

Pricing a DSCR loan. Instructions are below. Please make sure these are all correct and if this is a cash out refinance please estimate the amount of cash out, go a bit high just to be safe. Notice on item #11 this is the debt service ratio, which is the estimated rents, divided by the PITI so \$1,500 rent, \$1,000 PITI would be 1.5 Debt service. \$1,200 rent, divided by \$1,500 PITI would be .8% Debt service, anything under 1 could be a problem.

Borrower Information

Borrower First Name

Angela

Income Documentation

Verified

Citizenship

U.S. Citizen

Properties Financed

1

Borrower Last Name

Neftzger

Asset Documentation

Verified

First Time Home Buyer

No

Monthly Qualifying Income

FICO

730

Employment Documentation

Verified

Non-Occupant Coborrower

No

Self Employed

Yes

DTI Ratio

43

Months of Reserves

3

Property Information

Occupancy

Investment Property

Property Type

Single Family

Number of Units

1 Unit

Number of Stories

1

Property Address

TBD

Property City

Bartlesville

Corporate Relocation

No

State

Oklahoma (OK)

County

Washington

Property Zip

74006

First Lien Search Criteria

Loan Type:

☒ Conforming ☐ NonConforming ☐ FHA ☐ VA ☐ USDA

Loan Term(s):

☒ 30 Yr ☐ 25 Yr ☐ 20 Yr ☐ 15 Yr ☐ 10 Yr Max: 3

Amortization Type(s):

☒ Fixed ☐ ARM

ARM Fixed Term(s):

☐ 7 Yr ☐ 10 Yr ☒ 5 Yr

Product Type(s):

☒ All ☒ Standard ☐ Affordable ☐ HARP ☐ Hero/Champion ☐ HFA/Bond ☐ HUD Specialty ☐ Reno/Rehab ☐ USDA Streamline ☒ Expanded Guidelines

Desired Price

Desired Rate

9.5

Desired Lock Period

Interest Only

No

Buydown

None

Borrower Pays MI (if required)

Yes

Automated U/W System

Manual/Traditional

Prepayment Penalty

5 Year

FHA Case # Assigned

On or after 1/1/2024

Specialty Products

No

Reduced MI

No

Total Loan Amount

VA Veteran Type/History

Active Duty - 1st use

Exempt from Funding Fee

No

PMI/MIP/FF/G Fee %

0.00

PMI/MIP/FF/G Fee Amount

0.00

PMI/MIP/FF/G Fee Paid in Cash

0.00

PMI/MIP/FF/G Fee Financed

0

1st Mtg Loan Amt (Base)

150000

1st Mtg Loan Amt (Total)

150000

Finance Entire Amount

☒

Expanded Guideline Eligibility and Pricing (Not Evaluated for other Product Types)

Mtg Lates x30 (12 Mos)

0

Mtg Lates x60 (12 Mos)

0

Mtg Lates x90 (12 Mos)

0

Mtg Lates x120 (12 Mos)

0

Mtg Lates x30 (13-24 Mos)

0

Mtg Lates x60 (13-24 Mos)

0

Mtg Lates x90 (13-24 Mos)

0

Mtg Lates x120 (13-24 Mos)

0

Income Verification Type

Investor - DSCR

DSCR

1.00

Bankruptcy Type

None

Bankruptcy Outcome

Not Applicable

Bankruptcy Seasoning

Not Applicable

Unique Property

No

Housing Event Type

None

Housing Event Seasoning

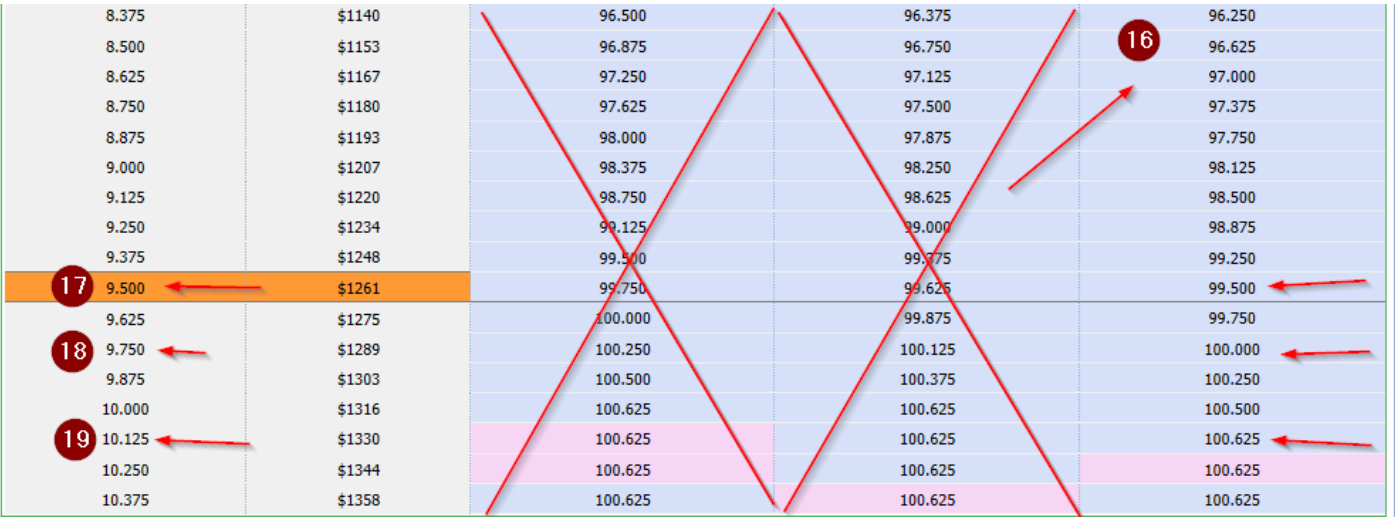
Not Applicable

Save As Prospect

Historical Search

Submit

Always lock and quote 45 day pricing, even if closing in <30 days just to be safe.



Verus Mortgage Capital - Correspondent - Investor
Solutions DSCR Fixed PPP 30 Yr Fixed - EG - NEW
Verus Mortgage Capital - Correspondent - Investor

Product Information:
Verus Mortgage Capital - Correspondent - Investor Solutions DSCR Fixed PPP 30 Yr Fixed - EG - NEW
Price Last Updated: 03/23/24 10:35 AM
Quote Timestamp: 03/23/24 10:35 AM