



Elite Plus – DSCR					
Loan Amount	Min FICO	Reserves*	Investment		
			Purchase	R/T Refi	C/O Refi
\$150,000 - \$1,000,000	700	3 Mos	80%	75%	75%
\$1,000,001 - \$1,500,000	700	6 Mos	75%	75%	70%
\$1,500,001 - \$2,000,000	700	9 Mos	75%	75%	65%
\$2,500,001 - \$3,000,000	700	9 Mos	70%	70%	65%

\*6 months PITIA required for LTV > 75% or First Time Investors

Program Parameters					
Overview			Overlays		
<a href="#">Credit</a>	<ul style="list-style-type: none"> <li>0x30x12 Housing History</li> <li>48 Months from Housing Event</li> </ul>		<a href="#">Assets</a>	<ul style="list-style-type: none"> <li>Max Cash In Hand: <ul style="list-style-type: none"> <li>CLTV ≤ 65%: \$1,000,000</li> <li>CLTV &gt; 65%: \$500,000</li> </ul> </li> <li>Cash out <u>can</u> be used for reserves</li> </ul>	
<a href="#">Borrowers</a>	<ul style="list-style-type: none"> <li>US Citizen</li> <li>Permanent Resident</li> <li>Non-Permanent Resident: Max 65% LTV</li> </ul>		<a href="#">Interest Only</a>	<ul style="list-style-type: none"> <li>Max CLTV: 70%</li> <li>Min FICO: 700</li> <li>Max Loan Amount: \$2,000,000</li> </ul>	
<a href="#">Property</a>	<ul style="list-style-type: none"> <li>2-4 Units: Max 75% CLTV</li> <li>Non-Warrantable Condo: Max 70% CLTV</li> </ul>		<a href="#">Minimum DSCR</a>	<ul style="list-style-type: none"> <li>1.00x</li> </ul>	
<a href="#">DSCR Qualifying Methods</a>	<ul style="list-style-type: none"> <li>Long Term Rental <ul style="list-style-type: none"> <li>1007 (or 1025) Rental Survey</li> <li>Lease with 2 Mo Payment History (up to 1.2x of 1007)</li> </ul> </li> <li>Short Term Rental (5% LTV reduction, max 70% CLTV) <ul style="list-style-type: none"> <li>AirDNA (Market Score ≥ 60)</li> <li>Short Term 1007</li> <li>Airbnb 12 Month History or equivalent</li> </ul> </li> </ul>		<a href="#">Miscellaneous</a>	<ul style="list-style-type: none"> <li>CT, FL, IL, NJ, and NY <ul style="list-style-type: none"> <li>Max 75% LTV Purchase; Max 70% LTV Refinance</li> <li>Max Loan Amount: \$2,000,000</li> <li>IL and NY: 2-4 Units Ineligible</li> </ul> </li> <li>For Sale by Owner (FSBO): 10% LTV Reduction</li> <li>Unleased Property (Refi Only): 5% LTV reduction, Max 65% LTV</li> </ul>	
<a href="#">First Time Homebuyer</a>	<ul style="list-style-type: none"> <li>Ineligible</li> </ul>		<a href="#">First Time Investor</a>	<ul style="list-style-type: none"> <li>No Short Term Rental Allowed</li> <li>Max CLTV: 75%</li> <li>Max Loan Amount: \$1,500,000</li> <li>Minimum 6 Months Reserves</li> </ul>	