

InvestorX DSCR Qualified

Non-Owner Occupied Properties

Speed | Ease | Convenience



We can finance
Discount Points!

Rates Quoted as 5 Year ARM							
LTV	50%	55%	60%	65%	70%	75%	80%
FICO	Rate / Pts	Rate / Pts	Rate / Pts	Rate / Pts	Rate / Pts	Rate / Pts	Rate / Pts
700	5.750% / Par	5.750% / Par	5.875% / Par	5.999% / Par	6.250% / Par	6.500% / Par	6.875% / Par
680	5.999% / Par	5.999% / Par	6.125% / Par	6.250% / Par	6.375% / Par	6.750% / Par	7.375% / Par
660	6.125% / Par	6.125% / Par	6.250% / Par	6.375% / Par	6.500% / Par	6.999% / Par	Requires DSCR Minimum of 1.10:1 and 6 months PITI reserves.
640	6.375% / Par	6.375% / Par	6.500% / Par	6.625% / Par	6.999% / Par		
620	6.999% / Par	6.999% / Par	7.125% / Par	7.250% / Par	7.500% / Par		
600	7.250% / Par	7.250% / Par	7.375% / Par	7.500% / Par	7.750% / Par		

REFI / CASH OUT	
Cash-Out	LTV
0 - \$200K	-5% LTV
\$201K +	-10% LTV
Rate/Term Refi	-5% LTV

BROKER COMPENSATION	
Dual Compensation allowed up to 5% . Lender paid comp max is 2%. Must be approved for Lender paid for dual comp	
Comp Paid	Add to rate
1.000	0.500
1.500	0.750
2.000	1.000

QUALIFICATION	
Method	Rate Adjustment
DSCR > .85 - 1.00	0.500
DSCR .50 - < .85	0.750
DSCR < .50	1.000

Lender Paid Comp	
Comp Paid	Add to rate
1.000	0.500
1.500	0.750
2.000	1.000

PROGRAM NOTES

QUALIFICATION:

- Total borrower income not disclosed, DTI not calculated
- All rents validated by lease agreements
- Full appraisal required, including Operating Income Statement and Comparable Rent Schedule

PROPERTY TYPE:

- SFR, Condo, Townhome, 2-4 Units, PUD. Rural properties not acceptable.
- Non warrantable condos case by case, 5% LTV reduction

LOAN TERMS:

- 5 year, and 7 year ARM

INDEX / MARGIN / CAPS:

- 1 year Libor / 6.75% / 2% Initial adjustment / 2% Period adjustment / 5% Lifetime Cap

INTEREST ONLY OPTION:

- Loan Term 40 years / Interest-Only Period: 10 Years

PRE-PAYMENT PENALTY TERMS (where permitted by state law):

- 2 Years - 6 months' interest on amount prepaid in excess of 20%.

PRE-PAYMENT PENALTY BUYDOWN OPTIONS

(Minimum 1 year pre-payment penalty required):

- First Year Buydown: either 0.500% to rate or 1.00% to cost

REFINANCE OF PROPERTY LISTED FOR SALE IN LAST 6 MONTHS:

- 0-3 months 1.00 point cost
- 4-6 months 0.50 point cost

LOAN AMOUNTS:

- \$100K to \$1.5 Million
- Loans > \$750K Max 70% LTV

OCCUPANCY:

- Non-Owner Occupied only

CREDIT:

- No housing event (foreclosure, deed in lieu, or short sale) in last 36 months
- No BK last 24 months
- 0X30 on Mortgage last 12 months

IMPOUNDS:

- Required on all loans

PURPOSE:

- Purchase, Rate/Term or Cash Out (see above for LTV limits)
- Cash Out must be for business purpose, and funds must be wired to business account

RESTRICTIONS ON PROPERTIES OWNED / FINANCED:

- Maximum 20 properties owned
- Maximum 5 loans to borrower, maximum combined loan amount \$1,500,000

FOREIGN NATIONAL PROGRAM:

- 70% max LTV on Purch and RT/Refi 65% LTV max Cash Out
- 640 min FICO
- No FICO is allowed, when no FICO price at 640

ASSETS HELD IN FOREIGN ACCOUNTS:

- Must be verified in U.S. Dollar equivalency at the current exchange rate via www.xe.com
- Sufficient funds to close must be on deposit at a domestic bank three (3) days prior to any closing date
- A copy of the two (2) most recent bank statements of the foreign account is required

CLOSING:

- Loan must be made to a domestic LLC and a domestic agent of service is required
- Other closing conditions apply. Please see loan approval for complete details or contact your AE for info

NON-PERMANENT RESIDENT ALIEN:

- No FICO is allowed, when no FICO price at 640
- Acceptable Visas are: E-1 - E-3/G-1 - G-5/H-1/L-1/NATO/O-1/R-1/TN (NAFTA)

Underwriting Fee \$1,595

Tax Service Fee \$65

Flood Cert Fee \$12

- **ACH Transfer required on all InvestorX loans**

- **Minimum interest rate is 5.750%**

ADJUSTMENTS	RATE
2-4 Units	0.250%
7 Year ARM	0.250%
IO	0.250%
Cash Out	0.250%
Non-Warrantable Condo	0.500%
Loan Amount < \$150,000	0.500%
Foreign National	0.250%
Non-Perm Res Alien	0.250%
Rate Buy Down	1.0 PT =0.500% (max 2/1)

PRE PAYMENT PENALTY INFORMATION

Standard PPP is 2 years
(6 months' interest on amount prepaid in excess of 20%.)

Min 1 year Pre-Payment penalty required

4 Years	-0.500%
3 Years	-0.250%
2 Years	Standard
1 Year	0.500% or 1.00% to cost

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Available in these States: AL, AR, AZ, CA, CO, CT, DC, FL, GA, ID, IL, IN, KS, LA, MD, MN, NC, NJ, NV, OH, OR, PA, SC, TN, TX (50(a)6 loans not available), UT, VA, WA, WI

Effective: 4/26/2019