

# InvestorX DSCR Qualified

Non-Owner Occupied Properties

Speed | Ease | Convenience



714-598-1430

info@homeXmortgage.com

www.homeXmortgage.com

Rates Quoted as 5 Year ARM						
LTV	55%	60%	65%	70%	75%	80%
FICO	Rate	Rate	Rate	Rate	Rate	Rate
760	4.875%	4.999%	5.125%	5.250%	5.750%	6.500%
740	4.999%	5.125%	5.250%	5.375%	5.875%	6.750%
720	5.125%	5.250%	5.375%	5.500%	5.999%	6.875%
700	5.250%	5.375%	5.500%	5.625%	6.250%	6.999%
680	5.375%	5.500%	5.625%	5.750%	6.500%	7.500%
660	5.500%	5.625%	5.750%	5.999%	6.750%	7.999%
640	5.750%	5.875%	6.125%	6.625%	7.375%	
620	6.500%	6.625%	6.750%	7.250%		
600	6.999%	7.125%	7.250%	7.750%		
					Min DSCR 0.85	Min DSCR 1.00

REFI / CASH-OUT	
Cash-Out	LTV
All	-5% LTV
Amounts	
DSCR <1.00	70% max LTV

  

BROKER COMPENSATION	
Dual Compensation allowed up to 5%. Lender paid comp max is 2%. Must be approved for Lender paid for dual comp.	

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 ARM, 7 year ARM, 30 year fixed

**INDEX / MARGIN / CAPS:**

- 1 year Libor / 5.75% / 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:**

- 2-year prepayment penalty required

**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 4.875% ARM 5.375% Fixed

ADJUSTMENTS	RATE
2-4 Units	0.250%
7 Year ARM	0.250%
30 Year Fixed	0.500%
IO	0.250%
Cash Out	0.250%
Non-Warrantable Condo	0.500%
Loan Amount < \$200,000	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 3 years (6 months' interest on amount prepaid in excess of 20%).  
 Min 1 year Pre-Payment penalty required

4 Years	-0.250%
3 Years	standard
2 Years	0.250% or 0.500% to cost
1 Year	0.750% or 1.500% 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

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