

DSCR INVESTOR PROGRAM



| | SUPER KIND DSCR RATIO 1.25 | KIND DSCR RATIO 1.00 | LOW DSCR RATIO <1.0 |
|---------------------------------|---|--|--------------------------|
| Loan Amount (Min - Max) | • \$250K - \$3M | • \$125K - \$3M | • \$125K - \$3M |
| Max LTV | • 75% | • 85% | • 70% |
| Cash-Out Refinance | • Max 75% (5% reduction) | • Max 75% (5% reduction) | • Max 70% (5% reduction) |
| Housing History | • 0x30x12 (No Rent Free Allowed) | • 1x30x12 | • 0x30x12 |
| Credit Events (BK, SS, FC, DIL) | • 48 Months | • 36 Months (Some exceptions) | • 36 Months |
| Reserves | • 3 Months (Cash-out not allowed) | • 12 Months (Foreign Nationals), 3 Months (First-time investors) | • 6 Months |
| Property Types | • Condos (75% LTV) • Condotels (75%) | • Non-Warrantable Condos (75%) | • Condos (60%) |
| Short-Term Rentals | • Not allowed. | • 5% LTV Reduction (Max 80%) | • Not Allowed |
| Foreign Nationals | • Not Allowed | • Allowed (700+ FICO, Max 75% LTV) | • Not Allowed |
| First-Time Investors | • Not Allowed | • Allowed (12 months housing history, 680+ FICO, 80% Max LTV, \$1.5M Loan Max) | • Not Allowed |

Debt Service Coverage Ratio (DSCR) & Experience Requirements:

Qualifying Ratio: Based on Gross Rent from Form 1007 & Lease Income

Experienced Investor Requirements:

- Must own 1+ investment property for 1 year in the last 3 years or have ownership in commercial real estate
- Rent-Free Housing Not Allowed

First-Time Investors:

- Must have 12 months housing history and currently own a primary residence
- Max 1.25x DSCR for LTV Ratios <1.0
- Cash-out cannot be used

CALL TODAY FOR DETAILS!

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SCAN NOW!

