

Single Investment Property 5 – 8 Unit Residential											
Loan Amount	DSCR				Loan Programs						
	FICO to Max LTV/CLTV										
	FICO	Purchase	Rate/Term	Cash-Out							
\$1,500,000	720	75%	75%	65%	Interest Only						
	700	75%	75%	65%							
	680	70%	65%	60%							
\$2,000,000	720	70%	70%	65%	Product Type						
	700	70%	65%	65%							
	680	65%	65%	60%							
\$2,500,000	720	65%	60%	60%	Geographic Restrictions						
	700	65%	60%	60%							
	680										
\$3,000,000	720	60%	55%		Cash In Hand						
	700	60%	55%								
	680										
DSCR											
<ul style="list-style-type: none"> <li>• Minimum DSCR <math>\geq 1.00</math></li> <li>• DSCR = Eligible monthly rents/PITIA (loans with an interest only feature may use the PITIA payment)</li> <li>• Reduce qualifying rents by any management fee reflected on the appraisal report</li> </ul>											
General Requirements			Property Requirements								
Investor Experience	<ul style="list-style-type: none"> <li>• Experienced Investor: Borrower(s) with history of owning &amp; managing non-owner occupied income-producing investment real estate for at least 1 year within the last 3 years</li> <li>• First Time Investor/Inexperience Investor Ineligible</li> </ul>		Appraisals	<ul style="list-style-type: none"> <li>• Appraisals to be dated no more than 120 days prior to Note date</li> <li>• New appraisal required if dated more than 120 days prior to Note date</li> <li>• Full interior inspection of all units with photos required</li> <li>• Acceptable appraisal forms: <ul style="list-style-type: none"> <li>◦ FHLBC 71A</li> </ul> </li> <li>• Attachments required for appraisal reports: <ul style="list-style-type: none"> <li>◦ Rent Roll</li> <li>◦ Income and Expense Statement</li> <li>◦ Photos of subject including exterior/interior and street scene</li> <li>◦ Aerial photo</li> <li>◦ Sketch or floor plan of typical units</li> <li>◦ Area map</li> <li>◦ Plot plan or survey</li> <li>◦ Appraiser qualifications</li> </ul> </li> </ul>							
Borrowers	<ul style="list-style-type: none"> <li>• U.S Citizens, Permanent Resident Aliens, Non-Permanent Resident Aliens</li> <li>• Foreign Nationals, ITIN, DACA are not allowed</li> </ul>										
Housing History	<ul style="list-style-type: none"> <li>• 0 x 30 x 12 &amp; 1 x 30 x 24</li> </ul>										
Credit Event	<ul style="list-style-type: none"> <li>• BK/FICO/SS/DIL/Mod: &gt; 36 Mos seasoning</li> </ul>										
Interested Party Contributions (IPC)	<ul style="list-style-type: none"> <li>• May not exceed 3%</li> </ul>										
Prepayment Penalty	<ul style="list-style-type: none"> <li>• Refer to PPP Matrix for state specific details</li> </ul>		Review Product								
Income Requirements				<ul style="list-style-type: none"> <li>• Commercial Sales and Income BPO (exterior) is required on all properties</li> <li>• Appraised value used when BPO is greater than or no more than 10% below appraised value</li> <li>• BPO value used when BPO is more than 10% below appraised value</li> </ul>							
Income	<ul style="list-style-type: none"> <li>• Leased - Use lower of estimated market rent or lease agreement</li> <li>• Reduce qualifying rents by any management fee reflected on the appraisal report. Purchases only - 8% fixed expense factor applied if management fee is not listed.</li> <li>• Use 75% of market rents for vacant unit, no more than 2 vacant units allowed</li> <li>• STR income Ineligible, considered a vacant unit and no income used</li> </ul>			<ul style="list-style-type: none"> <li>• Properties &gt; 2 acres not allowed</li> <li>• Rural properties and Leaseholds Ineligible (Contact AE for complete list of ineligible property types and transactions)</li> </ul>							
Leased Units	<ul style="list-style-type: none"> <li>• Existing leases with <math>\geq 6</math> mos initial term to be provided</li> <li>• Month-to-month leases allowed w/prior lease of <math>\geq 6</math> months &amp; most recent 2 mos receipt</li> <li>• Individual room leases, Single Room Occupancy (SRO) or boarder leases Ineligible</li> <li>• Commercial use of the unit is not allowed</li> <li>• STR income not permitted, considered a vacant unit and no income used</li> </ul>		Property Condition	<ul style="list-style-type: none"> <li>• No fair or poor ratings</li> <li>• No environmental issues (storage or use of hazardous material e.g., Dry Cleaners, Laundromat)</li> <li>• No health or safety issues (e.g., broken windows, stairs)</li> <li>• No excessive deferred maintenance that could become a health or safety issue for tenants</li> <li>• No structural deferred maintenance, (e.g., foundation, roof, electrical, plumbing)</li> </ul>							
Unleased Units	<ul style="list-style-type: none"> <li>• Maximum 2 vacancies</li> </ul>										
Seasoning Requirements											
Rate/Term Refinance			Cash-Out Refinance								
<ul style="list-style-type: none"> <li>• Acquired <math>\leq 6</math> months - Lesser of the current appraisal value or purchase price plus documented improvements (if any) is used</li> <li>• Acquired <math>&gt; 6</math> months - Appraised value is used</li> </ul>			<ul style="list-style-type: none"> <li>• Acquired <math>&gt; 6</math> months &amp; <math>&lt; 12</math> months - Lesser of the current appraisal value or purchase price plus documented improvements (if any) is used</li> <li>• Acquired <math>&gt; 12</math> months - Appraised value used</li> </ul>								
Underwriting Requirements											
Reserves		Standard Tradeline Requirements									
<ul style="list-style-type: none"> <li>• 6 months</li> <li>• <math>&gt; \\$1.5MM</math> loan amount: 9 months</li> <li>• Cash out may not be used to satisfy requirement</li> </ul>		<ul style="list-style-type: none"> <li>• 3 tradelines reporting 12 months with activity in last 12 months , or</li> <li>• 2 tradelines reporting for 24 months with activity in last 12 months, or</li> <li>• 1 revolving tradeline reporting for 60 months with activity in the last 12 months, or</li> <li>• 1 installment tradeline reporting for 36 months with activity in the last 12 months</li> <li>• If each borrower has 3 credit scores, the minimum tradeline requirement is met. Any borrower with less than 3 credit scores must independently meet the minimum tradeline requirement. When closing in an entity, if the member with highest percentage of ownership has 3 credit scores, the minimum tradeline requirement is met. If all members have equal ownership shares each borrower evaluated individually.</li> <li>• Limited tradeline option is not allowed</li> </ul> <p><b>Note:</b> Borrower's credit scores primarily based on thin credit—such as authorized user accounts, self-reported accounts, or recently opened accounts with limited activity—must still meet one of the standard tradeline requirements</p>									
Credit Score		Document Age	Assets	Escrows							
<ul style="list-style-type: none"> <li>• Lowest decision score</li> <li>• When vesting in an entity, decision score of the member with the highest percentage of ownership used</li> </ul>		<ul style="list-style-type: none"> <li>• 90 days</li> </ul>	<ul style="list-style-type: none"> <li>• Min of 30 days asset verification required</li> <li>◦ Gift funds ineligible</li> </ul>	<ul style="list-style-type: none"> <li>• Escrows for insurance and taxes required</li> </ul>							