

Single Property Guidelines

(1-4 Units - Retail)

Landlord Program 1-4 Units (Retail)

Maximum LTVs

Parameters

Loan Amount	FICO	Purchase	Rate & Term	Cash Out	Limits		
					Minimum Loan Amount	\$100,000	
<\$1M	700	85%	85%	75%	Maximum Loan Amount	\$3,000,000	
	680	80%	80%	75%	Maximum Cash Out	\$1,000,000 ≤ 65% LTV \$500,000 > 65% LTV	
	660	75%	75%	70%	Product Types		
	640	75%	75%	65%	30-Year Fixed, 40-Year Fixed, 5/6 and 7/6 ARM		
	620	75%	75%	65%	Interest-Only: 5/6 and 7/6 ARM-IO Terms		
	575	65%	65%	65%	IO Period	Amort Term	Final Maturity
\$1M to \$2M	720	75%	75%	75%	10 Years	20 Years	30 Years
	700	75%	75%	75%	ARM Margins and Caps		
	680	70%	70%	75%	<ul style="list-style-type: none"> Margin: 6% - Caps: 5/6 - 5/2/5, 7/6 - 5/2/5 Index: 30-day Average Compounded SOFR - Floor Rate = Start Rate ARM amortization is based on 30-year loan term and is fully amortizing for the life of the loan. Index Lookback Period: 45 Days 		
	660	70%	65%	65%	Qualifying Rate (see also Qualifying Payment Below)		
	575	65%	-	-	Fixed = Note Rate ARM/ARM-IO = Greater of Note Rate or Fully Indexed Rate rounded up to the nearest eighth percentage.		
\$2M to \$3M	720	65%	65%	65%			
	700	65%	65%	65%			
	680	65%	-	-			
	575	65%	-	-			

Additional LTV Limits		Max LTV	Interest Only
2-4 Units		75%	Not available in West Virginia
Unleased Subject Prop (Refi Only)		65%	
Short Term Rental Properties with 12 month history of rents		75%	DSCR
First-Time Investor with FICO ≥ 700		80%	Debt-Service Coverage Ratio (DSCR) = Gross Rental Income / Monthly PITIA Payment.
First-Time Investor with FICO 680-699		75%	
First-Time Investor with FICO < 680		65%	
First-Time Investor with DSCR 0.75 – 0.99		65%	
Experienced Investor with DSCR 0.75 – 0.99		70%	

Additional Requirements

1st Time Investors	Permitted. Maximum 75% LTV with FICO > 680 and DSCR > 1.00x. Maximum 65% LTV with FICO < 680 or < 1.00x.
Appraisal Report	1 full appraisal is required, ordered by PhoneOps.
Assets	Must be sourced/seasoned for 60 days.
Borrower's Down Payment	A minimum of 5% of borrower's own funds (<i>excludes Seller Contributions</i>).
Cash-out Refinance	At least one borrower must have been on title a minimum of six months prior to the new note date.
Eligible Property Types	One unit single family residences, PUDs, Townhomes, Condos (<i>low & high rise, Non-warrantable is case by case</i>), 2-4 units, Agriculturally zoned properties Manufactured (<i>case by case</i>) and Modular Homes.
Gift Funds	Permitted for down payment >620 FICO. Must be from relative. Signed gift letter is required. Excess gift funds verified in the borrower's bank account prior to closing are permitted for reserves. Gift funds provided at closing may not be considered towards reserves.
Gross Rental Income	Lesser of estimated market rent from Form 1007 or monthly rent from an existing lease for the subject property. Unleased properties (<i>refinance only</i>)
Foreign Nationals	Allowed. Up to 65% LTV

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Additional Requirements - Continues

Individual Taxpayer Identification Number (ITIN)	Permitted. ITIN borrowers work and reside in the U.S. but do not possess U.S. citizenship or a Social Security Number (SSN). The following requirements apply to all ITIN borrowers.		
	Loan Amount	FICO	Purchase/Rate & Term
	< \$1,000,000	750	80%
		730	75%
		710	70%
		690	70%
		670	70%
	\$1,000,001 to \$2,000,000	770	70%
750		70%	
730		65%	
710		60%	
Ineligible Property Types	Co-ops, Condotels, Unique Properties, Mixed Use, Leaseholds, Rural, Log Homes, Farms, Hobby/working/income producing farms, properties with oil, gas, or mineral rights, Builder Model leaseback, non-conforming zoning regulations that prohibit rebuilding, Hawaiian properties in lava zones 1 and 2, group homes, boarding homes, healthcare homes and state-approved medical marijuana producing properties.		
Judgments/Liens	Judgments and tax liens must be paid off prior to or at closing.		
Lending States	AL, AR, CO, CT, DC, DE, FL, GA, HI, IA, IL, IN, KS, KY, LA, MA, MD, ME, MI, MO, MS, MT, NE, NH, NJ, NM, NY, OH, OK, PA, RI, SC, TN, TX, VA, VT, WA, WI, WV, WY.		
Listed for sale	To be eligible for either a rate/term or cash-out refinance, the subject property must be taken off the market on or before application date, provide LOX explaining the MLS listing and statement of intent to retain the property for 12 months after closing.		
Maximum Acreage	Maximum of 2 acres.		
Minimum Credit History	Standard Credit: 3 tradelines reporting for 12+ months OR 2 tradelines reporting for 24+ months. Tradelines used may not exceed 0x60 within 12 months.		
Mortgage Insurance	Not required.		
Occupancy	Investment properties only.		
Power of Attorney	A limited Power of Attorney (POA) is acceptable.		
Prepayment Penalty	Permitted and may only be charged when permissible by state law.		
Property Condition	Property must be in average or better condition. Properties in C5 or C6 condition are not acceptable.		
Property Repairs	All property repairs must be completed prior to closing.		
Reserves	3mos. Cash out proceeds permitted for reserves with > 620 FICO.		
Residual Income	Residual income not required on Investment Properties.		
Seller 2nd liens	Not Permitted.		
Seller Concessions	Up to 4% toward closing for Investment Properties.		
Square Footage	Minimum of 600 square feet of gross living area.		