1,000,000				
Appraisals	<p>Narrative report with a full interior inspection including photos for all units.            The following attachments required for 5-8 Residential appraisal reports:            Narrative report with a full interior inspection including photos for all units.            The following attachments required for 5-8 Residential appraisal reports:            • Rent Roll • Income and Expense Statement • Appraiser qualifications            • Photos of subject exterior, street scene and aerial            • Sketch or floor plan of typical units • Map • Plot plan or survey</p> <p><b>Review Product – A commercial BPO required for all loans.</b>            • In Pennsylvania and North Carolina, a commercial evaluation product is used instead of a commercial BPO.</p>				
Declining Market	Declining markets, as identified by the appraiser, require a 5% LTV reduction off Matrix Max LTV.				
Property Condition	<ul style="list-style-type: none"> <li>• No fair or poor ratings</li> <li>• No environmental issues (Storage or use of hazardous material i.e., Dry Cleaners, Laundromat)</li> <li>• No health or safety issues (As noted by appraiser, i.e., broken windows, stairs)</li> <li>• No excessive deferred maintenance that could become a health or safety issue for tenants</li> <li>• No structural deferred maintenance (i.e., foundation, roof, electrical, plumbing)</li> </ul>				
Acreage	Property up to 2-acres, not meeting the rural definition				
Income	<ul style="list-style-type: none"> <li>• Leased – Use lower of Estimated market rent or lease agreement.</li> <li>• Short-Term Rental Income not eligible</li> <li>• Vacant Unit(s) – Use 75% of market rents.</li> <li>• Reduce qualifying rents by any management fee reflected on appraisal report or lease agreement.</li> </ul>				
Unleased Units	Maximum 2 vacant units				
DSCR Ratio	Minimum DSCR >= 1.00 DSCR = Eligible monthly rents/PITIA (Loans with an interest only feature may use the ITIA payment).				
Tradelines	<ul style="list-style-type: none"> <li>• Borrower(s) have 3 scores; or</li> <li>• 1 open and reporting 24-months; or</li> <li>• 2 open and reporting 12-months</li> </ul>				
Mtg/Housing History	0x30x12				
Credit Event Seasoning	BK/FCU/SS/DIL >36 months. MOD/Deferral/Forbearance: refer to guidelines.				
Investor - Experienced	Borrower must have a history of owning and managing commercial or non-owner occupied residential real estate for at least 1 year in last 3 years. First Time Investor and FTHB: <b>Not Eligible</b>				
Seller Contribution	6% Max				
Gift Funds	Gift funds are not permitted				
Citizenship	US Citizen, Permanent Resident Alien, Non-Permanent Resident Alien (With US Credit and acceptable VISA).				