



DSCR Loans

At The Loan Store, we offer Fixed Rate and Adjustable-Rate Conventional mortgages for conforming and high balance loans, VA IRRRL loans, Jumbo, and DSCR loans. **For more detailed information on each product, please refer to the full guidelines available in the Documents tab at the top of the TPO Portal.**

Debt Service Coverage Ratio (DSCR) Non-QM

This product will allow borrowers to qualify for investment properties based on the monthly rental income of the subject property & credit history rather than their current income. The DSCR product is intended for experienced investors. An experienced investor is a borrower who must have a history of owning and managing commercial or residential real estate for at least 12 months in the last 3 years. **Please refer to the DSCR Guidelines available in the Documents tab at the top of the TPO Portal for more information.**

Non-Owner Occupied Only, Available on Purchase and Refinance Loans, Cash Out Allowed, Minimum FICO 620, up to \$1.5 Million, 1 - 4 Unit Properties Eligible, Max Financed Properties = 15 residential

Investment Properties (1 Unit) – DSCR ≥ 1					
Type	Loan Amount	LTV/CLTV/HCLTV	Fico	Max Cash Out ¹	Reserves
Purchase Rate/Term	\$1,000,000	80%	660	NA	6 mo. PITIA
	\$1,000,000	70%	620	NA	
	\$1,500,000	80%	660	NA	
	\$1,500,000	65%	620	NA	
	\$1,500,000	75%	660	NA	
Cash-Out	\$1,000,000	70%	660	\$500k	
	\$1,000,000	65%	620	\$750k	
	\$1,500,000	75%	700	\$300k	
	\$1,500,000	70%	660	\$500k	
Investment Properties (2-4 Units) – DSCR ≥ 1					
Type	Loan Amount	LTV/CLTV/HCLTV	Fico	Max Cash Out ¹	Reserves
Purchase Rate/Term	\$1,500,000	70%	620	NA	6 mo. PITIA
	\$1,500,000	75%	640	NA	
Cash-Out	\$1,500,000	75%	700	\$300k	
Notes:					
¹ Max Cash Out is cash in hand • 30 year fixed only • 2-4 Unit Condominium: Max LTV/CLTV Purchase & R/T 75%, Cash-out 70% • Min loan amount \$100,000. Loan amounts < \$125,000; 5% LTV reduction. If the loan amount is < \$150,000 the min DSCR is 1.50. • Declining Markets require a 5% reduction to LTV/CLTV • Cash-Out Refinance seasoned for more than 180 days but less than 360 days on renovated properties limited to 65% LTV/CLTV • Properties listed for sale by the borrower within the last 12 months are eligible for cash-out refinance limited to 65% LTV/CLTV • State restrictions: CT, IL, NJ, NY (informational only) Max LTV 75% purchase, 70% all refinances. Guam, Puerto Rico and the US Virgin Islands not eligible.					