



# Investor Solutions DSCR & Foreign National

Dated: 04/16/2024

500 Gateway Drive, Boyton Beach FL

**877-700-1494**

### 30 Year Fixed Rates - 1.10 Debt Service

Credit Tier	"AAA"	"AA"	"A"	"BBB"	"BB"
<b>Mininum FICO</b>	≥ 740	≥ 720	≥ 700	≥ 680	≥ 660
≤ 50% LTV	7.250%	7.375%	7.500%	7.750%	7.990%
≤ 60% LTV	7.375%	7.500%	7.750%	7.990%	8.125%
≤ 65% LTV	7.500%	7.625%	7.875%	8.125%	8.500%
≤ 70% LTV	7.500%	7.750%	7.990%	8.250%	8.750%
≤ 75% LTV	7.875%	8.125%	8.500%	8.625%	--
≤ 80% LTV	8.625%	8.625%	--	--	--
≤ 85% LTV	9.750%	9.875%	--	--	--

Max LTVs	"AAA"	"AA"	"A"	"BBB"	"BB"
<b>Purchase</b>	85%	85%	75%	75%	70%
<b>Refinance Rate / Term</b>	80%	80%	75%	75%	70%
<b>Refinance Cash Out</b>	75%	70%	70%	70%	65%
<b>Foreign National</b>	70%	70%	70%	60%	60%

DSCR Minimum is 1.0 for LTV ≥ 70%, 1.0 for LTV ≥ 80%

Must have 12-months reserves for negative cashflow

Floor rate buydown available to 7.25%, subject to scenario availability

Credit Tier	"AAA"	"AA"	"A"	"BBB"	"BB"
<b>Arm Margin</b>	3.000%	3.250%	3.500%	3.750%	4.000%
<b>Max Mtg Late (12 mth)</b>	0 x 30	0 x 30	0 x 30	1 x 30	0 x 60
Seasoning	"AAA"	"AA"	"A"	"BBB"	"BB"
<b>BK Chapter 7 Discharge</b>	≥ 3 Years	≥ 3 Years	≥ 3 Years	≥ 2 Years	≥ 2 Years
<b>BK Chapter 13 Filing</b>	≥ 3 Years	≥ 3 Years	≥ 3 Years	≥ 2 Years	≥ 2 Years
<b>Foreclosure</b>	≥ 3 Years	≥ 3 Years	≥ 3 Years	≥ 2 Years	≥ 2 Years
<b>Short Sales</b>	≥ 2 Years	≥ 2 Years	≥ 2 Years	≥ 1 Years	≥ 1 Years
<b>Deed in Lieu</b>	≥ 2 Years	≥ 2 Years	≥ 2 Years	≥ 1 Years	≥ 1 Years

The information in this document is intended for use by licensed mortgage professionals, and may not be viewed, used, or relied upon by consumers. The information disclosed in this document is subject to change without notice. Not available in all states. ResMac, Inc. NMLS 153098

**Ask about our Loan Exceptions!**

### Rate Adjustments

Description	Rate	Notes
Cash-Out Refinance	0.375%	Cash up to 5k considered R/T /Cash out for reserves OK / Units 5% LTV reduction
Max Cash Out	--	Max Cash in Hand when LTV > 50% is 750k. No Limit LTV <50%
Foreign Nationals	0.250%	700+ Max 70 LTV Purchase / 65% Refinance If No Score Price in A Column Max 70% LTV / 65% Refinance
Interest Only (10yr)	0.250%	40-Term, Min Loan ≥\$150K, All Grades, Avail on Fixed Rate Only.
Business LLC Borrower	\$495 fee	Borrower must Sign Personal Guarantee of Note
≥\$75,000-150,000	0.500%	Interest Only not available. Must be full amortization.
≥400,000 - 750,000	-0.125%	Will Apply if Debt Service is >1.1 and LTV < 70%.
≥ \$ 1,000,000	0.250%	DSCR of 1.0 required
> \$ 1,500,000	0.375%	DSCR of 1.0 required
> \$ 2,000,000 - \$3,000,000	0.500%	Max LTV 70% Purchase / 65% Refinance.
Debt Service 1.0-1.09	0.250%	Base Pricing is at 1.10 Debt Service. - 1.0 Req'd for 85 LTV
Debt Service ≥.75-.99	0.750%	Max LTV 70% / 12 Mo Reserves / Units 5% LTV reduction / No IO / Min 700 Cash Out
No Ratio	2.250%	Max LTV 60% if Ratio <.750./ Min 700 / No FN / No I/O / No CO
Rural Property	--	Not Available on DSCR
Condotel / PUDtel	0.500%	Max LTV 65% Purchase / 65% Refinance
Non Warr Condo	0.375%	Max LTV 75% Purchase / 70% Refinance
2 Unit Property	0.375%	Max LTV 75% Purchase / 75% Rate Term / Units Cash Out 5% LTV Reduction
3-4 Unit Property	0.500%	Max LTV 70% Purchase / 70% Rate Term / Units Cash Out 5% LTV Reduction
5% Prepay Option	standard	5% Prepayment Penalty of Balance at time of Payoff in lieu of Standard 2%
5-Year Prepay	--	Standard 2% Prepayment Penalty of Balance at time of Payoff
4-Year Prepay	0.125%	Standard 2% Prepayment Penalty of Balance at time of Payoff
3-Year Prepay	0.250%	Standard 2% Prepayment Penalty of Balance at time of Payoff
2-Year Prepay	0.375%	Standard 2% Prepayment Penalty of Balance at time of Payoff
1-Year Prepay	0.500%	Standard 2% Prepayment Penalty of Balance at time of Payoff
Buy Out Prepay	1.000%	No Rebate without a Prepayment Penalty. Borrower Paid Comp Only.

**Visit our Broker Portal to Price & Submit a Loan Today!**

**Underwriting Fee is \$1,495.00**

Broker Rebate 1%	Add .500%	Maximum Rebate 2 and Maximum Comp is 5Pts on DSCR. These will NOT be TRID Loans
Broker Rebate 2%	Add 1.00%	
Rate Buydown 1%	Cost 3.00%	Rate Floor is lowest shown rate per Credit Tier

### NO FEDERAL OR STATE HIGH COST LOANS. Max Fees 5%

<b>Credit Depth:</b>
Minimum three accounts ≥12 Months or two accounts ≥ 24 months
Use of Alternative Credit not allowed on DSCR
<b>Rental Requirements</b>
Must Disclose all Properties owned as Individual or on Credit Report
Subject Property must be Rented or Vacation Rental / AirBnB
If Purchase provide rent schedule & proposed Lease Plan
Use Lessor of Rental Lease or Rent Schedule to Calculate DSCR
<b>Occupancy cannot be vacant without a proposed plan</b>
Investment Properties & Business Purpose Only. No Second Homes
<b>Reserves</b>
Purch/Refinance: 6 Months. Cash out can contribute to Reserves.
No Ratio will require 12 Months Reserves. No Exceptions.
<b>Loan Terms</b>
30-Year Amortization & Term - 5/1 ARM or 30-Yr Fixed
Impounds required if HPML
<b>Interest Only (IO)</b>
IO Loans must be Fixed Rate only and qualify at I/O Payment
IO Loan is 40 Year Term, 10-Yr I/O Payment & 30-Yrs Fully Amortized
<b>Index &amp; Adjustment Caps</b>
Floored at Start Rate / 1-Year CMT.
2.0% Initial Change Cap / 2.0% Annual Cap / 6.0% Life Cap
<b>Loan Amounts</b>
\$100,000 Minimum to \$3,000,000 Maximum (Round-down to \$50)
Loan Amounts >\$2.0M Require Senior Management Approval
Loan Amounts Greater than \$1.5M require Two (2) Appraisals
<b>Property Types</b>
All Residential Property Types Eligible / 5+ Units Not Currently Available
<b>Lending DSCR in ALL States:</b>
All States are Eligible for DSCR / Foreign National Financing
<b>www.ResMacB2B.com</b>