

Non-QM DSCR Program

No W2s or Tax Returns for Qualification



Introduction

- The DSCR Program is a Non-QM loan program where income qualification is not required, neither through traditional method nor through any alternative method
- Loan is qualified based on income generated from the subject property
- There is no DTI (Debt-to-Income) ratio calculation
- Loan qualification is done based on Debt to Service Coverage Ratio (DSCR)

DSCR Ratio

- DSCR is the ratio of qualifying subject property rent and principal, interest, taxes, insurance, and association fees (PITIA)* of the mortgage
- Minimum Debt Service Coverage Ratio (DSCR) is 0.75x

Highlights

- Max loan amount 2.5 million
- Max Loan-to-Value (LTV) 80%
- Investment property – business purpose only
- No Debt-to-Income (DTI) requirements
- Min FICO 660
- Interest-only option available
- No mortgage insurance requirement

Eligible Properties

- Single Family Residence
- 2-4 Unit property
- Planned Unit Development (PUD)
- Warrantable Condominium
- Non-warrantable Condominium

Eligible Borrowers

- U.S. Citizens
- Permanent Resident Aliens
- Non-permanent Resident Alien
- Limited Liability Corporation, Corporation, and Partnership

Being High Risk Loans, DSCR loans may include higher interest rates, closing costs, interest-only periods, or prepayment penalties.

The housing and residential financing offered herein is open to all without regard to race, color, religion, gender, sexual orientation, handicap, familial status, or national origin.

Interest-only mortgages allow you to pay only the interest on the money you borrow for the first few years of the mortgage (the "interest-only period"). If you make interest-only payments, then at the end of the interest-only period you will still owe the original amount you borrowed, and your monthly payment will increase because you must pay back the principal as well as interest. Your payments could increase even more if you have an Adjustable Rate Mortgage (ARM) and interest rate increase.

On a Non-QM DSCR 30-year fixed rate purchase with loan amount \$1,120,000 (at 80% LTV with 20% down payment and FICO 720), at an interest rate 7.875% with \$0 discount points (Annual Percentage Rate: 7.891%), you will be required to make 360 equal monthly payments of \$8,700.83 (which includes principal and interest only, so your actual payment, including taxes, insurance, and other property charges, will be higher).

The rates are effective as of 07/10/2025 07:01 p.m. CT and are subject to change without prior notice.

 Interested in Learning More? Contact Me Today!



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