

# RENTAL LOAN

**NO EXPERIENCE NECESSARY**

## BORROWER TYPE

- » US CITIZENS, PERM RESIDENT ALIENS AND LLC WITH PERS, GUARANTEE

## FICO

- » 650 (1-4 Units) 680 (Multi-Family)

## MINIMUM RATE

- » 6.75% +

## REFINANCE

- » MARKET RENTS OR LEASE WITH CANCELLED CHECKS FOR 2 MONTHS

## MINIMUM DSCR

- » 1.1X (1-4 units) & 1.2X (Multi-Family)

## EXPERIENCE

- » FIRST TIME INVESTORS = MAX LTV 75%

## RESERVE REQUIREMENTS

- » 4 MONTHS PITI-PORTION OF CASH OUT MAY COUNT TOWARDS RESERVES

## LEVERAGE

- » UP TO 80% PURCHASE / 75% RATE & TERM 75% CASH OUT

## OCCUPANCY

- » NON-OWNERS

- » \$75,000 - \$100,000,000

## PREPAYMENT PENALTY

- » 36 MONTHS (STANDARD)

## CREDIT HISTORY

- » No Mortgage Lates

## PROPERTY TYPES

- » SFR/CONDOS/PUD/TOWNHOME  
2-4 unit, Multifamily (5+unit) Properties, Mixed-Use

## MORTGAGE DELIQUENCY HISTORY

- » 0X30X24

