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DSCR Rental Income

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Use Rental Income to Qualify

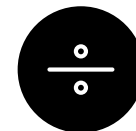
You may use rental income generated from the subject property to qualify. Rather than being based on income and employment documentation, this unique rental property loan program qualification is based on what the cash flow from the property will be once it's rented.

Why is the Cashflow (DSCR) ratio important?

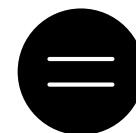
The debt service coverage ratio is important because it provides valuable information to lenders concerning a borrower's ability to sustain and pay off debts for a commercial or multifamily property. In other words, it's important know because it helps lenders learn if their borrowers can successfully generate enough cash flow to cover their loan payments.

How is DSCR calculated?

Gross Rents



Qualifying PITIA



Debt Service Coverage Ratio



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Criteria for DSCR Loans

- Multiple financed properties allowed.
- Must be a non-owner-occupied property.
- Must have a credit score of 660 or above.
- Loan amount between \$150,000 and \$5,000,000.*
- Must have a DSCR of 1.00 or greater.
- Borrower must have a history of owning and managing at least one property for a minimum of 12 months within the most recent 36 months on DSCR product.
- First-time investor ineligible on some DSCR products.
- Available for purchases and cash-out or rate-term refinance.

() Maximum loan amount exceptions on a case-by-case basis. Additional criteria may apply.*



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