

InvestorX DSCR Qualified

Non-Owner Occupied Properties

Speed | Ease | Convenience



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Rates Quoted as 5 Year ARM					
LTV	60%	65%	70%	75%	80%
FICO	Rate	Rate	Rate	Rate	Rate
760	5.125	5.250	5.375	5.500	5.625
740	5.250	5.375	5.500	5.625	5.750
720	5.375	5.500	5.625	5.750	5.875
700	5.500	5.625	5.750	5.875	6.000
680	5.625	5.750	5.875	6.000	6.125
660	5.750	5.875	6.000	6.125	6.250
640	6.250	6.375	6.500	6.625	
620	6.875	7.000	7.125		
600	7.375	7.500	7.999		
				Min DSCR 0.85	Min DSCR 1.00

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

BROKER COMPENSATION
Dual Compensation allowed up to 5%. Lender paid comp max is 2.5%. Must be approved for Lender paid for dual comp.

QUALIFICATION		
Method	Adj with Reserves	Adj without Reserves
DSCR > .85 - <1.00	0.500	0.750
DSCR .50 - .85	0.750	1.000
* Min DSCR is .50		
Lender Paid Comp		
Comp Paid	Add to rate	
1.000	0.500	
1.500	0.750	
2.000	1.000	
2.500	1.375	

PROGRAM NOTES

QUALIFICATION:

- Total borrower income not disclosed, DTI not calculated
- All rents validated by appraisal market rents or actual rents if higher (validated by cancelled checks or bank stmt)
- Full appraisal required, including Operating Income Statement and Comparable Rent Schedule

PROPERTY TYPE:

- SFR, Condo, Townhome, 2-4 Units, PUD. Rural properties No acceptable
- Non-warrantable condos case by case, 5% LTV reduction
- Minimum \$25,000 equity required

LOAN TERMS:

- 5 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

REFINANCE OF PROPERTY LISTED FOR SALE IN LAST 6 MONTHS:

- 2-year prepayment penalty required

LOAN AMOUNTS:

- \$100K to \$1.5 Million
- Loans > 750k ≤ 1MM Max 75% LTV
- Loans > \$1MM Max 70% LTV

OCCUPANCY:

- Non-Owner Occupied only

CREDIT:

- No housing event (foreclosure, deed in lieu, or short sale) in last 24 months
- No BK last 24 months
- 1X30 on Mortgage last 12 months (no rolling)

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:

- No maximum on number of properties owned
- Maximum 10 loans to borrower, maximum combined Loan amount \$5,000,000 (within 90 day window)

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

RESERVES:

- 6 months reserves (if required)

ACH Transfer required on all InvestorX loans
Minimum interest rate is 5.125% ARM 5.625% Fixed

ADJUSTMENTS	RATE
30 Year Fixed	0.500
Non-Warrantable Condo	0.500
High Rise Condo (Broward/Dade County Florida) (75% max LTV)	0.250
Foreign National	0.250
Non-Perm Res Alien	0.250
First time homebuyer (max 65% LTV)	0.500
Rate Buy Down	1.0 PT = 0.500 (max 2/1)

PRE-PAYMENT PENALTY INFORMATION

Standard PPP is 3 years (5% on any amount prepaid)
 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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