

# Landlord Guidelines

*(Retail Program)*

# Landlord (Retail)

Loan Amount	* \$5M to \$50M * <\$5M allowed at a Write-Up Fee of \$5,997 instead of the LOI fee
LTV	* Up to 75% on purchase and R & T * Up to 65% on C/O
FICO	* 620+
1st Time Investors	* Allowed
Loan Purpose	* Purchase, Refinance/Rate-Term, Refinance/Cash Out.
Seller 2nds	* Allowed
DSCR	* A minimum of >.75x is required.
Eligible Properties	* 1-100 units and mixed-use properties.
Ineligible Properties	* Manufactured homes, Co-Ops, RV parks, trailer parks and commercial properties.
Prepayment Penalty	* None
Appraisal Report	* PhoneOps must order appraisal. No outside appraisal reports are accepted; it would be used as a review only.
Closing Time Frame	* As soon as 15 days.
Lending States	* Nationwide